

## Legislation Text

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**File #:** 21-985, **Version:** 1

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**PRESENTER:**

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

Owner: Milestone Conrads Development, Ltd. (Chesley Swann III)

**SUBJECT:**

FP21-0330 Approval of the final plat for Cloud Country Subdivision, Unit 6 with conditions.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** City Council District 4

**BACKGROUND INFORMATION:**

Case #: FP21-0330

Owner: Milestone Conrads Development, LTD  
Chesley Swann III, Vice President  
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San Antonio, TX 78209  
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Applicant: HMT Engineering & Surveying  
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Case Manager: Matt Greene  
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Description: Platting 17.81 acres into 78 single-family residential lots and 3 drainage lots

**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 78 single family residential lots and 3 drainage lots on 17.81 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 6 was approved in 2019. The proposed final plat is

in conformance with these plans.

**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 8 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. Thunder Dr 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. Revise the street name "Rain Cloud Dr" to "Rain Cloud Rd" as indicated on the street name approval letter. *(NBCO 118-29(b)(3))*
3. Provide document numbers for temporary off-site easements on the plat and copies of the recorded temporary easement documents. *(NBCO 118-48(a))*
4. 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))*
5. Approval of the final plat is contingent upon approval of the Cloud Country master plan minor revision application. *(NBCO 118-22(h))*
6. Revise plat note #12 to specify the sidewalk will be constructed along Conrads by the developer at time of subdivision construction. *(NBCO 118-49(b))*
7. Revise plat note #10 to include: "D. Thunder Dr - Lot 26, Block
8. Revise plat note #10 to include: "D. Four (4) foot wide sidewalks along Tornado Ridge, ; Gray Cloud, Starbright Dr, Thunder Dr and Rain Cloud Dr where adjacent to unplatted future phases of the subdivision will be constructed with the future phases of the subdivision."; *(NBCO 118-49(b))*
9. Add "(not recorded)" under the "Cloud Country Subdivision, Unit Eight" label. *(NBCO 118-24(4))*

#### **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