



November 5, 2020

John McClish

Brady & Hamilton \* Womack McClish

1801 Lavaca, Suite 120

Austin, TX 78701

Re: Kramm Family – proposed 1845 Subdivision

Dear Mr. McClish:

This is in response to your letter dated October 13, 2020 concerning the removal of the County Line Road Minor Arterial from the City of New Braunfels Regional Transportation Plan and a rough proportionality analysis of the proposed 1845 Subdivision associated with the Kramm Family tract located on FM 1044. We also received your letter dated October 20, 2020 amending the State law required response from 14 days to 30 days.

The City utilized the professional services of Jeff Whitacre, P.E. with Kimley-Horn and Associates, Inc. to conduct a rough proportionality analysis of the proposed 1845 Subdivision. Mr. Whitacre is a Texas Registered Engineer, License Number 102469. Mr. Whitacre prepared the enclosed Technical Memorandum concluding that the County Line Road Minor Arterial right-of-way dedication is roughly proportionate to the proposed 1845 Subdivision as presented to the City of New Braunfels. The proposed site plan, land use, and intensity were based on information provided with the letter request and additional information provided by K.C. Engineering, Inc. associated with a formal application received on October 22, 2020 to remove the County Line Road Minor Arterial from the City of New Braunfels Regional Transportation Plan. You may appeal the analysis in accordance with the City of New Braunfels Code of Ordinances Section 118-13.

Your letter states that a "plat" of the proposed subdivision with the proposed future roadway superimposed was attached; however, the exhibit provided with the request represents a preliminary site plan that does not comply with the City's zoning and platting requirements. The tract is currently zoned agricultural/pre-development (APD) and the single-family lots shown on the preliminary site plan don't appear to meet the minimum standards. The engineers for the project are responsible to prepare plans, including a traffic impact analysis, that conform to the provisions of local codes and ordinances including platting requirements.

The County Line Road Minor Arterial superimposed on the subject tract represents a generalized location and is subject to modification to fit local conditions and subject to refinement. Furthermore, the City is currently updating the Regional Transportation Plan and is proposing to reduce the right-of-way requirements of a minor arterial from 120 feet to 100 feet and may be applicable to the subject tract. This update is ongoing and planned for approval by City Council in 2021. Furthermore, modifications to the site plan, zoning of the tract, and other adjustments to the roadway network, drainage facilities, intersections, and access will allow for various development scenarios. An additional rough proportionality analysis can be conducted based on an alternate development plan.

As noted above, we have received a formal application to remove the County Line Road Minor Arterial from the Regional Transportation Plan. The request requires staff review and local and state agency coordination to prepare a recommendation. The recommendation will be presented to Planning Commission for a recommendation to City Council. City Council will consider the recommendation and make a determinate on the thoroughfare. We anticipate this process to take up to 90 days.

We are willing to work with the Kramm family and engineers for the tract to fully develop the site and meet the City's development requirements. Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Garry Ford, Jr.', with a long horizontal flourish extending to the right.

Garry Ford, Jr., PE  
Assistant Public Works Director/City Engineer

Enclosures

cc: Christopher J. Looney, AICP, Planning and Development Services Director  
Greg A. Malatek, PE, Public Works Director