

Legislation Text

File #: 21-1289, **Version:** 1

PRESENTER:

Applicant: Pape-Dawson Engineers; Todd Blackmon, P.E.
Owner: Veramendi PE-Darwin, LLC; Peter James

SUBJECT:

FP21-0409 Approval of the final plat for Veramendi Oak Run Parkway, Phase 3 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case #: FP21-0409

Owner: Peter James
Veramendi PE-Darwin, LLC
387 W. Mill St.
New Braunfels, TX 78130
(830) 643-1338

Applicant: Todd Blackmon, PE
Pape-Dawson Engineers
1672 Independence Drive, Ste. 102
New Braunfels, TX 78132
(830) 632-5633 - TBlackmon@pape-dawson.com <<mailto:TBlackmon@pape-dawson.com>>

Staff Contact: Maddison O'Kelley
(830) 221-4056 - mokelley@nbtexas.org <<mailto:mokelley@nbtexas.org>>

Description: 2.329 acre tract of land for Oak Run Parkway roadway construction.

The subject tract is located within Sector Plan 2 of the Veramendi project in the Extra-territorial Jurisdictional limits of the City of New Braunfels and in Comal County. The plat is for the recordation of 2.329 acres for right-of-way use for the extension of Oak Run Parkway. The plat is located adjacent to Veramendi Precinct 14 - Unit 2 on the north, unplatted future roadway to the east, Veramendi Precinct 12 A to the south, and Borchers Blvd./Veramendi 1A-1 to the west.

ISSUE:

The final plat is for the dedication of right-of-way for Oak Run Parkway. The site is part of the approved

Veramendi Sector Plan 2 approved on February 25, 2019. The Public Improvements Permit for Veramendi Oak Run Parkway Phase 3 is currently under review.

Drainage:

The Public Improvements Permit for Veramendi Oak Run Parkway Phase 3 is currently under review. No drainage easements or lots are being proposed with this final plat. No portion of this property is located within the 1% annual chance flood zone.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities in compliance with the Development Agreement. Telecommunications will be provided by AT&T or Spectrum. Utilities are proposed to be constructed within the right-of-way and are being extended with the final plat.

Transportation:

The plat is dedicating right-of-way for the extension of Oak Run Parkway. The proposed right-of-way varies from 86 to 98 feet. According to the DDCD, Oak Run Parkway is classified as a “Collector” with a minimum ROW width between 74-79 feet depending on the area.

Sidewalks and Accessways:

The Infrastructure & Services Supporting Framework Plan identifies Oak Run Parkway extension as a Major Accessway, which is a multi-use accessway. Sector Plan 2 indicates the multi-use accessway must provide a 6-foot-wide sidewalk and a 5-foot-wide bike lane on both sides of the roadways. The developer will construct the sidewalks and the bike lanes on both the north and south sides of Oak Run Parkway at time of street construction.

Transportation Improvement Fees:

Transportation Improvement Fees will not be owed for the development of right-of-way.

Parkland Dedication and Development:

The proposed final plat does not include a park since right-of-way and street development is not subject to the neighborhood park requirements.

Tree Protection:

A preliminary tree survey has been accepted with Sector Plan 2. There are no potential high value trees located within the proposed street right-of-way.

FISCAL IMPACT:

N/A

RECOMMENDATION:

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

1. Revise the Location Map as the reference to the City of New Braunfels ETJ boundary is confusing (NBCO 118-24 and 118-29).
2. Revise the county name from Bexar to Comal County for several of the Certificates on the plat (NBCO 118-30).

3. Revise the Public Notary Certificate to match the following certificate below (NBCO 118-30):

State of Texas

County of _____ (county plat is signed in)

This instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.

*_____
Notary Public*

State of _____

My Commission Expires: _____

4. Revise the Recording Statement to match the following certificate below (NBCO 118-30):

(For Comal County)

I, _____, do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records, Doc # _____ of Comal County on the _____ day of _____, 20_____, at _____ m.

*Witness my hand official seal, this the _____ day of _____, 20_____.
County Clerk, Comal County, Texas*

*_____
Deputy*

5. Revise the Recording Statement for the Comal County WCID 1A to include the signatory's name and position.
6. Revise the Sidewalk and Access Ways plat notes to be consistent with the approved Sector Plan (DDCD 14.3.8) by including the following:
- The 6-foot-wide sidewalks and 5-foot-wide bike lanes on the north and south side of Oak Run Parkway will be constructed by the developer at time of construction of Oak Run Parkway.
 - The 6-foot-wide sidewalks and 5-foot-wide bike lanes on the north and south side of Oak Run Parkway must be shown on the Oak Run Parkway Phase 3 construction drawings.
 - If the sidewalks and accessways meander outside of the public right-of-way, a pedestrian access easement dedicated by separate instruments must be referenced on the plat.
7. Include a street tree landscape plan showing required street trees on the north and south side of Oak Run Parkway as part of the public infrastructure construction drawings. (DDCD 31.3.1)

Approval Compliance:

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

Attachments:

1. Aerial Map
2. Final Plat