

Legislation Text

File #: 21-1292, **Version:** 1

PRESENTER:

Applicant: INK Civil; James Ingalls, P.E.
Owner: Jack Scanio

SUBJECT:

PP21-0407 Approval of the Preliminary Plat for Sunsets at Barbarosa Unit 1 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case #: PP21-0407

Owner: Jack Scanio
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Applicant: James Ingalls
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2021 W SH 46 #105
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Case Manager: Maddison O'Kelley
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Description: 38.353 Acre Tract of Land for 28 lots of residential use and 2 drainage lots.

The subject tract is located within Extraterritorial Jurisdiction (ETJ) of the City of New Braunfels in Guadalupe County on the northwest corner of FM 758 and Huber Rd.

ISSUE:

The Sunsets at Barbarosa Unit 1 Preliminary Plat is the first phase of the two-phase master plan conditionally approved on September 9, 2021. The proposed preliminary plat will create 28 lots for residential development and two drainage lots for detention and water quality. All residential lots will be over 1 acre in area and will include on-site sewage facilities.

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification process as required by Section 118-51e of the Subdivision Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual. Final project drainage will be reviewed with construction plans for public improvement prior to final plat submittal. Two drainage lots are proposed to include the proposed detention and water quality drainage features. No portion of this property is located within the 1% annual chance flood zone.

Utilities:

Electric will be provided by New Braunfels Utilities, water will be provided by Spring Hill Water Supply Corporation and wastewater is served by On-Site Sewage System (OSSF) where Guadalupe County is responsible for issuing said permits. Utility easements are indicated on the plat as required by the utility providers.

Transportation Plan:

The project is proposing public streets within the subdivision that are stubbed to the adjacent tracts. FM 758 and Huber Rd. are identified on the City of New Braunfels Regional Transportation Plan and 65 feet of right-of-way will be dedicated to FM 758 as part of this subdivision. Huber Rd. will include 35 feet of right-of-way dedication as part of the future final plat for Unit 2.

Hike and Bike:

The plat is in compliance with the city's Hike and Bike Trail Plan as there are no existing or proposed trails internal or adjacent to the subject property per the Hike and Bike Trails Plan.

Sidewalks:

6-foot sidewalks are proposed to be constructed adjacent to FM 758 and Huber Rd. at time of construction on the lots. There are no sidewalks proposed to be constructed along the internal streets of the development because sidewalks are not required along the adopted street cross section for local residential large-lots where there is no parking on the street and where each lot has at least 100 feet of street frontage.

Roadway Impact Fees:

This subdivision is located outside of the city limits and the Roadway Impact Fee Study Area. Therefore, Roadway Impact Fees are not applicable to this subdivision.

Parkland Dedication and Development:

Sunsets at Barbarosa Unit 1 preliminary plat is subject to the City's 2018 Parkland Dedication and Development Ordinance as established with the master plan. The developer intends to pay fees in-lieu-of parkland dedication. The developer is required to pay parkland dedication and development fees in the amount of \$2,246 for each of the 28 residential lots (\$62,888 total) prior to recordation of the final plat.

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. Complete the required conditions of approval issued for the master plan on . Revise the location map to reflect the boundary of the preliminary plat, not the master plan. (NBCO 118-24)
2. Provide proposed land use and density by lot). (NBCO 118-24)
3. Provide topographic information including 5-foot contours with a slope of 2 percent or more, and 2-foot contours with a slope of less than 2 percent. The contours identified in note #23 are not shown on the plat. (NBCO 118-24)
4. Label the remainder 11.6 acres as future Unit 2 with thinner line work since it is not part of this preliminary plat and include the future extension of Sunset Rae to Huber Rd. as depicted on the conditionally approved master plan. (NBCO 118-24)
5. Remove the approval and dedication certificates as a preliminary plat is not recorded or provide a watermark indicating “not for recordation.” (NBCO 118-24)
6. Revise note #9 to remove references to Unit 2 since it is not included within the boundary of this preliminary plat. (NBCO 118-24)
7. Revise note #10 to indicate a total of 30 lots with 28 being buildable. (NBCO 118-24)
8. Revise note #11 to indicate a total of 28 buildable lots. (NBCO 118-24)
9. Monuments are to be placed at every lot corner. Include the missing monuments on all corners of the subdivision. (NBCO 118-54)
10. Revise the permanent lot markers on curve C7 as they are slightly off for some of the radii. (NBCO 118-54)
11. Indicate the pavement widths for all streets (NBCO 118-25(o))
12. Provide proposed waterline size and fire hydrant locations on the utility and road schematic. (NBCO 118-25)
13. Confirm proposed hammerhead turnarounds meet the International Fire Code minimum specifications requiring 28-foot radius on turnaround easements. (NBCO 54-86)

Approval Compliance:

To obtain approval of the preliminary plat, the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the plat (Section 118-26(e)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the preliminary plat approved if the response adequately addresses each condition of approval.

Attachments:

1. Aerial Map
2. Preliminary Plat