

## Legislation Text

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**File #:** 22-772, **Version:** 1

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**PRESENTER:**

Applicant: Pape-Dawson Engineers; Jason Diamond, P.E.

Owner: Comal Independent School District; Jeffrey B Smith

**SUBJECT:**

FP22-0232 Approval of a final plat establishing Comal ISD 52-Acre Tract, with conditions.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** District 2

**BACKGROUND INFORMATION:**

Case #: FP22-0232

Owner: Comal Independent School District  
1404 IH-35 North  
New Braunfels, TX. 78130

Engineer: Jason Diamond, P.E.  
Pape-Dawson Engineers  
2000 NW Loop 410  
San Antonio, TX 78213  
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Case Manager: Matthew Simmont  
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Description: A 52.244-acre final plat establishing two lots.

The subject property is located on the east side of SH 46 approximately 500 feet south of Prairie View Lane.

**ISSUE:**

The purpose of this plat is to establish a two lots for future development. The larger lot that is labeled as Lot 9, fronts on to SH 46 and is designated for the construction of a new School. The smaller lot that is labeled as Lot 12, is planned for future resale with a final use that has yet to be determined. The front 300 feet of Lot 9 is zoned C-1, Commercial. The balance of the property is zoned APD, Agricultural/Pre-Development District.

**Drainage:**

The Public Works Department reviewed project drainage with the Letter of Certification process as required by Section 118-51(e)r 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. No drainage improvements are necessary with the plat. Drainage improvements sufficient to mitigate the impact of construction shall be installed prior to adding impervious cover.

**Utilities:**

Water, sewer and electric will be provided by New Braunfels Utilities (NBU). Utility easements have been provided as requested by NBU. Utilities will be extended as part of this plat in accordance with the approved construction plans.

**Transportation Plan:**

This final plat is in compliance with the City's Regional Transportation Plan (RTP). Right of way is being dedicated for the extension of Deborah Drive to provide a connection to a future north-south minor collector east of the subject of property. Additionally, a 15-foot ROW dedication is being provided along the SH 46 frontage of the plat.

**Hike and Bike:**

The City's Hike and Bike Trails Plan specifies the construction of an off-street multi-purpose trail along SH 46. The trail will be completed with future roadway improvements.

**Sidewalks**

The Engineering Division reviewed improvements associated with the documents for this proposed final plat. Six (6) foot wide public sidewalks to be constructed by the owner on both sides of Deborah Drive at the time of street construction. Six (6) foot public sidewalks will be constructed along the SH 46 frontage upon building construction.

**Roadway Impact Fees:**

The subdivision is in Roadway Impact Fee Service Area 6 and fees are hereby assessed with the approval of this plat. Impact Fees will be calculated and payable at the time of building permit based on land use at the then current rate.

**Parkland Dedication and Development:**

This is a non-residential final plat and is not subject to parkland dedication or development requirements. Should any residential development be constructed on the property, parkland requirements would be applicable at the time of development.

**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 square footage/acreage labels to both proposed lots. (NBCO 118-29(3))
2. Correct the spelling of all occurrences of Prarieview Ln to be consistent with existing street signage. (NBCO 118-24(15))
3. Correct the spelling of "along" in plat note #13. (NBCO 118-24(15))
4. Add the city approval signature block to the plat. (NBCO 118-30(d))
5. A temporary turn around is required at the northeastern termination of Deborah Drive or Saengerhalle

Meadows Unit 1 must be recorded prior to or concurrently with Comal ISD 52 Acre Tract. (NBCO 118-46(j))

6. The 100-foot-wide easement for LCRA transmission line must be added to the plat as it is a line that supplies NBU (NBCO 118-48)
7. Be advised that interior service easements for electric are to be created by separate instrument. (NBCO 118-48)
8. Be advised that water and wastewater capacity is not reserved until construction documents and plat approval. (NBCO 118-31(a))
9. Be advised final acceptance or performance bond for utility construction is required prior to plat approval. (NBCO 118-31(a))
10. Be advised that capital improvement projects addressing capacity issues as noted on Letters of Certification for utilities may be required to be completed prior to plat approval. (NBCO 118-21(d))
11. Be advised that TXDot is responsible for relocation costs of existing lines within dedicated right-of-way. (NBCO 118-31(a))

**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.