

Legislation Text

File #: 22-775, **Version:** 1

PRESENTER:

Applicant: Pape Dawson (Todd Blackmon, P.E.)

Owner: DR Horton (Mike Bohm)

SUBJECT:

FP22-0226 Approval of a final plat establishing Saengerhalle Meadows, Unit 3, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 2

BACKGROUND INFORMATION:

Case #: FP22-0226

Owner: Mike Bohm
DR Horton
210 W Hutchison
San Marcos, TX 78666

Engineer: Todd Blackmon, P.E.
Pape-Dawson Engineers, Inc.
1672 Independence Drive, Ste. 102
New Braunfels, TX 78132
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Case Manager: Matthew Simmont
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Description: A 12.170-acre final plat establishing 69 lots for single-family residential.

The Saengerhalle Meadows Subdivision is a single-family residential development located on the southeast side of Saengerhalle Road approximately one mile east of the intersection of SH 46 and Saengerhalle Road. The subdivision is located in the city and is zoned R-1A-4, Single Family Small Lot Residential District. The approved master plan for the Saengerhalle Meadows Subdivision consists of a total of 4 units/phases. This is the third proposed unit of the project.

ISSUE:

This final plat is approximately 12.170-acres and proposes the establishment of 69 residential lots, dedication of rights-of-way, and common area for the purpose of drainage. The approved Master Plan for the entire subdivision consists of 47.99-acres and a total of 235 residential lots.

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. Drainage improvements will be constructed at the time of subdivision construction.

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:

The proposed plat is in compliance with the City's Regional Transportation Plan (RTP). Pursuant to the City's RTP, the approved master plan for the Saengerhalle Meadows Subdivision specifies that right-of-way for a north-south minor collector be dedicated along the eastern portion of the subdivision, but outside the boundary of this particular unit. The approved master plan for this project provides for the dedication of ROW for that future minor collector street.

All streets dedicated and constructed within this final plat are proposed to be local streets that are 50-feet in width. Street names have been approved by Guadalupe County and are indicated on the plat.

Hike and Bike:

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

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:

The subdivision is located 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 final plat is subject to the 2018 Parkland Dedication and Development Ordinance. The developer intends to develop 2.36 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 final 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 up to 69 residential home sites within this unit, park fees in the amount of \$154,974 are required to be paid prior to plat recordation. The 2.36 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. Add acreage labels to all non-rectangular lots. (NBCO 118-29(b))
2. Revise Deborah Drive to Deborah Dr per the existing street name signs. (NBCO 118-24(15))
3. The following statement must be added to the plat:
"This subdivision is subject to the Airport Hazard Zoning District standards and regulations of the City of New Braunfels Zoning Ordinance." (NBCO 118-30 & 144-5.20)
4. Saengerhalle Meadows Unit 1 must be recorded prior to or concurrently with Unit 3. (NBCO 118-24(15))
5. Correct diamond 1 to show actual 15-foot-width and recording number; currently shown at 12-feet. (NBCO 118-48)
6. Due to the depth of the sewer line associated with the diamond 1 easement (~13-feet-deep) NBU requires an additional 5 feet of sewer easement to be added by plat to Lot 25, Block 5, such that the total width of the side-lot sewer easement is 20 feet. (NBCO 118-48)
7. Be advised that water and wastewater capacity is not reserved until construction documents and plat approval. (NBCO 118-31(a))
8. Be advised final acceptance or performance bond for utility construction is required prior to plat approval. (NBCO 118-31(a))
9. 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))
10. Be advised that only 2 trenches are permitted in a 15-foot-wide frontage easement. (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.