

Legislation Text

File #: 22-914, **Version:** 1

PRESENTER:

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

Owner: Milestone Conrads Development, Ltd.; Chelsey Swann III

SUBJECT:

FP22-0297 Approval of a final plat establishing Cloud Country, Unit 7, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 4

BACKGROUND INFORMATION:

Case #: FP22-0297

Owner: Chelsey Swann III, Vice President
Milestone Conrads Development, LTD
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Case Manager: Matthew Simmont
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Description: A 24.38-acre final plat establishing 59 lots for single-family residential.

The Cloud Country Subdivision is a single-family residential development located on the east side of Conrads Lane approximately ¼ mile south of Hunter Road on the east side of the City. The subdivision is located within the city limits and is zoned R-1A-5.5. The approved master plan for the Cloud Country Subdivision consists of a total of 8 units/phases, 171.67-acres, and a total of 546 residential lots. This is the final unit of this project.

ISSUE:

This final plat is approximately 24.38-acres and proposes the establishment of 59 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 drawings 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 with subdivision construction.

Utilities:

Water, wastewater and electric utilities will be provided by New Braunfels Utilities (NBU). Utility easements are provided as required 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). 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. The plat is dedicating 10-feet of additional ROW along Conrads Lane.

All internal streets will be dedicated and constructed as local streets and are proposed to be 50-foot wide. Street names have been approved and are indicated on the plat.

Sidewalks:

Four (4) foot wide sidewalks will be constructed by the home builder per city standards at the time of building construction along all residential lot street frontages. Four (4) foot wide sidewalks will be constructed by the developer per city standards at the time of street construction along common area lot frontages. Six (6) foot wide sidewalk will be constructed by the developer along the Conrads Lane frontage.

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 in Roadway Impact Fee Service Area 3 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 subdivision is subject to the 2006 Parkland Dedication and Development Ordinance. Dedication and development requirements have been met for the 546 single family residential lots approved with the prior master plan. A total dwelling unit count of 595 is approved with the current (revised) master plan. The developer will pay fees in lieu of parkland dedication and development for each additional dwelling unit in excess of the original 546 (49 additional residential units = \$29,400). With the development of 59 dwelling units within this unit, park fees in the amount of \$29,400 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, \$29,400, for the 59 proposed dwelling units

- prior to plat recordation. (NBCO 118-60(b))
2. Cloud Country Unit 6 must be recorded prior to recordation of Unit 8. (NBCO 118-24(15))
 3. Add a note on the plat which specifies the maintenance responsibility of the homeowners' or property owner' association for common areas or easements. (NBCO 118-45)
 4. Add acreage labels to all non-rectangular lots. (NBCO 118-24(c))
 5. Add Nimbus Path to plat note #11. (NBCO 118-49)
 6. All referenced easements that are created by separate instrument must be recorded with document numbers added to the plat prior to recordation. (NBCO 118-29(2))
 7. Be advised final acceptance or performance bond for utility construction is required prior to plat approval. (NBCO 118-31(a))
 8. Be advised that water and wastewater capacity is not reserved until construction documents and 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.