

Legislation Text

File #: 22-781, **Version:** 1

PRESENTER:

Applicant: HMT Engineering & Surveying; Chris Van Heerde, P.E.

Owner: TC Town Creek, LP; David Wolters

SUBJECT:

FP22-0239 Approval of a final plat establishing Town Creek, Unit 4, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 1

BACKGROUND INFORMATION:

Case #: FP22-0239

Owner: David Wolters
TC Town Creek, LP
352 Landa
New Braunfels, TX 78130
(512) 633-2245 wolters.david@gmail.com

Engineer: Chris Van Heerde, P.E.
HMT Engineering and Surveying
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New Braunfels, TX 78130
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Case Manager: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: 64 residential; one commercial lot on 25.31 acres

Town Creek is a mixed use Planned Development (TCPD) located at the intersection of Walnut Avenue and N. Academy Avenue, just north of the Dry Comal Creek. The Planned Development was approved in 2006 to create a unique, walkable community with a range of housing and business types. Phases 1, 2 and 3 have been developed.

ISSUE:

This final plat is approximately 25-acres and proposes the establishment of 64 residential lots, one commercial (multifamily) lot, dedication of rights-of-way, and common area for the purpose of parkland as the final phase of the Town Creek project.

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

A portion of the subject property is located within the floodway and/or 1% annual chance floodplain. These areas are indicated on the plat, and the floodway is designated as a drainage easement.

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 Town Creek Subdivision specifies the extension of Fredericksburg Road into the development for connection with N. Academy Road and N. Guenther Road. This final plat proposes the dedication of remaining ROW for Fredericksburg Road.

All other streets dedicated and constructed within this plat are proposed to be local streets that are 60-feet in width. Street names have been approved by both Comal County and are indicated on the plat.

Sidewalks:

Six (6) 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. Six (6) 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 that includes a trail along the Dry Comal Creek. The applicant is working with the City Parks Staff to include the trail as part of the overall Town Creek development.

Roadway Impact Fees:

The subdivision is in Roadway Impact Fee Service Area 2 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 2006 Parkland Dedication and Development Ordinance. The developer intends to pay fees-in-lieu of park land dedication and development with the intent to construct a private park and improvements for credit. With the development of 63 residential home sites within this unit, park fees in the amount of \$37,800 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. Move or modify the matchline to not obscure plat boundaries and monuments. (NBCO 118-24(c))
2. Label all alleys as common lots with unique lot numbers. (NBCO 118-24(c))
3. Correct block numbers to be delineated by streets rather than alleys. (NBCO 118-24(c))
4. Provide acreage labels for the alley lots. (NBCO 118-24(c))
5. Add acreage labels to all non-rectangular lots. (NBCO 118-24(c))
6. All proposed alleys must be designated as utility easements in their entirety. (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))

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.