

Legislation Text

File #: 22-766, **Version:** 1

PRESENTER:

Applicant: HMT Engineering; William Ball, P.E.

Owner: Lennar Homes; Richard Mott

SUBJECT:

FP22-0235 Approval of a final plat establishing Hilltop Meadows, Unit 1, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: N/A - New Braunfels ETJ

BACKGROUND INFORMATION:

Case #: FP22-0235

Owner: Richard Mott
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Engineer: William Ball, P.E.
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Case Manager: Matthew Simmont
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Description: A 46.78-acre final plat establishing 211 lots for single-family residential.

The Hilltop Meadows Subdivision is a single-family residential development located on the east side of FM 1044, approximately ¼ of a mile north of W. Klein Road on the south-west side of the City. The subdivision is located within the City's extraterritorial jurisdiction (ETJ). The approved master plan for the Hilltop Meadows subdivision consists of a total of 2 units/phases. This is the first unit requested for final plat approval and contains the majority of the residential lots proposed within the subdivision. Phase 2 consists primarily of open space.

ISSUE:

This final plat is approximately 47-acres and proposes the establishment of 211 residential lots, dedication of rights-of-way, and common area lots for the purpose of HOA parkland, open space, and drainage.

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 will be provided by Green Valley Special Utility District (GVSUD), wastewater will be provided by Guadalupe-Blanco River Authority (GBRA), and electric will be provided by Guadalupe Valley Electric Corporation (GVEC). 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 subdivision as well as the dedication of additional ROW along FM 1044. Pursuant to the City's RTP and the approved master plan, this final plat is proposing the dedication of Wood Thrush Street which is a 60-foot minor collector which will provide stub-out for future connection to the property to the east, for further connection to the east. All remaining public streets will be dedicated and constructed within the subdivision and are proposed to be 50-feet in right-of-way width.

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. Five (5) foot wide sidewalks will be constructed by the developer at the time of subdivision construction along FM 1044 in accordance with the approved construction plans.

Roadway Impact Fees:

This proposed subdivision 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 2018 Parkland Dedication and Development Ordinance. The developer intends to develop 0.386 acres for a private HOA park and intends to construct park improvements on the private park to be used as credit toward parkland ordinance requirements. The land for the private HOA park will be dedicated and improved in the first phase of the overall project.

As fiscal security, the developer is required to pay parkland dedication and development fees for the proposed residential lots prior to plat recordation. Since a private park is proposed, only a portion of the fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete.

With the development of 211 residential home sites within this unit, park fees in the amount of \$473,906 are required to be paid prior to plat recordation. The 0.386 acres of private neighborhood park will be maintained by the future development's Homeowner's Association (HOA).

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. Confirm and revise Note #15 to identify the correct number of residential lots. (NBCO 118-24(15))
2. Label all street segments on all sheets of the plat. (NBCO 118-24(15))
3. Add acreage labels to all non-rectangular lots. (NBCO 118-24(c))
4. Assign lot and block numbers to all proposed lots and blocks. (NBCO 118-24(15))
5. Replace Street K with an approved street name. (NBCO 118-46)
6. Update Note #12 to include the approved street name for Street K. (NBCO 118-49(d))
7. Revise Note #10 as follows (NBCO 118-49(d)):
 - a. Woodthrush - add Lots 901 and 912, Block 9; delete Lot 910, Block 9; replace Opposite Lots 910-911, Block 9 with Lots 901, 911-912, Block 9.
 - d. Prominence St. - add the western side of the street adjacent future Unit 2.
8. Revise Note #11 to indicate at time of "subdivision construction." (NBCO 118-49(d))
9. Add the required certificate for Guadalupe County recordation. (NBCO 118-30)
10. The subject property is currently located within New Braunfels Utilities CCN. A CCN transfer from NBU to GVSUD is required prior to final approval. (NBCO 118-48)

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.