

Legislation Text

File #: 21-1147, **Version:** 1

PRESENTER:

Applicant: INK Civil (James Ingalls, P.E.)

Owner: Hollmig Family Partnership; Craig Hollmig

SUBJECT:

FP21-0361 Approval of the final plat for Courtyard Business Center, Unit 5 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 6

BACKGROUND INFORMATION:

Case #: FP21-0361

Owner: Craig Hollmig
Hollmig Family Partnership
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New Braunfels, TX 78130
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Engineer: Dorothy J. Taylor
HMT Engineering & Surveying
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Case Manager: Matthew Simmont
(830) 221-4058
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Description: Two commercial lots and the extension of Courtyard Drive on 21.24 acres.

ISSUE:

The subject property, intended for commercial development, is located between FM 725 and the existing dead-end terminus of Courtyard Dr. The extension of Courtyard Dr. will provide code compliant turnarounds and access to the Kuehler Wastewater Treatment Plant.

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.

A portion of this subdivision is located within the floodway and 100-year floodplain with the limits shown as required.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Construction drawings have been approved and utility easements are indicated on the plat as required.

Transportation Plan:

The final plat is in compliance with the City's Regional Transportation Plan. Final plat is extending Courtyard Drive.

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:

Six-foot wide public sidewalks will be constructed per City standards by the developer at the time of street construction along Courtyard Drive.

Roadway Impact Fees:

The subdivision is in Roadway Impact Fee Study Area 5, and fees are hereby assessed with the approval of this plat. Impact Fees will be calculated and payable at the time of permit based on the land use at the then current rate.

Parkland Dedication and Development:

This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. The intended development of the property is non-residential use and the plat is not proposing any parkland dedication or improvements. Should the property be developed with residential units, the owners of the property will be required to comply with the ordinance prior to building permit issuance through the payment of park land dedication and development fees for each dwelling unit.

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. Correct the subdivision name on the lot label that is adjacent to the northwest corner of the subject property to *Courtyard Business Center, Unit Two, Lot 5A, Block 1* (NBCO 118-21(c)).
2. Label Courtyard Dr within the boundary of the subject property (NBCO 118-29(b)(3)).
3. Label the easement shown on the northwestern part of the property, south of Lot 14 of Helms Terrace Unit 6 (NBCO 118-48).
4. Include all of the one percent annual chance floodplain limits within the drainage easement. Part of the flood zone close to the water quality pond is not within an easement (NBCO 118-51(e)2).
5. Include the following note on the final plat:
"All new construction or substantial improvements in areas of special flood hazards shall be

constructed **2 feet** above the base flood elevation (NBCO 58-30(1)(4))”

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