

Legislation Text

File #: 21-989, **Version:** 1

PRESENTER:

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

Owner: Milestone Conrads Development, Ltd(Chesley Swann III a

SUBJECT:

FP21-0331 Approval of the final plat for Cloud Country Subdivision, Unit 8 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: City Council District 4

BACKGROUND INFORMATION:

Case #: FP21-0331

Owner: Milestone Conrads Development, LTD
Chesley Swann III, Vice President
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Applicant: HMT Engineering & Surveying
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Case Manager: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

Description: Platting 12.74 acres into 43 single-family residential lots, 1 park lot
and 1 drainage lot

ISSUE:

The subject property is located within the City Limits of New Braunfels in Comal County, on the north side of Conrads Lane between FM 1102 (Hunter Road) and Goodwin Lane and zoned "R-1A-5.5" Single Family Residential District. The plat proposes 43 single-family residential lots, 1 park lot and 1 drainage lot on 12.74 acres. A master plan for the Cloud Country Subdivision was approved in 2006 and revised in 2013. A minor master plan revision application is currently in the process for administrative approval. Units 1, 2, 4 and 5 of the subdivision have been recorded. A preliminary plat for Unit 8 was approved in 2019.

Drainage:

The Public Works Department reviewed project drainage with the Letter of Certification process and the approved construction plans as required by Section 118-51e of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

No portion of this subdivision is located within the 100-year floodplain.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Utilities will be extended as part of this plat in accordance with the approved construction plans. Utility easements are indicated on the plat as required.

Transportation:

Regional Transportation Plan:

The plat is in compliance with the Regional Transportation Plan. The existing right-of-way width on Conrads Lane varies and is approximately 50 feet at this location. A 10-foot right-of-way dedication for Conrads Lane will occur with the recordation of this plat.

Hike and Bike:

There are no trails identified on the City's Hike and Bike Trails Plan within or adjacent to the subject property. The applicant is not proposing any trails and the plat is in compliance with the City's Hike and Bike Trails Plan.

Sidewalks:

Four-foot wide sidewalks will be constructed by the developer or home builder along all internal streets within the subdivision and 6-foot wide sidewalks adjacent to Conrads Lane.

Roadway Impact Fees:

The subject property is hereby assessed Roadway Impact Fees for Roadway Impact Fee Service Area 3 with the approval of this final plat. The Roadway Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule for the intended use.

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 residential lots approved with the current master plan. A total lot count of 595 is proposed with the minor master plan revision. The developer will pay fees in lieu of parkland dedication and development for each additional dwelling unit in excess of 546. These fees will be paid with future units as this unit and the Unit 6 plat being considered on this agenda do not put the total lot count over 546.

FISCAL IMPACT:

N/A

RECOMMENDATION:

To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the plat must

comply with the conditions noted below. Staff recommends approval of the proposed plat subject to the following Conditions of Approval:

1. Billow Cove is not a current approved street name. Replace the street name with an approved street name that has not already been used within the subdivision. *(NBCO 118-29(b)(3))*
2. Label the street name between Lot 10, Block 13 and Lot 26, Block 12 with an approved street name that has not already been used within the subdivision. *(NBCO 118-29(b)(3))*
3. Add a plat note stating: "This subdivision is subject to the Airport Hazard Zoning District standards and regulations of the City of New Braunfels Zoning Ordinance." *(NBCO 118-24(15))*
4. Provide the missing dimension call out for Lot 3, Block 11. The lot must meet the minimum required frontage width of 36 feet. *(NBCO 118-45(b))*
5. Add a plat note stating: "Six (6) Foot wide sidewalks will be constructed adjacent to the curb per City Standards by the Developer at least four (4) feet off the property line at the time of subdivision construction along Conrads Ln." *(NBCO 118-49(d))*
6. Add ", Unit 2, Cloud Country Subdivision" after "Lot 106, Block 17" in plat note #10A. *(NBCO 118-49(d))*
7. Revise plat note #10B. to state: "Billow Cove (approved street name) - both sides. *(NBCO 118-49(d))*
8. Revise plat note #10C. to state: "Cloudy Sky Rd - opposite Lots 17 & 18, block 12". *(NBCO 118-49(d))*
9. Revise plat note #10 by adding: "F. Twin Dish Way - Opposite Lots 1-3, Block 11". *(NBCO 118-49(d))*
10. Revise plat note #11 to include the street between Lot 10, Block 13 and Lot 26, Block 12. *(NBCO 118-49(d))*
11. Label Lots 1 - 3 fronting Hurricane Trail as part of Block 16. *(NBCO 118-29(b)(2))*
12. Provide document numbers for temporary off-site easements on the plat and copies of the recorded temporary easement documents. *(NBCO 118-48(a))*
13. Approval of the final plat is contingent upon approval of the Cloud Country master plan minor revision application. *(NBCO 118-22(h))*
14. Unit 6 of the subdivision must be recorded prior to or simultaneously with Unit 8, or, a temporary turnaround easement must be provided at the terminus of Cloudy Sky Rd. *(NBCO 118-46(j))*

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 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.

Attachments:

Aerial Map
Final Plat