

Legislation Text

File #: 21-876, **Version:** 1

PRESENTER:

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)

Owner: Lennar Homes of Texas Land & Construction (Richard Mott)

SUBJECT:

FP21-0295 Approval of the final plat for Parkside Subdivision Unit 1 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 2 & Outside City Limits

BACKGROUND INFORMATION:

Case #: FP21-0295

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
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San Antonio, TX 78259
(210) 403-6200 richard.mott@lennar.com

Staff Contact: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: A 43.45 acre final plat to create 143 residential, 1 park and 5 common/drainage lots.

ISSUE:

The subject property is located near the intersection of SH 46 and Pieper Road and mostly outside the city limits within the City's ETJ. The proposed final plat is the first unit of the Parkside Master Plan that takes access from Pieper Road.

The proposed plat will establish 143 residential lots, a private HOA park lot and 5 lots for common/drainage area as the initial phase of a 221-acre, 8 phase master plan (MP21-0065).

Drainage:

The Public Works Department has reviewed and approved final project drainage with the construction plans as required by Section 118-51e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control and Design Manual.

No portion of this subdivision is located within the 100-year floodplain

Utilities:

Water service will be provided by Springs Hill Water Supply Corporation. Wastewater services will be provided by Guadalupe Blanco River Authority. Electric service will be provided by New Braunfels Utilities. Utility easements have been provided as requested by the utility providers. Utilities will be extended as part of this plat in accordance with the approved construction plans.

Transportation:

Regional Transportation Plan

The proposed final plat is in compliance with the City's Regional Transportation Plan. Winchester Dr. is designed as a 60-foot wide Collector Street where no proposed residential lots will have vehicular access. All other streets within the subdivision are designed as 50-foot wide Local Streets that will be dedicated and constructed with the final plat.

Hike and Bike

This plat is in compliance with the City's Hike and Bike Trails Plan. There are no existing or proposed trails internal or adjacent to the subject property per the Hike and Bike Trails Plan.

Sidewalks

Four-foot wide public sidewalks will be constructed per City standards by the owner at the time of home construction along all internal streets. Sidewalks will also be installed at the time of street construction along the street frontage of all common lots. A ten-foot sidewalk will be constructed on most of the south side of Winchester Drive at the time of street construction by the developer that will accommodate the pedestrian sidewalk network in addition to providing a connecting pathway between the two proposed parks within the development. Sidewalks along the frontage of the Park (Lot P, Block 3) will be constructed in 6 and 10 foot widths to accommodate increased pedestrian access and mobility for park areas within the project.

Roadway Impact Fees:

The proposed residential lots with this final plat are located outside city limits and the Roadway Impact Fee Study Area and Roadway Impact Fees do not apply.

Parkland Dedication and Development:

This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. Private neighborhood park areas are proposed with Units 1, 3 and 6 of the Parkside project. The development is required to pay parkland dedication and development fees for the proposed residential lots prior to plat recordation. Since a private park is proposed, only a portion of the park development fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. With the development of 143 dwellings within this subdivision, park fees in the amount of \$320,892 are required to be paid prior to plat recordation.

FISCAL IMPACT:

N/A

RECOMMENDATION:

To meet the requirements of the Subdivision Platting Ordinance and other adopted codes, the applicant's proposed final plat must comply with the conditions noted below. Staff recommends approval of the applicant's proposed final plat with the following Conditions of Approval:

1. Payment of parkland dedication and development fees, \$320,892, for the proposed residential unit prior

to plat recordation (*NBCO 118-60(b)*).

2. Revise sidewalk note #12 to include all applicable lots (*NBCO 118-49(b)*).
3. Add recordation information for all adjacent and contiguous easements and subdivisions (*NBCO 118-29(b)*).
4. Provide the area/acreage for all non-rectangular lots (*NBCO 118-29(b)*).
5. Revise sidewalk notes to indicate the sidewalk will be constructed at the back of sidewalk as was indicated in the approved construction drawings (*NBCO 118-49(d)*).
6. Add note that states the sidewalk will be constructed by the developer along the following lots in the future phase when the adjacent street is constructed: (*NBCO 118-49(d)*)
 - a. Lot 859, Block 38, Vesper Bend.
7. Revise the Parks Note #15 as follows: "This subdivision is subject to the 2018 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for 1 dwelling unit per buildable lot with a maximum of 143 buildable lots. At such time that additional dwelling units are constructed; the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit" (*NBCO 118-60(c)*).
8. Provide the appropriate signature certificate block for Guadalupe County Clerk (*NBCO 118-30*).

Approval Compliance:

To obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(k)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the final plat approved if the response adequately addresses each Condition of Approval.

Attachments:

Aerial Map
Proposed Final Plat