

Legislation Text

File #: 22-778, **Version:** 1

PRESENTER:

Applicant: Pape Dawson; Todd Blackmon, P.E.

Owner: Lennar Homes; Richard Mott

SUBJECT:

FP22-0228 Approval of a final plat establishing Steelwood Trail, Unit 3, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: N/A - New Braunfels ETJ

BACKGROUND INFORMATION:

Case #: FP22-0228

Owner: Richard Mott
Lennar Homes
100 NE Loop 410, Suite 1155
San Antonio, TX 78216
(210) 889-5516 richard.mott@lennar.com

Engineer: Todd Blackmon, P.E.
Pape-Dawson Engineers, Inc.
1672 Independence Drive, Suite 102
New Braunfels, TX 78132
(830) 632-5633 tblackmon@pape-dawson.com

Case Manager: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: A 44.396-acre final plat establishing 187 lots for single-family residential use.

The Steelwood Trail Subdivision is a single-family residential development located on the north side of West County Line Road, approximately one-third mile west of Ron Road on the south-west side of the City. The subdivision is located primarily within City's extraterritorial jurisdiction (ETJ). The approved master plan for the Steelwood Trail Subdivision consists of a total of 7 units/phases.

ISSUE:

This final plat is approximately 44.396-acres and proposes the establishment of 187 residential lots, dedication of rights-of-way, and common area for the purpose of parkland. The approved Master Plan for the entire subdivision consists of 214.26-acres and a total of 1030 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). 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:

This 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 Steelwood Trail Subdivision specifies that right-of-way for the extension of W County Line Road (minor arterial). No right-of-way is required to be dedicated with this final plat and will be dedicated with Units 2, 5, and 7.

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

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.

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 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 187 residential lots within this unit, park fees in the amount of \$112,200 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 acreage labels to all non-rectangular lots. (NBCO 118-24(c))
2. Be advised only 2 trenches are permitted in a 15-foot-wide frontage easement. (NBCO 118-48)
3. Be advised that water and wastewater capacity is not reserved until construction documents and plat approval. (NBCO 118-31(a))
4. 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))
5. Be advised final acceptance or performance bond for utility construction is required prior to plat approval. (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.