



June 21, 2023

City of New Braunfels
Planning & Development Services Department
550 Landa St
New Braunfels, TX 78130

RE: Flying W Tract – Master Plan MP23-0118

Dear Planning & Development Services,

This letter is requesting consideration for a waiver request for the Flying W Tract – Master Plan located Northeast of the intersection of FM 1102 & Watson Lane W. The blocks this waiver is to be applied to include blocks 8, 13 and 37.

This Waiver Request is regarding the block length requirements located in Section 118-44(b) of the New Braunfels, Texas – Code of Ordinances:

- “Block lengths shall not exceed 1,200 feet except along arterial streets.”

Site Conditions

The Flying W Tract subdivision encompasses 362 Acres of land located northeast of New Braunfels in the New Braunfels Extraterritorial Jurisdiction (ETJ). Currently, the site is undeveloped with topography ranging from 724 feet to 874 feet with slopes exceeding 30% in some areas. The site neighbors other undeveloped properties as well as large lot residential properties.

Justification

The current definition of a block as defined by the New Braunfels, Texas – Code of Ordinances states a block is “bounded by streets or other transportation or utility rights-of-way, parks, streams, waterways, or any other barrier to the continuity of development.” The site does include an existing 100 foot utility transmission easement but is not defined by any existing streams, waterways, or parks. This waiver serves to address the internal blocks with block lengths exceeding the 1,200 foot maximum where additional street or trail improvements can not be implemented as shown on the included exhibit.

These blocks exceeding the 1,200 foot maximum are located in areas where natural grades approach 20%. These areas would not be suitable for mixed use trails, as the trails are required to meet ADA standards regarding longitudinal and cross slopes. The streets that bound these blocks would not typically have any form of traffic speed limiting features, and thus reaching excessive speeds on these streets would not be discouraged.

To assist in defining the boundary of blocks in the development, the applicant proposes the use of traffic calming measures as shown on the included exhibit. These measures would serve to reduce the overall speed of traffic along streets where the maximum block length is exceeded. Additionally, open spaces would be used intermittently to aid in breaking up block length. The open space areas proposed will be designated as common area, drainage, sewer, water, electric, gas, telephone, and cable TV easements.

Summary

The existing topography in the Flying W Tract subdivision prevents the use of stub streets or mixed use trails to assist in the breakdown of block lengths. Block lengths would be bounded instead by traffic calming measures and open space lots designated as common area, drainage, sewer, water, electric, gas, telephone, and cable TV easements.

The only properties impacted by the administrative exception are owned by the Applicant and will only benefit from the granting of the exception.

The applicant is requesting consideration for an administrative waiver to the block length requirement for the Flying W Subdivision development. The revision to the boundary of a block, given the hardship and uniqueness of the subject property and confirmation that granting this administrative exception, will not be detriment of the public's health, safety, and welfare, nor will be harmful to the subject property on the adjacent properties.

In our professional opinion, the proposed administrative waiver remains in harmony with the spirit and intent of the Code of Ordinances as it will not adversely affect the health, safety, or welfare of the public.

If you have any questions or desire any additional information, please call me at (210) 681-2951. Thank you.
Sincerely,



Andrew Macias
Assistant Project Manager