Legislation Text

File #: 21-1015, **Version:** 1

PRESENTER:
Applicant: Pape-Dawson Engineers Inc. (Jocelyn Perez, P.E.)
Owner: Veramendi PE - Brisbane, LLC (Peter James)
SUBJECT:
FP21-0298 Approval of the final plat for Veramendi Precinct 20, Unit 2 with conditions.
DEPARTMENT: Planning and Development Services
COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:
Case #: FP21-0298

Owner: Veramendi PE - Brisbane LLC (Peter James)
387 W. Mill Street
New Braunfels, TX 78130
(832) 643-1338 peter@asaproperties.us.com

Applicant: Pape-Dawson Engineers, Inc. (Jocelyn Perez, P.E.)
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New Braunfels, TX 78132
(830) 632-5633 jperez@pape-dawson.com

Case Manager: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: A 12.971 acre final plat to create 1 multifamily lot.

The subject property is vacant land located of the intersection of Loop 337 and Word Parkway and northeast of Oakwood Church property within Veramendi Sector Plan 2.

ISSUE:
The proposed final plat will establish 1 lot that is intended for multifamily use.

Drainage:
The Public Works Department reviewed and approved preliminary project drainage with the final plat as required by the Development Design & Control Document (DDCD), 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. Final drainage will be reviewed with the commercial development permits.

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

Utilities:
Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU) in compliance with the Development Agreement. Water and wastewater services are constructed and accessible along Word Parkway and along the north side of the subject property. Utility easements will be provided as required by NBU.

Transportation Plan:
The proposed replat is in compliance with the Master Framework Plan, Sector Plan 2 and the Plat Design Code. Word Parkway was platted with an adjacent subdivision and has been constructed.

Access
On September 8, 2021, the Planning Commission approved a waiver from the requirement to provide frontage onto a dedicated, improved public street. The proposed primary access easement guarantees appropriate access to the property from Word Parkway. The proposed secondary access easement will fulfil emergency access requirements for the property.

Sidewalks:
No streets, sidewalks or accessways are located adjacent to or within the subject property.

Transportation Improvement Fees:
Transportation Improvement Fees are hereby assessed with approval of the replat. Transportation Improvement Fees are collected at time of building permit as indicated in the Development Agreement fee schedule for the intended use.

Parkland Dedication and Development:
This subdivision is compliant with the parkland requirements that are set forth within the DDCD as the approved future Regional Park #1 is abutting its northern boundary

Tree Protection:
A tree survey was submitted indicating high value trees located within the plat. A tree preservation and mitigation summary were also submitted. Notes on the plat address tree protection and tree replacement measures that are required with this subdivision. On September 8, 2021, the Planning Commission approved a waiver from the requirement to provide a tree survey, tree protection plan and tree replacement plan with submittal of the plat. Tree protection, replacement and landscaping requirements are required to be reviewed with commercial permitting.

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. Add recordation information for all adjacent and contiguous easements and subdivisions *(NBCO 118-29 (b))*.
2. The Part A: Proposed Type of Development Table (trip generation analysis) seems to have mathematical errors with some of the totals. Update all formulas so that the project totals, approved PTP, and percent

increase in trips are also correct. *(DDCD, Sec. 14.3.5)*.

3. This plat - Precinct 20 U2 - along with Precinct 10A listed on the Part A: Proposed Type of Development Table under Sector Plan 2 appear to add quite a few trips from the previously approved table with Sector Plan 3 (as noted at the top of the page). Clarify if turning movements, queue lengths, and mitigation, etc. are taken into account already with the overall TIA/traffic plan of the development, as one would usually review with such things as these (apartments, a movie theater, etc.) *(DDCD, Sec. 14.3.5)*.
4. Detail the type of access that will be provided by the 30' access easement (Diamond 2). Indicate the full easement on the plat to include its full extent and which properties are granted access. Clarify if TxDOT has given their approval already, otherwise indicate when this is anticipated *(DDCD, Sec. 14.3.4)*.
5. Off-site access easement (Diamond 4) must allow for utility vehicles (and/or be a utility easement) *(DDCD, Sec. 14.3.9).*
6. Off-site electrical easement (Diamond 5) must be executed using NBU's template language with a document # established for service to be available *(DDCD, Sec. 14.3.9).*
7. A utility easement is required for the water line extension from Word Parkway. Provide utility exhibit on how the lot will be provided with water and sewer *(DDCD, Sec. 14.3.9).*
8. Construction of NBU facilities will need to be accepted or bonded prior to final plat approval. LOC approval will also be required prior to NBU plat approval *(DDCD, Sec. 14.3.9).*

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

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