

Legislation Text

File #: 22-606, **Version:** 1

PRESENTER:

Applicant: INK Civil; James Ingalls, P.E.

Owner: Stephen Lieux

SUBJECT:

FP22-0202 Approval of the final plat for Spring Valley Subdivision, Unit 2, with conditions.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** N/A - New Braunfels ETJ**BACKGROUND INFORMATION:****Case #:** FP22-0202

Owner: Stephen Lieux
4058 N. College Ave. Ste. 300
Fayetteville, AR 72703
(303)-378-3683 ldap@rch.com <<mailto:ldap@rch.com>>

Engineer: James Ingalls, P.E.
Ink Civil
2021 SH 46W, Suite 105
New Braunfels, Tx 78132
(830)-358-7127 plats@ink-civil.com <<mailto:plats@ink-civil.com>>

Case Manager: Laure Middleton
(830) 221-4058 lmiddleton@nbtexas.org <<mailto:lmiddleton@nbtexas.org>>

Description: A 12.175-acre final plat establishing 69 lot for residential use and 2 lots for drainage purposes.

The Spring Valley Subdivision is a single-family residential development located on the southeast side Stone Gate Drive approximately one mile east of the intersection with SH 46 S within the City's ETJ in both Comal and Guadalupe Counties. The approved master plan for the Spring Valley Subdivision consists of a total of 4 units/phases. This is the third unit/phase requested for final plat approval.

ISSUE:

This final plat is approximately 12.175 acres and proposes the establishment of 69 residential lots, dedication of rights-of-way, and drainage area lots. The approved master plan for the entire Spring Valley Subdivision consists of approximately 60.07 acres and a total of 289 residential lots.

Drainage:

The Public Works Department reviewed and approved final project drainage with the construction plans as required by Section 118-51(e) of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control Design Manual. Several lots are designated to be used for water quality, drainage, open space.

Utilities:

Water, sewer and electric will be provided by New Braunfels Utilities (NBU). Telephone will be provided by AT&T and cable will be provided by Spectrum. Bonding or final acceptance of water/wastewater construction will be required prior to final plat approval.

Transportation:

The final plat is in compliance with the City's Regional Transportation Plan (RTP). Stone Gate Drive is on the northwest boundary of the plat and is identified in the RTP as a 60-foot wide Minor Collector. The plat is proposing that 30-feet of ROW be dedicated for Stone Gate Drive. This dedication is consistent with the approved Master Plan for the subdivision.

Internal streets being dedicated and constructed with this final plat include Whitneyway Lane, and the extensions of Jennifer Cove and Jennifer Way, designed as 50-foot wide Local Streets and will be dedicated and constructed as part of this final plat.

Sidewalks and Accessways:

Four (4) foot wide sidewalks will also be constructed by the developer per city standards at the time of street construction, adjacent to the curb along common area lots. Four (4) foot wide sidewalks will be constructed by the home builder per city standards adjacent to the curb at the time of building construction along all other street frontages.

Roadway Impact Fees:

This subdivision is outside city limits and the Roadway Impact Fee Study Area and Roadway Impact Fees do not apply.

Parkland Dedication and Development:

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. The developer intends to pay fees-in-lieu of park land dedication and development with no intent to construct a public or private park. With the development of 69 residential lots within this unit, park fees in the amount of \$154,974 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. A temporary turnaround per city standards must be added at the temporary termination of Jennifer Way. A hammerhead configuration utilizing Ariel Ct. may suffice, but requires Fire Department authorization.

NBCO 118-46

2. Correct Note #3 to replace “Lily Cv” with “Jennifer Cv.” NBCO 118- 49
3. Correct Note #3 to indicate sidewalk to be constructed by home builder with site construction, not building permit as this project is in the ETJ. NBCO 118-49(d)
4. Add description for D.L. into the legend. NBCO118-24
5. Add the several missing line segment indicators. NBCO 118-54
6. Properly label all Public Utility Easements. NBCO 118-48(a)(b)
7. Provide corner clips at all PUE intersections. NBCO 118-48(f)
8. Provide clear Typical ROW dedication detail as current one is illegible. NBCO 118-49(e)
9. Revise Note #3 indicating 4-foot wide sidewalks will be constructed by developer along Stone Gate Drive and Jennifer Way adjacent Lot 24, Block 4, Unit 1B and opposite Lots 27-32, Block 6. NBCO 118-49(d)
10. Add note that 4-foot wide sidewalks along Ariel will be constructed by
11. Include drainage easement dedications on both drainage lots, Lots 900, Blocks 4 and 7. NBCO 118-51 (d)
12. Revise Note #4 as there is no Lot 900 in Block 5. NBCO 118-51
13. Revise Note #11 to indicate 69 dwelling units as indicated in Note #10. NBCO 118-58
14. Revise Note #8 to indicate the subject plat is located within the ETJ of the City of New Braunfels. As worded, it is not located within either the city limits or the ETJ. NBCO 118-24

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 the 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.