

Legislation Text

File #: 22-765, **Version:** 1

PRESENTER:

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

Owner: Mathom, LTD.; Todd Burek

SUBJECT:

FP22-0231 Approval of a final plat establishing Maldonado Subdivision, Unit 4, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: N/A

BACKGROUND INFORMATION:

Case #: FP22-0231

Owner: Todd Burek
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Engineer: James Ingalls, P.E.
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Case Manager: Matthew Simmont
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Description: A 13.22-acre final plat establishing 35 lots for duplex residential use.

The Maldonado Subdivision is a single-family and duplex residential development located at the south-west corner of W. Zipp Road and FM 735 on the south-west side of the City. The entire development is located outside of the City and within the extraterritorial jurisdiction (ETJ), with the exception of a small portion of the property which fronts FM 725, which is zoned for commercial uses. The approved master plan for the Maldonado Subdivision consists of a total of 5 units/phases. This is the fourth unit within the overall subdivision being requested for final plat approval.

ISSUE:

This final plat is approximately 13.22-acres and proposes the establishment of 35 residential lots, dedication of rights-of-way, and common area lot for the purpose of reserving open-space. The approved Master Plan for the entire subdivision consists of approximately 76.15-acres and a total of 171 residential lots (258 dwelling units proposed).

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:

Maldonado is in the Green Valley Special Utility District (GVSUD) for water; wastewater utilities will be provided by the Zipp Road Special Utility District through agreement with Guadalupe Blanco River Authority (GBRA), electricity will be provided by Guadalupe Valley Electric Cooperative (GVEC). Utility easements have been designated on the plat as requested by the utility entities. Utilities will be extended as part of this plat in accordance with the approved construction plans.

Transportation Plan:

The proposed plat is in compliance with the City's Regional Transportation Plan (RTP). The approved master plan specifies that right-of-way for an east-west minor collector be dedicated within the southern portion of Unit 4 to provide future connectivity to FM 725. Pursuant to the City's RTP and the approved master plan, this final plat is proposing the dedication of Leslie Landing, which is a 60-foot Minor Collector that will provide for future connection to the properties to the east and west.

Additional public streets will also be dedicated and constructed within the subdivision and are proposed to have 50-foot wide right-of-way.

Hike and Bike:

This proposed plat is in compliance with the City's Hike and Bike Trails Plan. No trails are specified within the vicinity of this plat.

Sidewalks

Four (4) foot wide sidewalks will 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 proposed plat is located outside of the City limits and not within a service area. Therefore, no roadway impact fees apply.

Parkland Dedication and Development:

This final plat is subject to the 2006 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 private park for credit. With the development of 70 residential dwelling units within this subdivision, park fees in the amount of \$42,000 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. Add Lot 901 to plat note #7. (NBCO 118-24(c))
2. Remove the signature line for New Braunfels Utilities. (NBCO 118-30)
3. Revise note #6 to spell out the sidewalk width; for example, Four (4) foot wide sidewalk...
4. Revise Note #6 to indicate the developer will construct the sidewalk along the eastern boundary of Leslie Landing instead of Huff Landing. (NBCO 118-49(d))
5. Revise plat note #14 as follows "This subdivision is subject to the 2006 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for 2 dwelling units per buildable lot with a maximum of 35 buildable lots. At such time that additional dwelling units are constructed the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit." (NBCO 118-57)

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.