

Legislation Text

File #: 22-909, **Version:** 1

PRESENTER:

Applicant: HMT Engineering & Surveying; Tim Gorena, P.E.

Owner: San Antonio LD, LLC; Stephen Lieux

SUBJECT:

FP22-0280 Approval of a final plat establishing Voges Unit 2, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: ETJ

BACKGROUND INFORMATION:

Case #: FP22-0280

Owner: Stephen Lieux
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Engineer: Tim Gorena, P.E.
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Case Manager: Matthew Simmont
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Description: A 26.99-acre final plat establishing 112 lots for single-family residential.

The Cloud Country Subdivision is a single-family residential development located on the south side of W. Zipp Road approximately 1/3 mile west of FM 725 on the south side of the City. The subdivision is located within the City's extraterritorial jurisdiction. The approved master plan for the Vogues Subdivision consists of a total of 5 units/phases, 147.93-acres, and a total of 353 residential lots. There has been 1 unit approved thus far.

ISSUE:

This final plat is approximately 26.99-acres and proposes the establishment of 112 residential lots, dedication of rights-of-way, and common area lots for the purpose of open space.

Drainage:

The Public Works Department reviewed project drainage with the construction drawing approval 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 service will be provided by Green Valley, wastewater will be provided by GBRA, and electric utilities will be provided by GVEC. 15-foot-wide public utility easements will be dedicated along street frontages. 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). No future roads are required for dedication with this final plat or the overall subdivision, per the City's RTP and the approved Master Plan.

This final plat will dedicate and construct Muenster Street, which is a 60' minor collector. All other streets will be local streets and are proposed to be 50-feet wide. Street names have been approved 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 lot frontages 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 hike or bike trails are required to be dedicated with this final plat.

Roadway Impact Fees:

The subdivision is located entirely within the City's ETJ. Therefore, no roadway impact fees will be required.

Parkland Dedication and Development:

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. Per the approved Master Plan for this subdivision, land has been set aside for a private park, in compliance with the ordinance. The developer intends to construct park improvements on the private park to be used as credit toward park land ordinance requirements. As fiscal surety, the developer is required to pay parkland dedication and development fees for the proposed residential home sites prior to plat recordation. With the development of up to 112 dwelling units within this unit, park fees in the amount of \$251,552 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. Payment of parkland dedication and development fees, \$251,552, for the 112 proposed dwelling units

prior to plat recordation. (NBCO 118-60(b))

2. Add acreage labels to all non-rectangular lots. (NBCO 118-24(c))
3. Label the right-of-way radii in compliance with design standards for all knuckle-sacs. (NBCO 118-29(b)(3))
4. Add the required certificate for Guadalupe County recordation. (NBCO 118-30)
5. Provide an updated Voges Master Plan that reflects the adjusted phasing boundary. (NBCO 118-24(15))
6. Replace Planning Commission approval information of Voges Unit 1 with recording information. Unit 1 must be recorded prior to Unit 2 to provide access. (NBCO 118-24(15))

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.