



**CITY OF NEW BRAUNFELS, TEXAS
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

WEDNESDAY, OCTOBER 6, 2021 at 6:00 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the September 8, 2021 Regular Meeting Minutes. **pg. 1**

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@nbtexas.org. Emailed comments will be distributed to the Planning Commission.

5. BRIEFINGS

- A) Approval of the Planning Commission 2022 Calendars for Zoning Applications and Subdivision Plat Applications. **pg. 17**

Stacy A.M. Snell, Planning Manager

- B) Briefing with no action regarding New Braunfels' growth and buildout. **pg. 21**

Jeff Jewell, Economic and Community Development Director

- C) Briefing with no action regarding forthcoming amendments to various development-related ordinances to streamline processes. **pg. 23**

Christopher J. Looney, Planning and Development Services Director

6. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

- A) FP21-0298 Approval of the final plat for Veramendi Precinct 20, Unit 2 with conditions. **pg 25**
Applicant: Pape-Dawson Engineers Inc. (Jocelyn Perez, P.E.)
Owner: Veramendi PE - Brisbane, LLC (Peter James)
- B) FP21-0326 Approval of the final plat for Navarro Subdivision Unit 2C with conditions. **pg 31**
Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
- C) FP21-0327 Approval of the final plat for Navarro Subdivision Amenity Center with conditions. **pg. 37**
Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
- D) FP21-0330 Approval of the final plat for Cloud Country Subdivision, Unit 6 with conditions. **pg. 43**
Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: Milestone Conrads Development, Ltd. (Chesley Swann III)
- E) FP21-0331 Approval of the final plat for Cloud Country Subdivision, Unit 8 with conditions. **pg. 49**
Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: Milestone Conrads Development, Ltd(Chesley Swann III a
- F) FP21-0332 Approval of the final plat for SmithCo 35 and 306 with conditions. **pg. 55**
Applicant: INK Civil (Shan Klar, P. E.)
Owner: SmithCo Development (Jim Smith)

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) SUP21-118 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 71.3 acres out of the W. Mockford Survey No. 285, located at the southwest terminus of Westpointe Drive, from "APD" Agricultural/Pre-Development to "C-1B" General Business District with a Special Use Permit to allow unscreened outdoor storage. **pg. 63**
Applicant: HMT Engineering & Surveying - Chris Van Heerde, P.E.
Owner: New Braunfels Utilities - Jennifer Cain
- B) PZ21-0322 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 6,600 square feet (0.15 acre) consisting of Lot 36, Block 1, Green Valley Estates Subdivision, addressed at 138 E. Green Valley, from "B-1" Conventional and Mobile

Home District to “C-O” Commercial Office District. [pg. 87](#)

Applicant/Owners: Gilbert & Angelita Morales

- C) PZ21-0313 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 5.35 acres out of the A. M. Esnaurizar Survey, addressed at 850 State Highway 46 South, from “M-1 AH” Light Industrial District - Airport Hazard Overlay to “ZH-A AH” Zero Lot Line Home District - Airport Hazard Overlay. [pg. 101](#)

Applicant: James Ingalls, INK Civil;

Owner: Randy Harris

- D) SUP21-316 Public hearing and recommendation to City Council regarding a proposed zone change to apply a Special Use Permit to allow multifamily residential use in the “APD” Agricultural/Pre-Development District, on approximately 18 acres out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, addressed at 441 Ron Road. [pg. 121](#)

Applicant: Aspen Heights Partners (T. C. Selman)

Owner: Crystal Kindred

- E) SUP21-319 Public hearing and recommendation to City council regarding a proposed rezoning from “M-1” Light Industrial District and “A P D ” Agricultural/Pre-Development District to “C-1B” General Business District with a Special Use Permit to allow the expansion of an existing zoo on approximately 19.2 acres, consisting of Lots 2, 3, 4, 5 and 6, Collins Estates, Unit 2, addressed at 5562, 5640 and 5686 IH 35 S and 203 and 223 Rusch Ln. [pg. 147](#)

Applicant: Mark Stuart

Owners: ET Animal Real Estate, Inc., Eric Trager and Susan Turner

- F) REP21-328 Public hearing and consideration of the replat of Lot 81 Block 1, Northwest Crossing Unit 3, establishing Lots 81RA and 81RB. [pg. 167](#)

Applicant: Urban Civil;

Owner: Northwest Crossing Owners Association, Inc.

- G) REP21-334 and WVR21-333 Discuss and consider approval of the replat for Lot 4, Block 12C, Veramendi Precinct 15A, Neighborhood Center with conditions and

with a waiver to Section 118-45(b) of the Subdivision and Platting Ordinance, lot frontage. **pg. 177**

Applicant: HMT Engineering & Surveying (William B. Ball, P.E.)

Owner: Veramendi PE - Brisbane, LLC (Peter James)

- H) WVR21-335 Discuss and consider a waiver request from Section 118-43(b) to not require the extension of Fredericksburg Road to be constructed to the property line with the proposed Town Creek Subdivision Phase 4. **pg. 183**

Applicant: HMT Engineering & Surveying;

Owner: Town Creek Texas LP

- I) Appointment of a Planning Commission representative to the Workforce Housing Advisory Committee. **pg. 195**

Jeff Jewell, Economic & Community Development Director

- J) Appointment of a Planning Commission representative to the Bond Advisory Committee. **pg. 197**

Brenadette Faust, Project Specialist

- K) Appointment of a Planning Commission representative to the Unified Development Code Citizens Advisory Committee. **pg. 199**

Christopher J. Looney, AICP, Planning & Development Services Director

8. **STAFF REPORT**

Improvements to Commission appointments and reappointments.

9. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

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10/6/2021

Agenda Item No. A)

**Planning Commission
Regular Meeting Minutes
September 8, 2021**

Members Present

Chair Lee Edwards
Vice Chair Stanley Laskowski
Ron Reaves
Chad Nolte
Jerry Sonier
John Mathis
Creighton Tubb
Kurt Andersen-Vie

Staff Present

Christopher J. Looney, Director of Planning and Development Services
Frank Onion, Assistant City Attorney
Jean Drew, Assistant Director of Planning and Development Services
Stacy Snell, Planning Manager
Garry Ford, Assistant Public Works Director/City Engineer
Melissa Reynolds, Assistant City Engineer
Holly Mullins, Senior Planner
Matthew Simmont, Senior Planner
Matt Greene, Senior Planner
Maddison O'Kelley, Planner

Members Absent

Shaun Gibson

1. The above meeting was called to order by Chair Edwards at 6:07 p.m.

2. **ROLL CALL**

Roll was called, and a quorum was declared.

3. **APPROVAL OF MINUTES**

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the regular meeting minutes of August 3, 2021 as presented. Motion carried (8-0-0).

4. **CITIZENS COMMUNICATION**

5. **BRIEFINGS**

6. **CONSENT AGENDA**

- A) **PP21-0279 Approval of the preliminary plat for Comal ISD 52 Acre Tract with conditions.** *Applicant: Pape-Dawson Engineers; Owner: Comal Independent School District*
- B) **PP21-0294 Approval of the preliminary plat for Long Creek South with conditions.** *Applicant: WGI, Inc.; Owner: Golf Associates, Ltd.*
- C) **FP21-0275 Approval of the final plat for Navarro Subdivision Unit 2A with conditions.** *Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.) Owner: Lennar Homes of Texas Land & Construction (Richard Mott)*
- D) **FP21-0277 Approval of the final plat for Solms Landing Collector Phase 2 with conditions.** *Applicant: KFW Engineers; Owner: Solms Landing Development, LLC*
- E) **FP21-0284 Approval of the final plat for Solms Landing Tract 49 with conditions.** *Applicant: KFW engineers; Owner: Solms Landing Development, LLC; Betty Timmermann*

- F) **FP21-0290 Approval of the final plat for Voges, Unit 1 with conditions.** *Applicant: HMT Engineering & Surveying; Owner: Rausch Coleman Homes San Antonio, LLC*
- G) **FP21-0295 Approval of the final plat for Parkside Subdivision Unit 1 with conditions.** *Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.); Owner: Lennar Homes of Texas Land & Construction (Richard Mott)*

Motion by Commissioner Sonier, seconded by Vice Chair Laskowski, to approve the consent agenda items with staff recommendations. Motion carried (8-0-0).

7. ITEMS FOR CONSIDERATION

Chair Edwards stated the applicant for Item 7C, WVR21-288 Discuss and consider a waiver request from Section 118-46(y) to allow intersection level of service to fall below level of service C within the impact area of the proposed Gatehouse Subdivision, requested to postpone the item to the next regular meeting.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to postpone Item 7C to the October 6th Regular meeting. Motion carried (8-0-0).

A) SUP21-118 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 71.3 acres out of the W. Mockford Survey No. 285, located at the southwest terminus of Westpointe Drive, from “APD” Agricultural/Pre-Development to “C-1B” General Business District with a Special Use Permit to allow unscreened outdoor storage. *Applicant: HMT Engineering & Surveying - Chris Van Heerde, P.E. Owner: New Braunfels Utilities - Jennifer Cain.*

Commissioner Sonier stated the property management for an apartment complex has a study they would like to present on the traffic impact of the proposed use, and they would like to request the Commission to postpone the item to allow for the presentation of the study.

Discussion followed.

Motion by Commissioner Sonier, seconded by Commissioner Reaves, to postpone Item 7A to the October 6th regular meeting.

Commissioner Tubb asked for clarification on the reasoning for the postponement.

Discussion followed.

Motion carried (8-0-0).

B) SUP21-269 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 614 & 720 W. Zipp Road from “R-1A-6.6” Single Family District to the following zoning districts with additional conditions: “R-1A-6.6” Single-Family, “R-1A-4” Single-Family Small Lot, “C-1A” Neighborhood Business and “C-1B” General Business. *Applicant: Land Consultants Ltd., Co. - Caren Williams-Murch; Owner: SatCharan Holdings LLC - Ravi Sahota. Case Manager: Matthew Simmont.*

Mr. Simmont presented.

Chair Edwards asked if there were any questions for staff.

Commissioner Reaves asked for clarification on a condition of approval that was recommended on a previous special use permit request by the applicant that restricted windows and balconies on second story buildings within the development.

Mr. Simmont stated the condition is not currently listed as a staff recommendation but can be included in the Commission's recommendation to City Council as a condition of approval.

Discussion followed.

Vice Chair Laskowski asked for clarification on access to the property connecting to Walnut Avenue.

Mr. Simmont stated an access layout has not been provided to staff as the design for access is typically included with master plans.

Discussion followed regarding access and block length.

Chair Edwards asked if the applicant would like to speak.

Caren Williams-Murch introduced herself as the applicant and described the history of the previous special use permit request to the Commission. Ms. Williams -Murch indicated multiple meetings with neighbors had been conducted and the project proposal had been altered to accommodate separation and distancing of two-story buildings from residential property adjacent to the subject property. She further indicated the C-1A district had been selected to ensure neighborhood friendly uses would be allowed within the commercial area.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Lauren Stevenson, 2709 Ridgepath Drive, identified her property as number 27 on the notification map. She stated she believes the proposal is a fair compromise but expressed concerns regarding the proposed commercial uses closer to Klein Road. She asked the Commission to consider ensuring homes would be built between the adjacent residential property and the proposed commercial property.

Jyoti Canton, 2713 Ridgepath Drive, identified her property as number 25 on the notification map, expressed concerns regarding the proposed site plan being unclear and the proposed buffering between the existing residential uses and proposed commercial uses.

Chair Edwards closed the public hearing.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Discussion followed regarding the conditions of approval.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to recommend approval to City Council of proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 614 & 720 W. Zipp Road from "R-1A-6.6" Single Family District to the

following zoning districts with additional conditions: “R-1A-6.6” Single-Family, “R-1A-4” Single-Family Small Lot, “C-1A” Neighborhood Business and “C-1B” General Business with staff recommendations and a condition to restrict windows and balconies from being constructed on the second story of buildings adjacent to the residential properties on Ridgepath Drive and Ridgeforest Drive. Motion carried (7-1-0) with Commissioner Tubb in opposition.

D) Discuss and consider a recommendation to City Council regarding the determination of right-of-way of E. Common Street, identified as a Principal Arterial in the City of New Braunfels Regional Transportation Plan, between the intersections with Gruene Road and FM 306. Garry Ford, Assistant Public Works Director/City Engineer.

Mr. Ford presented.

Commissioner Anderson-Vie asked for clarification regarding the impact of the determination on businesses fronting onto the right-of-way.

Mr. Ford stated there would be no impact on existing businesses since the determination affects property being developed or re-developed. Mr. Ford further stated the properties along the subject portion of E. Common Street are already platted and developed.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council regarding the determination of right-of-way of E. Common Street, identified as a Principal Arterial in the City of New Braunfels Regional Transportation Plan, between the intersections with Gruene Road and FM 306. Motion carried (8-0-0).

E) PZ21-0268 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 7.6 acres out of the A.M. Esnaurizar A-1 Survey, addressed at 2100 IH-35 North, from “APD AH” Agricultural/Pre-Development, Airport Hazard Overlay District and “C-3 AH” Commercial, Airport Hazard Overlay District to “C-1B AH” General Business, Airport Hazard Overlay District. Applicant: Henry Daughtry; Case Manager: Holly Mullins.

Chair Edwards recused himself at 6:53 pm.

Mrs. Mullins presented.

Vice Chair Laskowski invited the applicant to present their request.

Avery Daughtry, 6200 Grissom Road, stated he was the applicant. Mr. Daughtry stated the intent of the request was to allow a furniture store to be constructed on the lot with self-storage located at the rear of property behind the store.

Vice Chair Laskowski opened the public hearing and asked if anyone wished to speak.

William Rogers, 16 La Mesa Drive, expressed concerns regarding construction of self-storage buildings adjacent to the RV park and compliance with buffering requirements in the fire code.

Vice Chair Laskowski closed the public hearing.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning of approximately 7.6 acres out of the A. M. Esnaurizar A-1 Survey, addressed at 2100 IH-35 North, from "APD AH" Agricultural/Pre-Development, Airport Hazard Overlay District and "C-3 AH" Commercial, Airport Hazard Overlay District to "C-1B AH" General Business, Airport Hazard Overlay District with staff recommendations. Motion carried (7-0-0).

Chair Edwards returned to the dais at 6:58 pm.

F) SUP21-267 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the "C-3" Commercial District, addressed at 291 School Avenue. Applicants/Owners: Peter Flores and Jennifer Yanez; Case Manager: Matt Greene.

Commissioner Sonier left the dais at 6:58 pm.

Mr. Greene presented.

Commissioner Sonier returned to the dais at 7:00 pm.

Chair Edwards invited the applicant to present their request.

Peter Flores and Jennifer Yanez, 291 School Avenue, stated they were the applicants and could answer any questions the Commission had.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Edward Garcia, 2492 S IH 35, indicated he believed the short-term rental would not fit the character of the neighborhood due to its current character. Mr. Garcia further stated he believed the occupancy should be restricted to 6 occupants to ensure parking is adequate and there are not nuisances created by guests.

Peter Flores and Jennifer Yanez, 291 School Avenue, stated he intended to complement the existing businesses in the neighborhood with the proposed use. The applicant further stated the floor plan will accommodate the accessibility needs of future guests.

Commissioner Anderson-Vie asked the applicants if they were the property owners.

Discussion followed regarding ownership of the property.

Chair Edwards closed the public hearing.

Commissioner Mathis asked for clarification on the required parking for short-term rentals.

Discussion followed.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the “C-3” Commercial District, addressed at 291 School Avenue with staff recommendations. Motion carried (8-0-0).

G) SUP21-270 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow residential use in the M-2 Heavy Industrial District and short term rental of a single-family residence on Lot 3 Milltown Extension 1, addressed at 757 Oasis Street. *Applicant/Owner: Texas Horizon Development, LLC; Case Manager: Holly Mullins.*

Mrs. Mullins presented.

Chair Edwards invited the applicant to present their request.

No one spoke.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Commissioner Mathis asked for clarification on the required parking for short-term rentals.

Discussion followed.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow residential use in the M-2 Heavy Industrial District and short term rental of a single-family residence on Lot 3 Milltown Extension 1, addressed at 757 Oasis Street with staff recommendations. Motion carried (8-0-0).

H) SUP21-305 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the “C-1” Local Business District, addressed at 1370 Church Hill Drive. *Applicant: Justin Ball, Director; Owner: Heritage Society of New Braunfels; Case Manager: Matthew Simmont.*

Mr. Simmont presented.

Vice Chair Laskowski asked for clarification on the bedroom on the site plan.

Discussion followed regarding the intent of defining bedrooms in the short term rental ordinance.

Chair Edwards asked for clarification on the square foot area of the building.

Mr. Simmont stated approximately 400 square feet.

Commissioner Sonier stated he believed the occupancy should be restricted to two occupants.

Commissioner Tubb asked for clarification on the age of occupants, as defined in the zoning code.

Mrs. Snell clarified an occupant is any person over the age of three years old.

Chair Edwards invited the applicant to speak.

No one spoke.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

William Rogers, 16 La Mesa Drive, expressed concerns regarding fire-rating of the building and allowing dwelling in buildings similar to the subject structure.

Mrs. Snell clarified the apartment in the subject structure is existing.

Justin Ball, 1425 Church Hill drive, stated he was the applicant. Mr. Ball described the intent of the request and provided a brief history of the subject structure. Mr. Ball stated he would be willing to limit the maximum occupancy to two guests. Mr. Ball further described the intent of the request and his desire to promote sustainability of existing improvements on the property.

Commissioner Sonier asked for clarification on the existing electronic gate installed on the property.

Mr. Ball stated the guests would receive a remote to open the electronic gate and gain access to the property.

Chair Edwards closed the public hearing.

Discussion followed regarding the proposed occupancy.

Motion by Commissioner Sonier, seconded by Vice Chair Laskowski, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the "C-1" Local Business District, addressed at 1370 Church Hill Drive with staff recommendations and a condition of approval to limit the maximum occupancy to two occupants. Motion carried (8-0-0).

I) CS21-0264 Discuss and consider a recommendation to City Council regarding a variance request to allow a proposed business, addressed at 111 S. Union Avenue, to provide alcohol sales (wine and beer, off premises consumption) within 300 feet of a children's daycare. Applicant/Owner: Teia Bennett, Blumen Meisters Flower Shop; Case Manager: Maddison O'Kelley.

Ms. O'Kelley presented.

Chair Edwards asked for clarification on response from the daycare.

Discussion followed regarding the daycare's location on the notification map.

Commissioner Tubb clarified the daycare was property 1 on the notification map.

Ms. O'Kelley clarified staff had not received a response from the property owner of the daycare.

Discussion followed.

Chair Edwards invited the applicant to speak.

Teia Bennett, 111 S. Union Avenue, stated she was the applicant and described the intent for the request.

Discussion followed regarding the details of the proposed sale of alcohol.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council regarding a variance request to allow a proposed business, addressed at 111 S. Union Avenue, to provide alcohol sales (wine and beer, off premises consumption) within 300 feet of a children's daycare. Motion carried (8-0-0).

J) CS21-0093 Discuss and consider a recommendation to City Council regarding the proposed abandonment of approximately 7,231 square feet (0.166-acre) portion of Garden Street Right-of-Way, located between Hill Avenue and the terminus of Garden Street. Applicants/Owners: James Farley, Guillermina Espinosa; Case Manager: Holly Mullins.

Mrs. Mullins presented.

Chair Edwards invited the applicant to present their request.

No one spoke.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed abandonment of approximately 7,231 square feet (0.166-acre) portion of Garden Street Right-of-Way, located between Hill Avenue and the terminus of Garden Street with staff recommendations. Motion carried (8-0-0).

K) FP21-0282 and WVR21-283 Discuss and consider approval of the final plat for Herber Estates Subdivision with a waiver to Section 118-45(b) of the Subdivision and Platting Ordinance, lot fronting on a public street. Applicant: HMT Engineering & Surveying; Owners: John and Kimberly Herber. Case Manager: Matt Greene.

Mr. Greene presented the item and stated staff does not oppose the waiver request and that staff recommended approval of the waiver request with conditions.

Vice Chair Laskowski asked for clarification regarding the condition of approval to construct a sidewalk in front of the lot with an existing house.

Discussion followed regarding the timing of development as to when the sidewalk is constructed and the Commission's authority to determine said timing.

Commissioner Sonier asked for clarification where the sidewalk would be constructed.

Discussion followed.

Bill Ball, 290 S. Castell Avenue, stated he would speak on behalf of the applicant and asked that the sidewalk not be a plat requirement due to the distance between the property and the nearest sidewalks.

Mrs. Snell provided clarification that sidewalk waivers are required to be a separate agenda item.

Discussion followed.

John Herber, 175 Herber, provided clarification that he did not intend to develop the property and that he already lives on the property.

Discussion followed.

Mr. Ball clarified to ask the Commission to accept the plat and waiver as recommended by staff.

Discussion followed.

Motion by Vice Chair Laskowski to approve the final plat for Herber Estates Subdivision with a waiver to Section 118-45(b) of the Subdivision and Platting Ordinance, lot fronting on a public street with staff recommendations and require the sidewalk be built within 60 days of plat recordation. The motion was seconded by Commissioner Sonier. Motion carried (8-0-0).

L) WVR21-272 Discuss and consider a waiver request from Section 118-46 to not require construction of a driveway connection prior to recording the plat for Senaido Dual Crossing Subdivision. *Applicant: Urban Civil Owner: Senaido Rodriguez, Jr. Case Manager: Holly Mullins.*

Mrs. Mullins presented the item and stated staff does not oppose the waiver request.

Vice Chair Laskowski asked for clarification regarding the enforcement of the construction of the driveway.

Mrs. Mullins stated if the fire department responded to the area, they would note if construction occurred without the installation of the driveway.

Discussion followed regarding the plat notes.

Commissioner Tubb asked for clarification on the authority of the enforcement by the city if the driveway is not installed.

Mrs. Snell clarified the city has the authority to enforce penalties if the driveway is not constructed during development of the property with implementation of the Subdivision Platting Ordinance.

Discussion followed.

Chair Edwards invited the applicant to speak.

Senaido Rodriguez Jr, 1886 W. Mill Street, stated he was the applicant and described the intent for the request.

Motion by Vice Chair Laskowski to approve with a requirement for the driveway to be constructed prior to plat recordation.

Mrs. Snell clarified that was how the plat was currently approved.

Motion by Vice Chair Laskowski, seconded by Commissioner Reaves, to deny the waiver request from Section 118-46 to not require construction of a driveway connection prior to recording the plat for Senaido Dual Crossing Subdivision.

Chair Edwards discussed the impacts of requiring development to occur at two different times on the property.

Discussion then followed regarding fire hydrants.

The motion carried (5-0-3) with Chair Edwards, Commissioner Nolte, and Commissioner Tubb in opposition.

M) WVR21-280 Discuss and consider a waiver to Section 118-44(b) to allow block length to exceed 1,200 feet for three blocks within the proposed Gatehouse Subdivision. Applicant: KFW Engineers; Owner: Southstar at Mayfair, LLC; Case Manager: Matt Greene.

Mr. Greene presented the item

Commissioner Reaves asked for clarification on connectivity to FM 1102.

Mr. Greene stated access is dictated by TxDOT.

Discussion followed regarding access across the existing railroad tracks.

Chair Edwards invited the applicant to speak.

Nick Reynolds, 162 W Mill Street, stated he could answer any questions the Commission may have.

Commissioner Sonier asked to discuss whether the minimum block length requirement should be revised due to the amount of block length waivers that are requested.

Vice Chair Laskowski asked for clarification on the measurement of a block.

Mrs. Snell provided clarification on the definition of a block and the method of measurement for block length.

Vice Chair Laskowski expressed concerns on speeding generated by increased block lengths.

Discussion followed regarding requiring stop signs to be constructed.

Vice Chair Laskowski asked if the Commission could require installation of stop signs.

Discussion on stop signs continued.

Chair Edwards expressed concerns regarding the physical constraints of the property.

Discussion followed on traffic calming.

Nick Reynolds, 162 W. Mill Street, stated he would speak on behalf of the applicant. Mr. Reynolds stated the street is intended to be broken up by the intersecting cul-de-sacs within the project. Mr. Reynolds further stated that the applicant would be willing to install stop signs.

Discussion followed regarding specific areas for placement of a stop sign and the Commission's ability to require traffic calming measures within the development in unspecified locations.

Motion by Chair Edwards, seconded by Commissioner Tubb, to approve a waiver to Section 118-44(b) to allow block length to exceed 1,200 feet for three blocks within the proposed Gatehouse Subdivision with staff recommendations with the addition of traffic calming measures between phases 1 and 2 and within phase 3. Motion carried (8-0-0).

N) WVR21-285 Discuss and consider a waiver request from Section 118-45(b) to not require street frontage for the proposed Veramendi Precinct 20, Unit 2 Subdivision. *Applicant: Pape-Dawson Engineers, LLC (Todd Blackmon, P.E.) Owner: Veramendi PE - Dawin LLC (Peter James). Case Manager: Matthew Simmont.*

Mr. Simmont presented the item and stated staff was not opposed to the request.

Commissioner Sonier left the dais at 8:42 pm.

Todd Blackmon, 1672 Independence Drive, stated he was the applicant and could answer any questions the Commission may have.

Chair Edwards asked if anyone wished to speak on the item.

No one spoke.

Motion by Vice Chair Laskowski, seconded by Commissioner Reaves, to approve a waiver request from Section 118-45(b) to not require street frontage for the proposed Veramendi Precinct 20, Unit 2 Subdivision. Motion carried (7-0-0).

O) WVR21-286 Discuss and consider a requested waiver from the Veramendi Development Design & Control Document (DDCD) Application Submittal Requirements to not require submittal of a tree survey, tree protection plan and tree replacement plan for the proposed Veramendi Precinct 20, Unit 2 Subdivision. *Applicant: Pape-Dawson Engineers, LLC (Todd Blackmon, P.E.); Owner: Veramendi PE - Dawin LLC (Peter James). Case Manager: Matthew Simmont.*

Commissioner Sonier returned to the dais at 8:46 pm.

Mr. Simmont presented the item and stated staff was not opposed to the request.

Commissioner Anderson-Vie requested clarification on the intent behind the request.

Mr. Simmont answered determination of the tree preservation and replacement would likely be better suited for the phase of development after platting for the proposed project.

Todd Blackmon, 1672 Independence Drive, stated platting occurs before the design of the site and therefore the tree preservation requirement is not being requested to be waived, but rather delayed to a later point of development.

Mrs. Snell additionally clarified the waiver does not relieve the applicant of the requirement to preserve trees.

Discussion followed regarding requirements for review of the tree preservation plan and clarification on the request.

Chair Edwards asked if anyone wished to speak on the item.

William Rogers, 16 La Mesa Drive, expressed concerns regarding the intent and agenda caption of the request. He further stated tree preservation needed to be ensured in the action by the Commission.

Discussion followed regarding enforcement of the development standards required within the development.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to approve a requested waiver from the Veramendi Development Design & Control Document (DDCD) Application Submittal Requirements to not require submittal of a tree survey, tree protection plan and tree replacement plan with the proposed Veramendi Precinct 20, Unit 2 Subdivision application with staff recommendations and a condition of approval to require the tree survey, tree protection plan, and tree replacement plan to be submitted with the building permit application. Motion carried (8-0-0).

P) WVR21-301 Discuss and consider a waiver to Section 118-46(t)(2)c.1. of the Subdivision Platting Ordinance to not require adequate access to a perimeter street with a minimum pavement width of 24 feet. Applicant: HMT Engineering & Surveying; Owner: Robert Culpepper. Case Manager: Matt Greene.

Mr. Greene presented the staff report and stated staff recommended denial of the waiver.

Chair Edwards asked for clarification on the number of proposed lots.

Mr. Greene stated there would be a total of four residential lots.

Discussion followed regarding development of adjacent property and the overall impact of four residences on the right-of-way.

Mr. Ball, 290 S. Castell Avenue, stated he would speak on behalf of the applicant. Mr. Ball stated the applicant does not believe the cost of paving the right-of-way is proportionate to the impact of the development on a minor collector.

Travis Culpepper, 792 Broadway Dr, stated he was the applicant. Mr. Culpepper stated widening the road should have been discussed during the consideration of the adjacent river mill development and at the time of development of other commercial properties. Mr. Culpepper further stated speed humps had been approved to be installed on Broadway Drive.

Commissioner Reaves asked for clarification on the development requirements for the nearby river mill development.

Discussion followed regarding development in the area.

Mr. Greene clarified the other referenced developments have frontage on streets other than Broadway and therefore have adequate public access from streets that comply with the ordinance.

Discussion followed regarding roadway impact fee collection.

Travis Culpepper, 792 Broadway Drive, clarified his comments on nearby development and reiterated that he believed the development of four lots would not necessitate widening the right-of-way.

Commissioner Sonier asked for clarification on the portion of Broadway that would be widened.

Mrs. Reynolds stated the road would only be widened in front of the subject property.

Discussion followed regarding proposed public improvements.

Chair Edwards asked if anyone wished to speak on the item.

William Rogers, 16 La Mesa Drive, stated he agreed with the applicant and the right-of-way should not have to be widened.

Discussion then followed regarding the collection of roadway impact fees.

Commissioner Reaves asked if the applicant would be relieved of any other obligations by the applicant if the right-of-way is eventually widened.

Discussion then followed regarding right-of-way dedication.

Motion by Vice Chair Laskowski, seconded by Commissioner Mathis, to approve a waiver to Section 118-46(t)(2)c.1. of the Subdivision Platting Ordinance to not require adequate access to a perimeter street with a minimum pavement width of 24 feet with staff recommendations. Motion carried (8-0-0).

Q) WVR21-296 Discuss and consider a waiver request from Section 118-46(d) to not require a street projection into an unsubdivided area with the proposed Kohlenberg Subdivision. Applicant: Heartwood Development II, LLC (Paul Powell or Bryan Sims) Owner: HKEK LLC (Kenneth Kohlenberg). Case Manager: Matthew Simmont.

Mr. Simmont presented the item and stated staff recommended denial of the requested waiver.

Commissioner Mathis left the dais at 9:23 pm.

Commissioner Mathis returned to the dais at 9:24 pm.

Commissioner Sonier asked if the Deer Crest subdivision was required to put street projections into the subject unsubdivided area.

Mr. Simmont answered no, the Deer Crest subdivision was not required to provide street projections into the undeveloped property that is adjacent to the subject property.

Discussion the followed regarding the adjacent property.

Wayne Flores, 162 W. Mill Street, stated he would speak on behalf of the applicant. Mr. Flores stated the adjacent property would not be landlocked without the street projection being provided and that he believed the requirement should not be enforced for the subject development when it was not required for the Deer Crest subdivision.

Chair Edwards asked for clarification on of the waiver would restrict connection to the Weltner Road.

Mr. Simmont answered no.

Discussion followed regarding connectivity to Weltner Road.

Motion by Commissioner Sonier, seconder by Commissioner Anderson-Vie, to approve a waiver request from Section 118-46(d) to not require a street projection into an unsubdivided area with the proposed Kohlenberg Subdivision with staff recommendations. Motion carried (6-2-0) with Commissioner Reaves and Commissioner Tubb in opposition.

R) WVR21-302 Discuss and consider a waiver request from Section 118-44(b) to allow block length to exceed 1,200 feet in the proposed Kohlenberg Subdivision. *Applicant: Heartwood Development II, LLC (Paul Powell or Bryan Sims) Owner: HKEK LLC (Kenneth Kohlenberg). Case Manager: Matthew Simmont.*

Mr. Simmont presented the item and stated staff does not support the requested waiver.

Chair Edwards invited the applicant to speak.

Wayne Flores, 162 W. Mill Street, stated four projections are being provided to the property to the north of the subject property which allow the block to be broken up by the intersections. The applicant further stated the proposed design attempts to ensure traffic is being calmed on the proposed right-of-way.

Commissioner Tubb asked for clarification on the street projections to the north.

Discussion followed.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the waiver request from Section 118-44(b) to allow block length to exceed 1,200 feet in the proposed Kohlenberg Subdivision with staff recommendations. Motion carried (8-0-0).

8. STAFF REPORT

No items.

9 ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 9:36 pm.

Chair

Date

10/6/2021

Agenda Item No. A)

PRESENTER:

Stacy A.M. Snell, Planning Manager

SUBJECT:

Approval of the Planning Commission 2022 Calendars for Zoning Applications and Subdivision Plat Applications.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

Calendars for the submittal of zoning and subdivision plat applications in 2022.

ISSUE:

For transparency and clarity, two calendars are created for zoning applications and subdivision plat applications due to the different state mandated review timelines.

Each year the calendars are drafted accommodate city holidays, budget hearings, other community events, and national elections.

FISCAL IMPACT:

NA

RECOMMENDATION:

Approve both Planning Commission calendars for Zoning Applications and Subdivision Plat Applications.

2022
PLANNING COMMISSION MEETING CALENDAR
FOR ZONING APPLICATIONS
Council Chambers
6:00 p.m.

Meeting Date (Tuesday unless otherwise noted)	Receipt of Zoning Applications MONDAY only between 8 am and NOON deadline	Completeness Notification (Incomplete application will be rejected)	Last Date Zoning Signs Must be Placed on Property
Tuesday, December 7, 2021	Monday, November 1, 2021	Thursday, November 4, 2021	Monday, November 22, 2021
Tuesday, January 4, 2022	Monday, November 29, 2021	Thursday, December 2, 2021	Monday, December 20, 2021
Tuesday, February 1, 2022	Monday, December 27, 2021	Thursday, December 30, 2021	¹Monday, January 17, 2022
Tuesday, March 1, 2022	Monday, January 24, 2022	Thursday, January 27, 2022	Monday, February 14, 2022
Tuesday, April 5, 2022	Monday, February 28, 2022	Thursday, March 3, 2022	Monday, March 21, 2022
Tuesday, May 3, 2022	Monday, March 28, 2022	Thursday, March 31, 2022	Monday, April 18, 2022
Tuesday, June 7, 2022	Monday, May 2, 2022	Thursday, May 5, 2022	Monday, May 23, 2022
Tuesday, July 5, 2022	²Tuesday, May 31, 2022	Thursday, June 2, 2022	Monday, June 20, 2022
Tuesday, August 2, 2022	Monday, June 27, 2022	Thursday, June 30, 2022	Monday, July 18, 2022
³Wednesday, September 7, 2022	Monday, August 1, 2022	Thursday, August 4, 2022	Monday, August 22, 2022
⁴Wednesday, October 5, 2022	Monday, August 29, 2022	Thursday, September 1, 2022	Monday, September 19, 2022
Tuesday, November 1, 2022	Monday, September 26, 2022	Thursday, September 29, 2022	Monday, October 17, 2022
Tuesday, December 6, 2022	Monday, October 31, 2022	Thursday, November 3, 2022	Monday, November 21, 2022
Tuesday, January 3, 2023	Monday, November 28, 2022	Thursday, December 1, 2022	Monday, December 19, 2022

¹ City Hall Closed for MLK – Pick up signs the Friday before at the latest

² Moved from Monday to Tuesday as City Hall is closed for Memorial Day – 05/31/2022

³ Meeting moved from Tuesday to Wednesday due to Budget Meetings on 09/06/2022

⁴ Meeting moved from Tuesday to Wednesday due to National Night Out 10/04/2022

Wurstfest 11/05/2021-11/14/2021, 2022 dates unknown

2022
PLANNING COMMISSION MEETING CALENDAR
FOR SUBDIVISION PLATS
Council Chambers
6:00 p.m.

Meeting Date (Tuesday unless otherwise noted)	Plat Application Deadline Receipt of Applications MONDAY only between 8 am and NOON deadline	Staff Plat Review Meeting (Completeness Check)	Completeness Notification (Incomplete application will be rejected)
Tuesday, December 7, 2021	Monday, November 8, 2021	Thursday, November 11, 2021	Friday, November 12, 2021
Tuesday, January 4, 2022	Monday, December 6, 2021	Thursday, December 9, 2021	Friday, December 10, 2021
Tuesday, February 1, 2022	Monday, January 3, 2022	Thursday, January 6, 2022	Friday, January 7, 2022
Tuesday, March 1, 2022	Monday, January 31, 2022	Thursday, February 3, 2022	Friday, February 4, 2022
Tuesday, April 5, 2022	Monday, March 7, 2022	Thursday, March 10, 2022	Friday, March 11, 2022
Tuesday, May 3, 2022	Monday, April 4, 2022	Thursday, April 7, 2022	Friday, April 8, 2022
Tuesday, June 7, 2022	Monday, May 9, 2022	Thursday, May 12, 2022	Friday, May 13, 2022
Tuesday, July 5, 2022	Monday, June 6, 2022	Thursday, June 9, 2022	Friday, June 10, 2022
Tuesday, August 2, 2022	¹Tuesday, July 5, 2022	Thursday, July 7, 2022	Friday, July 8, 2022
²Wednesday, September 7, 2022	Monday, August 8, 2022	Thursday, August 11, 2022	Friday, August 12, 2022
³Wednesday, October 5, 2022	⁴Tuesday, September 6, 2022	Thursday, September 8, 2022	Friday, September 9, 2022
Tuesday, November 1, 2022	Monday, October 3, 2022	Thursday, October 6, 2022	Friday, October 7, 2022
Tuesday, December 6, 2022	Monday, November 7, 2022	Thursday, November 10, 2022	Friday, November 11, 2022
Tuesday, January 3, 2023	Monday, December 5, 2022	Thursday, December 8, 2022	Friday, December 9, 2022

¹ Moved from Monday as City Hall is closed for Independence Day 07/04/2022

² Meeting moved from Tuesday to Wednesday due to Budget Meetings on 09/06/2022

³ Meeting moved from Tuesday to Wednesday due to National Night Out 10/04/2022

⁴ Moved from Monday to Tuesday due to City Hall being closed 09/05/2022 for Labor Day

Wurstfest 11/05/2021-11/14/2021, 2022 dates unknown

10/6/2021

Agenda Item No. B)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Briefing with no action regarding New Braunfels' growth and buildout

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

At its winter retreat in early 2021, the City Council received a presentation on development and the concept of "buildout." Buildout is the point at which development has reached a city's borders or has exhausted large-scale greenfield options. When a community reaches buildout, its planning and redevelopment activity and priorities typically shift towards infill and redevelopment. Staff utilized platting and building permit data to derive an estimate of when the City's large-scale greenfield development would be exhausted. This presentation was developed to foster a discussion about how development activity and regulatory policies and priorities should be adjusted to accommodate this inevitability in the coming years.

Envision New Braunfels provides policy guidance around how best to accommodate the city's continued growth and evolution. Evidence and experiences from other built out cities such as Plano, Irving, Carrollton, Tempe, and Scottsdale could also be illustrative for the city.

ISSUE:

The City's growth in new development activity will slow as the amount of developable greenfields are exhausted in the City limits. New development activity will continue in the ETJ but the City's policy priorities and regulatory systems should be adjusted to more easily accommodate infill and redevelopment of existing parcels.

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

10/6/2021

Agenda Item No. C)

PRESENTER:

Christopher J. Looney, Planning and Development Services Director

SUBJECT:

Briefing with no action regarding forthcoming amendments to various development-related ordinances to streamline processes.

DEPARTMENT: Planning and Development Services Department

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

Several development-related processes require multiple steps that end with City Council or Planning Commission consideration. Where local ordinances require City Council or Planning Commission consideration for a final decision, staff is drafting amendments to these processes to identify any streamlining opportunities.

ISSUE:

It has been noted that some of these processes do not necessarily rise to a level requiring City Council scrutiny and, with appropriate criteria, could be addressed and finalized at an administrative or board/commission level. The intent of the proposed amendments is to enhance customer service and reduce review times for customers and developers by re-evaluating the decision-making hierarchy and which board, commission or Council should decide appeals or waivers. The City Council directed staff at the July 12, 2021 regular meeting to research and identify these streamlining opportunities.

Staff is examining the currently adopted ordinances and thus far has identified the following processes for consideration:

Zoning Ordinance

- Appeal processes: Temporary Mobile Storage Units, Off-site Parking Plans, Multi-family and Non-residential design standards, etc.

Platting Ordinance

- Staff review and criteria for approval of Alternative Pedestrian Plans.
- Staff review and criteria for approval of block length waivers.
- Final decision by Planning Commission for sidewalk waivers with criteria for approval.

Sign Ordinance

- Adoption of sign variance processes, to be reviewed by the board of adjustment with criteria for approval.
- Adoption of sign master plans in lieu of conditional sign permits, to be reviewed by staff with criteria for approval.
- Appeal process for temporary street banners.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends continuing to research and identify all streamlining opportunities to bring forward draft amendment recommendations.

10/6/2021

Agenda Item No. A)

PRESENTER:

Applicant: Pape-Dawson Engineers Inc. (Jocelyn Perez, P.E.)

Owner: Veramendi PE - Brisbane, LLC (Peter James)

SUBJECT:

FP21-0298 Approval of the final plat for Veramendi Precinct 20, Unit 2 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case #: FP21-0298

Owner: Veramendi PE - Brisbane LLC (Peter James)
387 W. Mill Street
New Braunfels, TX 78130
(832) 643-1338 peter@asaproperties.us.com

Applicant: Pape-Dawson Engineers, Inc. (Jocelyn Perez, P.E.)
1672 Independence Drive, Ste 102
New Braunfels, TX 78132
(830) 632-5633 jperez@pape-dawson.com

Case Manager: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: A 12.971 acre final plat to create 1 multifamily lot.

The subject property is vacant land located of the intersection of Loop 337 and Word Parkway and northeast of Oakwood Church property within Veramendi Sector Plan 2.

ISSUE:

The proposed final plat will establish 1 lot that is intended for multifamily use.

Drainage:

The Public Works Department reviewed and approved preliminary project drainage with the final plat as required by the Development Design & Control Document (DDCD), Section 118-51e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control and Design Manual. Final drainage will be reviewed with the commercial development permits.

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) in compliance with the Development Agreement. Water and wastewater services are constructed and accessible along Word Parkway and along the north side of the subject property. Utility easements will be provided as required by NBU.

Transportation Plan:

The proposed replat is in compliance with the Master Framework Plan, Sector Plan 2 and the Plat Design Code. Word Parkway was platted with an adjacent subdivision and has been constructed.

Access

On September 8, 2021, the Planning Commission approved a waiver from the requirement to provide frontage onto a dedicated, improved public street. The proposed primary access easement guarantees appropriate access to the property from Word Parkway. The proposed secondary access easement will fulfil emergency access requirements for the property.

Sidewalks:

No streets, sidewalks or accessways are located adjacent to or within the subject property.

Transportation Improvement Fees:

Transportation Improvement Fees are hereby assessed with approval of the replat. Transportation Improvement Fees are collected at time of building permit as indicated in the Development Agreement fee schedule for the intended use.

Parkland Dedication and Development:

This subdivision is compliant with the parkland requirements that are set forth within the DDCD as the approved future Regional Park #1 is abutting its northern boundary

Tree Protection:

A tree survey was submitted indicating high value trees located within the plat. A tree preservation and mitigation summary were also submitted. Notes on the plat address tree protection and tree replacement measures that are required with this subdivision. On September 8, 2021, the Planning Commission approved a waiver from the requirement to provide a tree survey, tree protection plan and tree replacement plan with submittal of the plat. Tree protection, replacement and landscaping requirements are required to be reviewed with commercial permitting.

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. Add recordation information for all adjacent and contiguous easements and subdivisions (*NBCO 118-29 (b)*).
2. The Part A: Proposed Type of Development Table (trip generation analysis) seems to have mathematical errors with some of the totals. Update all formulas so that the project totals, approved PTP, and percent

increase in trips are also correct. (*DDCD, Sec. 14.3.5*).

3. This plat - Precinct 20 U2 - along with Precinct 10A listed on the Part A: Proposed Type of Development Table under Sector Plan 2 appear to add quite a few trips from the previously approved table with Sector Plan 3 (as noted at the top of the page). Clarify if turning movements, queue lengths, and mitigation, etc. are taken into account already with the overall TIA/traffic plan of the development, as one would usually review with such things as these (apartments, a movie theater, etc.) (*DDCD, Sec. 14.3.5*).
4. Detail the type of access that will be provided by the 30' access easement (Diamond 2). Indicate the full easement on the plat to include its full extent and which properties are granted access. Clarify if TxDOT has given their approval already, otherwise indicate when this is anticipated (*DDCD, Sec. 14.3.4*).
5. Off-site access easement (Diamond 4) must allow for utility vehicles (and/or be a utility easement) (*DDCD, Sec. 14.3.9*).
6. Off-site electrical easement (Diamond 5) must be executed using NBU's template language with a document # established for service to be available (*DDCD, Sec. 14.3.9*).
7. A utility easement is required for the water line extension from Word Parkway. Provide utility exhibit on how the lot will be provided with water and sewer (*DDCD, Sec. 14.3.9*).
8. Construction of NBU facilities will need to be accepted or bonded prior to final plat approval. LOC approval will also be required prior to NBU plat approval (*DDCD, Sec. 14.3.9*).

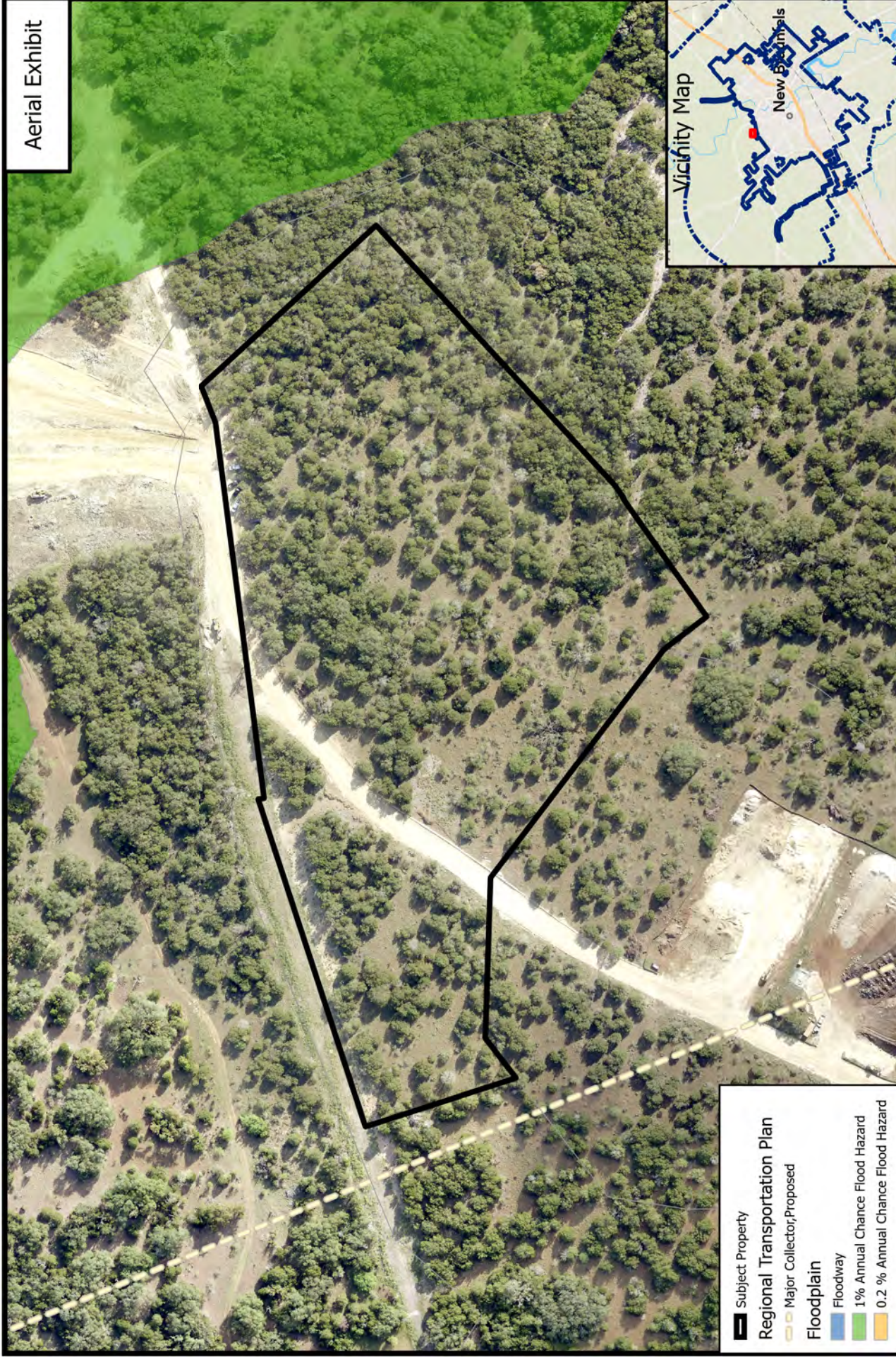
Approval Compliance:

To obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(k)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the final plat approved if the response adequately addresses each Condition of Approval.

Attachments:

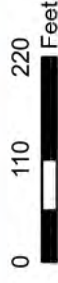
Aerial Map
Proposed Final Plat

Aerial Exhibit



PLAT21-FP21-0298

Veramendi Precinct 20, Unit 2



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Source: City of New Braunfels Planning
Date: 9/28/2021

WORD PKWY
(R.O.W. VARIES)

10/6/2021

Agenda Item No. B)

PRESENTER:

Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)

Owner: Lennar Homes of Texas Land & Construction (Richard Mott)

SUBJECT:

FP21-0326 Approval of the final plat for Navarro Subdivision Unit 2C with conditions.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Outside City Limits**BACKGROUND INFORMATION:**

Case #: FP21-0326

Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
162 W. Mill St.
New Braunfels, TX 78130
(830) 220-6042 nreynolds@kfwengineers.com

Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
1922 Dry Creek Way, Suite 101
San Antonio, TX 78259
(210) 403-6282 richard.mott@lennar.com

Staff Contact: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: A 13.53 acre final plat to create 71 residential and 5 common/drainage lots.

ISSUE:

The subject property is located outside the city limits on the eastern edge of the City's ETJ. The proposed final plat is the fifth unit of the Navarro Project that is located west of and abutting Navarro Unit 1B and north of Harborth Road.

The proposed plat will establish 71 residential lots and 5 lots for common/drainage area as the fifth phase of a 324-acre, 11 phase master plan (MP20-0220).

Drainage:

The Public Works Department has reviewed and approved final project drainage with the construction plans as required by Section 118-51e of the Subdivision Platting Ordinance and in accordance with 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:

Water service will be provided by Crystal Clear Special Utility District. Wastewater services will be provided by City of Seguin Utilities via the Lone Oak Farm MUD (Municipal Utility District). Electric service will be provided by Guadalupe Valley Electric Cooperative. Utility easements have been provided as requested by the utility providers. Utilities will be extended as part of this plat in accordance with the approved construction plans. The developer created the Lone Oak Farm MUD that allows for the raising of funds through the sale of bonds to pay for wastewater utility improvements for the project. The MUD can levy its own taxes and fees on the future property owners within the development as approved by a publicly elected board of directors.

*Transportation:*Regional Transportation Plan

The proposed final plat is in compliance with the City's Regional Transportation Plan. All streets within the subdivision are designed as 50-foot wide Local Streets that will be dedicated and constructed with the final plat.

State Roadway Improvements

The approved Traffic Impact Analysis for the Navarro Development includes the installation of a traffic signal with the connection of Navarro Ranch to SH 123 with deceleration lanes to be constructed on SH 123 as mitigation measures.

Hike and Bike

This plat is in compliance with the City's Hike and Bike Trails Plan. There are no existing or proposed trails internal or adjacent to the subject property per the Hike and Bike Trails Plan.

Sidewalks

Four-foot wide public sidewalks will be constructed per City standards by the owner at the time of building construction along all internal streets. Sidewalks will also be installed at the time of street construction along the street frontage of all common lots and on the north side of Harborth Road.

Roadway Impact Fees:

This final plat is located outside city limits and the Roadway Impact Fee Study Area, therefore, Roadway Impact Fees do not apply.

Parkland Dedication and Development:

This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. Private neighborhood park areas are proposed with Units 6, 8 and an Amenity Phase of the Navarro project. The development is required to pay parkland dedication and development fees for the proposed residential lots prior to plat recordation. Since a private park is proposed, only a portion of the park development fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. With the development of 80 dwellings within this subdivision, park fees in the amount of \$123,256 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:

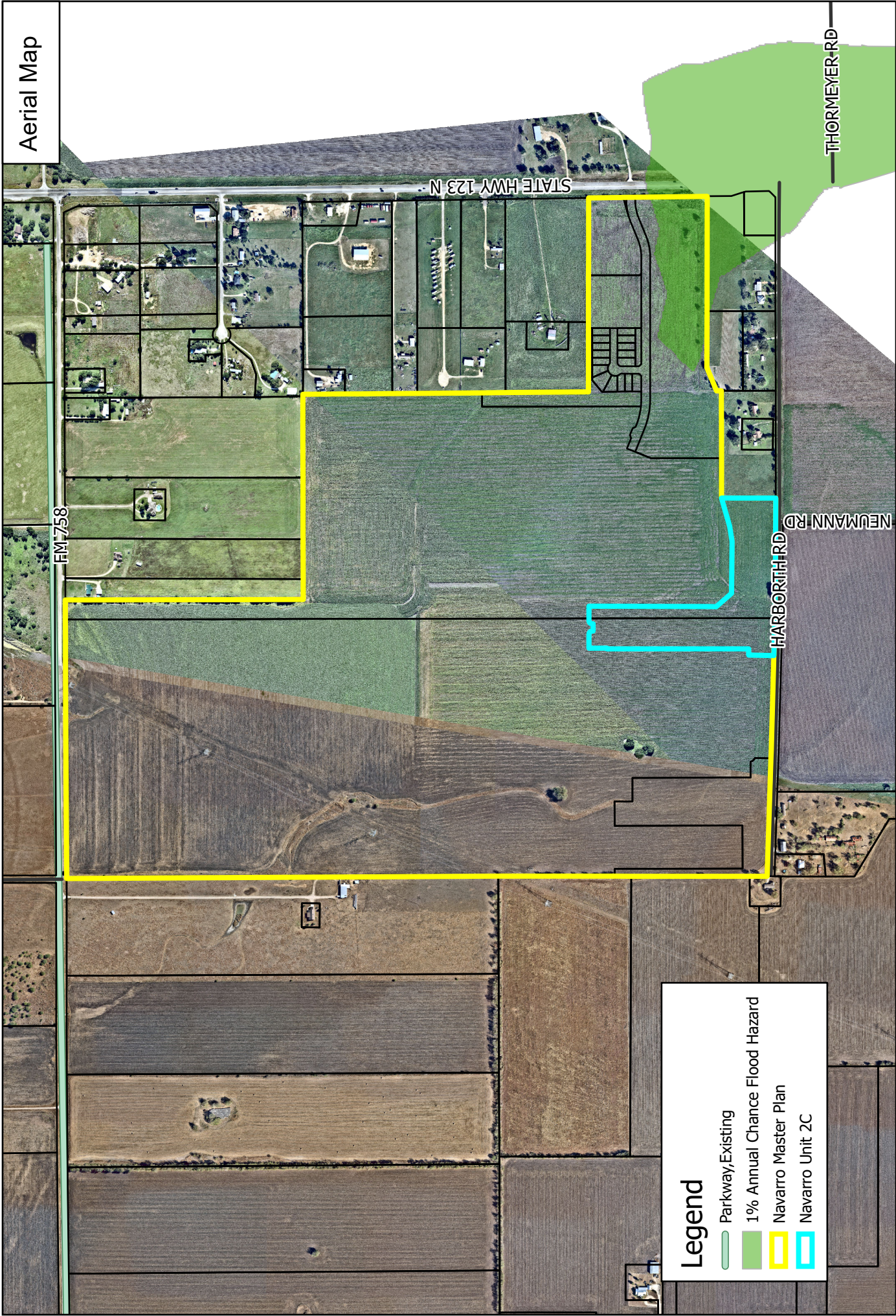
1. Payment of parkland dedication and development fees, \$123,256, for the proposed residential units prior to plat recordation (*NBCO 118-60(b)*).
2. Add recordation information for all adjacent and contiguous easements and subdivisions (*NBCO 118-29(b)*).
3. Show the existing Neumann Rd. centerline to verify that proposed street intersection is tying into the centerlines of existing streets (*NBCO 118-32(k)*).
4. Revise General Note #1 to reflect the Lone Oak Farm MUD is providing wastewater service. They are contracting with the City of Seguin to provide it (*NBCO 118-51(c)*).
5. Revise the floodplain note to reflect that no portion of the property is located within any special flood hazard area (*NBCO 118-30*).
6. Navarro Unit 2A must be recorded prior to or concurrently with Unit 2C with recording information added to the plat (*NBCO 118-46*).
7. Provide the area/acreage for all non-rectangular lots (*NBCO 118-29(b)*).

Approval Compliance:

To obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(k)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the final plat approved if the response adequately addresses each Condition of Approval.

Attachments:

Aerial Map
Proposed Final Plat



Aerial Map

FM 758

STATE HWY 123 N

HARBORTH RD

NEUMANN RD

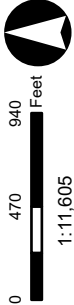
THORMEYER RD

Legend

- Parkway, Existing
- 1% Annual Chance Flood Hazard
- Navarro Master Plan
- Navarro Unit 2C



FP21-0326
Navarro Unit 2C



The map shows a street grid with several streets labeled: SHAWMUT ROAD, NEW BRAINTREE STREET, SEGUINT STREET, and others. A large black arrow points to a specific location on New Braintree Street, labeled 'SITE'. The map also includes a north arrow and a scale bar.

NEW
ENGINEERS + SURVEYING
662 W Mill St., New Braunfels, TX 78130
Phone #. (830) 220-6042 • Fax #. (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

A 13.53 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 127.07 ACRE TRACT OF LAND CONVEYED TO LENIAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD TO BE RECORDED IN DOCUMENT NO. 2021990217070 AND A PORTION OF A CALLED 94.00 ACRE TRACT OF LAND CONVEYED TO LENIAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD RECORDED IN DOCUMENT NO. 20219902129 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:

CRYSTAL CLEAR SUD - WATER
CITY OF SEGUN UTILITIES - SEWER
GUADALUPE VALLEY ELECTRIC COOPERATIVE - ELECTRIC
SPECTRUM - CABLE
AT&T - TEL PHONE

- [illegible]

COUNTY OF BEXAR

(WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FINAL PLAT OF NAVARRO SUBDIVISION UNIT 2C TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBORDINATE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED.

OWNER
LINNAR HOMES OF TEXAS
ATTN: RICHARD MOTT
922 DRY CREEK WAY, STE. 101,
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20__ BY _____

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, TERESA A. SEOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

TERESA A. SEIDEL
R.P.L.S. NO. 5672
KFW SURVEYING, LLC.
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE 210-979-8444
FAX: 210-979-8441

APPROVED THIS THE _____ DAY OF _____, 20____ BY THE PLANNING
COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

DATE _____

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____

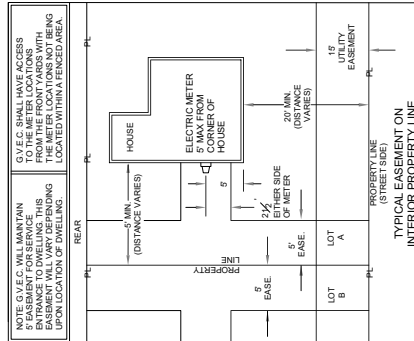
CITY ENGINEER _____

DATE _____

PLANNING DIRECTOR _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00'	S0°34'25"E
L2	50.00'	N89°25'35"E
L3	8.00'	N0°34'25"W
L4	41.06'	S89°06'58"E
L5	63.77'	S0°21'37"E
L6	80.00'	N0°21'37"W

CURVE	LENGTH	RADIUS	CURVE DATA			CHORD BEARING
			TANGENT	DELTA	CHORD	
C1	31.47	20.00	20.00	90°00'00"	26.38	S45°14'36"E
C2	20.00	20.00	20.00	90°00'00"	26.38	S45°14'36"E
C3	20.00	15.00	15.00	144°00'00"	21.21	N44°25'36"E
C4	21.68	15.00	14.60	88°32'33"	20.84	S44°50'11"E
C5	4.47	200.00	2.24	1°14'50"	4.47	S88°41'30"E
C6	8.97	50.00	4.32	3°17'15"	8.32	S87°17'10"E
C7	16.94	50.00	9.61	6°34'30"	16.87	S85°36'30"W
C8	23.56	15.00	7.32	53°01'12"	13.16	S22°30'30"W
C9	23.56	15.00	15.00	90°00'00"	21.21	S44°12'36"E
C10	23.56	15.00	15.00	90°00'00"	21.21	N44°25'36"E
C11	36.27	25.00	25.00	90°00'00"	35.36	N45°21'47"E
C12	5.82	250.00	2.78	1°14'50"	5.56	N88°44'17"E
C13	23.54	15.00	15.00	81°27'27"	21.48	N48°59'15"E
C14	23.56	15.00	15.00	90°00'00"	21.21	N44°25'36"E



**PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT**

PREPARED: SEPTEMBER 2021 PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF GUADALUPE

_____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED IN THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS IN VOLUME _____ PAGE _____ OF _____ IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____.

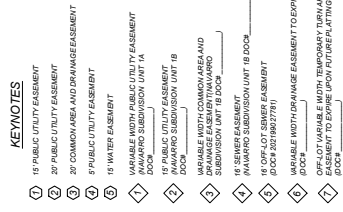
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

APPENDIX

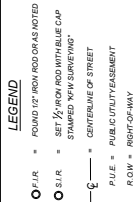
SEE PAGE 1 OF 2 FOR PLATTING NOTES
AND FOR LINE & CURVE TABLES

**PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT**

A 13.53 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ENSUARIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS AND BEING PORTIONS OF THAT CALLED 127.07 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD TO BE RECORDED IN DOCUMENT NO. 201999017070 AND A PORTION OF A CALLED .90 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD TO BE RECORDED IN DOCUMENT NO. 202199023129 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



REMAINDER OF 94.00 ACRE TRACT
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
(DOC.# 202199023129)

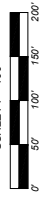


KEYNOTES

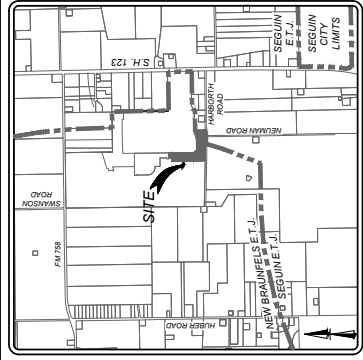
- | | |
|----|-----------------------------------------------------------------------------------------------------------------|
| 1 | 20 PUBLIC UTILITY EASEMENT |
| 2 | 20 COMMON AREA AND DRAINAGE EASEMENT |
| 3 | 5 PUBLIC UTILITY EASEMENT |
| 4 | 15 WATER EASEMENT |
| 5 | VARIABLE WIDTH PUBLIC UTILITY EASEMENT
NANAWO SUBDIVISION UNIT 1A |
| 6 | 5 PUBLIC UTILITY EASEMENT
NANAWO SUBDIVISION UNIT 1B |
| 7 | VARIABLE WIDTH COMMON AREA AND
DRAINAGE EASEMENT/NANAWO
SUBDIVISION UNIT 1B DOCK |
| 8 | 15 SEWER EASEMENT
NANAWO SUBDIVISION UNIT 1B DOCK |
| 9 | 15 DOCK LIFT SEWER EASEMENT
NANAWO SUBDIVISION UNIT 1B DOCK |
| 10 | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPLORE LIFTWAY EASEMENT PLATING |
| 11 | DOCK LIFT VARIABLE WIDTH TEMPORARY TURN AROUND & PUBLIC UTILITY
EASEMENT TO EXPLORE LIFTWAY EASEMENT PLATING |



SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING
162 W Mill St., New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPB Firm #: 9513 • TBPBS Firm #: 10122300
TBPB Firm #: 9513 • TBPBS Firm #: 10122300



LOCATION MAP
NOT-TO-SCALE

10/6/2021

Agenda Item No. C)

PRESENTER:

Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)

Owner: Lennar Homes of Texas Land & Construction (Richard Mott)

SUBJECT:

FP21-0327 Approval of the final plat for Navarro Subdivision Amenity Center with conditions.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Outside City Limits**BACKGROUND INFORMATION:**

Case #: FP21-0327

Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
162 W. Mill St.
New Braunfels, TX 78130
(830) 220-6042 nreynolds@kfwengineers.com

Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
1922 Dry Creek Way, Suite 101
San Antonio, TX 78259
(210) 403-6282 richard.mott@lennar.com

Staff Contact: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: A 5.78 acre final plat to create 1 common/park lot.

ISSUE:

The subject property is located outside the city limits on the eastern edge of the City's ETJ. The proposed final plat is the sixth unit of the Navarro Project that is located west of and abutting Navarro Unit 2A.

The proposed plat will establish 1 lot for common/park area as the sixth phase of a 324-acre, 11 phase master plan (MP20-0220).

Drainage:

The Public Works Department has reviewed and approved final project drainage with the construction plans as required by Section 118-51e of the Subdivision Platting Ordinance and in accordance with 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:

Water service will be provided by Crystal Clear Special Utility District. Wastewater services will be provided by City of Seguin Utilities via the Lone Oak Farm MUD (Municipal Utility District). Electric service will be provided by Guadalupe Valley Electric Cooperative. Utility easements have been provided as requested by the utility providers. Utilities will be extended as part of this plat in accordance with the approved construction plans. The developer created the Lone Oak Farm MUD that allows for the raising of funds through the sale of bonds to pay for wastewater utility improvements for the project. The MUD can levy its own taxes and fees on the future property owners within the development as approved by a publicly elected board of directors.

Transportation:

Regional Transportation Plan

The proposed final plat is in compliance with the City's Regional Transportation Plan. Navarro Ranch within the subdivision is designed as a 60-foot wide Collector Street that will be dedicated and constructed with the final plat.

State Roadway Improvements

The approved Traffic Impact Analysis for the Navarro Development includes the installation of a traffic signal with the connection of Navarro Ranch to SH 123 with deceleration lanes to be constructed on SH 123 as mitigation measures.

Hike and Bike

This plat is in compliance with the City's Hike and Bike Trails Plan. There are no existing or proposed trails internal or adjacent to the subject property per the Hike and Bike Trails Plan.

Sidewalks

Six-foot wide public sidewalks will be installed at the time of street construction along Navarro Ranch. Four-foot wide sidewalks will also be constructed at the time of street construction along Green Dewitt.

Roadway Impact Fees:

This final plat is located outside city limits and the Roadway Impact Fee Study Area therefore Roadway Impact Fees do not apply.

Parkland Dedication and Development:

This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. Private neighborhood park areas are proposed with Units 6, 8 and this Amenity Center Phase of the Navarro project. The development is required to pay parkland dedication and development fees for the proposed residential lots prior to plat recordation. Since a private park is proposed, only a portion of the park development fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. No park fees are required with this non-residential unit of the project.

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. Add recordation information for all adjacent and contiguous easements and subdivisions (*NBCO 118-29*)

(b)).

2. Revise General Note #1 to reflect the Lone Oak Farm MUD is providing wastewater service. They are contracting with the City of Seguin to provide the service (*NBCO 118-51(c)*).
3. Revise the floodplain note to reflect that no portion of the property is located within any special flood hazard area (*NBCO 118-30*).
4. Navarro Unit 2A must be recorded prior to or concurrently with Unit 2C with recording information added to the plat (*NBCO 118-46*).
5. Revise General Note #9 to reflect the sidewalk construction will occur on both sides of both streets. (*NBCO 118-49*)

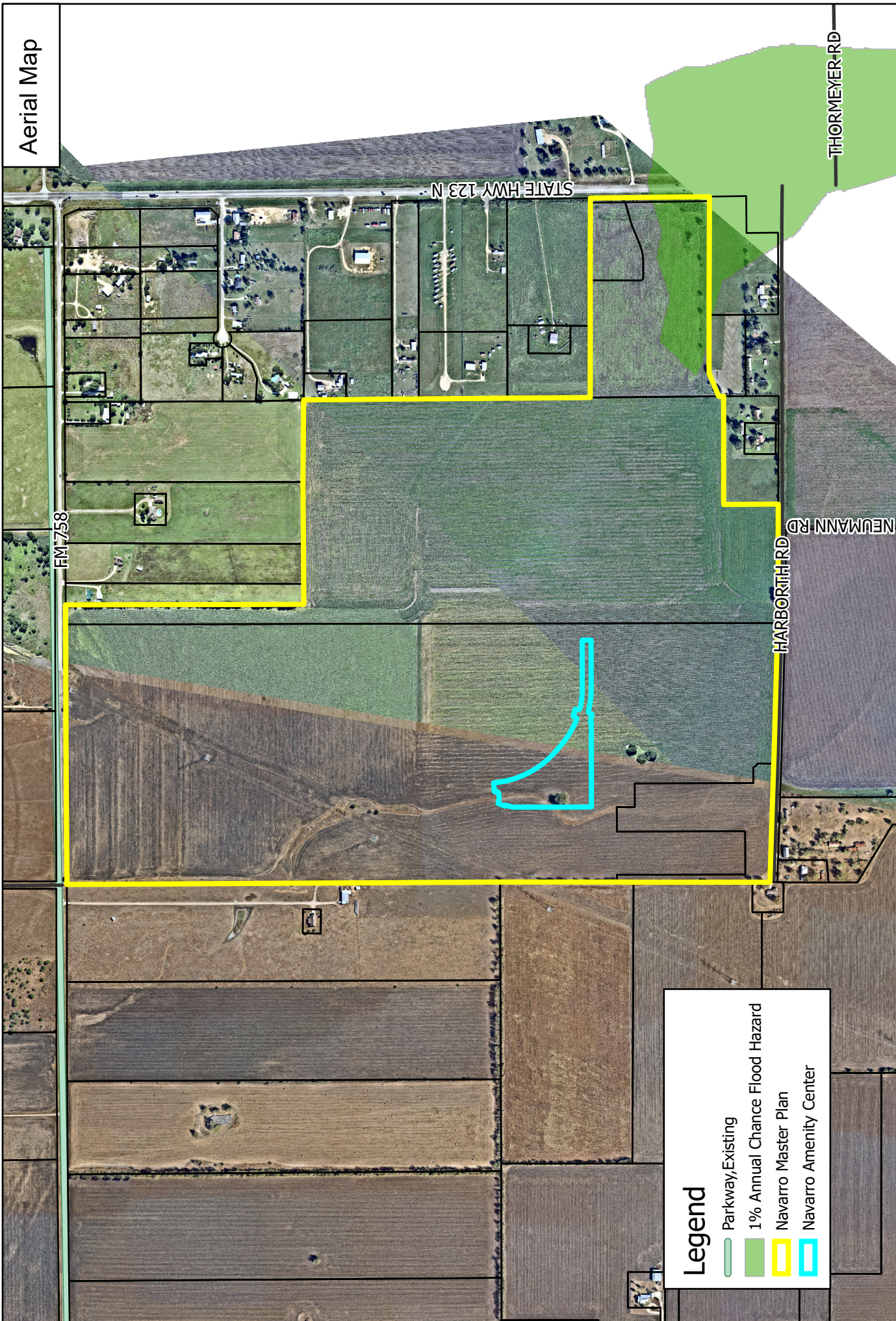
Approval Compliance:

To obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(k)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the final plat approved if the response adequately addresses each Condition of Approval.

Attachments:

Aerial Map

Proposed Final Plat



FP21-0327 Navarro Amenity Center

15' PUBLIC UTILITY EASEMENT

- | | | |
|----|---------------------------------------------------------------------------------------------|------|
| 5 | 5' SIDE EASEMENT TO EXPIRE UPON
RECORDATION INTO LATERAL RIGHT-OF-WAY | DOC# |
| 6 | 10' OFF-LOT WATER EASEMENT | DOC# |
| 7 | 10' WATER EASEMENT
HAWAIIAN SUBDIVISION UNIT 2A | DOC# |
| 8 | 10' LOT FILL | DOC# |
| 9 | 30' LOT FILL
HAWAIIAN SUBDIVISION UNIT 2A | DOC# |
| 10 | 30' LOT FILL
HAWAIIAN SUBDIVISION UNIT 2A | DOC# |
| 11 | 30' LOT FILL
HAWAIIAN SUBDIVISION UNIT 2C | DOC# |
| 12 | 10' LOT FILL TO EXPIRE UPON FLAT FILLING | DOC# |
| 13 | 10' OFF-LOT WATERLINE EASEMENT
(DOC#) | DOC# |
| 14 | 60' X 8' SIDEWALK DRAINAGE EASEMENT TO EXPIRE UPON
RECORDATION INTO LATERAL RIGHT-OF-WAY | DOC# |
| 15 | 10' OFF-LOT WATER EASEMENT | DOC# |
| 16 | 10' LOT FILL | DOC# |
| 17 | VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT | DOC# |
| 18 | 30' OFF-LOT FILL | DOC# |

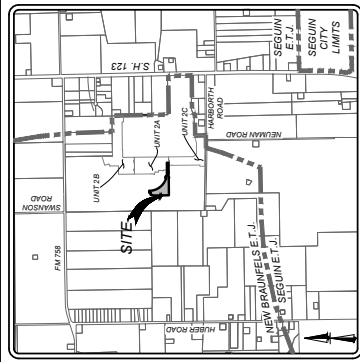
A 5.78 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESMUARIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS AND BEING PORTIONS OF THAT CALLED 94.00 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD RECORDED IN DOCUMENT NO. 202199023129 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

A 5.78 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESMUARIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS AND BEING PORTIONS OF THAT CALLED 94.00 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD RECORDED IN DOCUMENT NO. 202199023129 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

O F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
 O S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
 STAMPED "KCH SURVEYING"
 — 6.00 — = EXISTING C/C ON TOURS
 — C — = CENTERLINE OF STREET
 P.U.E. = PUBLIC UTILITY EASEMENT
 R.O.W. = RIGHT-OF-WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.06'	N14°20'28"E
L2	50.00'	N21°16'49"E
L3	12.17'	N80°21'31"E
L4	60.00'	N84°39'08"E
L5	57.66'	S50°34'25"E
L6	14.14'	N16°40'19"E
L7	50.00'	S73°19'41"E
L8	14.14'	S10°40'19"W
L9	60.00'	S30°34'25"E
L10	7.71'	S16°40'19"W
L11	50.00'	N76°49'23"W
L12	7.71'	N16°40'19"E
L13	57.66'	N80°21'31"E
L14	12.17'	S80°21'31"W

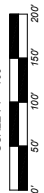
CURVE TABLE			CHORD BEARING		
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	7.0	154.00	23.757	7.57	N70°23'17"
C2	7.2	154.00	23.81	7.57	N70°23'17"
C3	7.4	154.00	23.87	7.57	N70°23'17"
C4	7.6	154.00	23.93	7.57	N70°23'17"
C5	7.8	154.00	24.00	7.57	N70°23'17"
C6	8.0	154.00	24.07	7.57	N70°23'17"
C7	8.2	154.00	24.14	7.57	N70°23'17"
C8	8.4	154.00	24.21	7.57	N70°23'17"
C9	8.6	154.00	24.28	7.57	N70°23'17"
C10	8.8	154.00	24.35	7.57	N70°23'17"
C11	9.0	154.00	24.42	7.57	N70°23'17"
C12	9.2	154.00	24.49	7.57	N70°23'17"
C13	9.4	154.00	24.56	7.57	N70°23'17"
C14	9.6	154.00	24.63	7.57	N70°23'17"
C15	9.8	154.00	24.70	7.57	N70°23'17"
C16	10.0	154.00	24.77	7.57	N70°23'17"
C17	10.2	154.00	24.84	7.57	N70°23'17"
C18	10.4	154.00	24.91	7.57	N70°23'17"
C19	10.6	154.00	24.98	7.57	N70°23'17"
C20	10.8	154.00	25.05	7.57	N70°23'17"
C21	11.0	154.00	25.12	7.57	N70°23'17"
C22	11.2	154.00	25.19	7.57	N70°23'17"
C23	11.4	154.00	25.26	7.57	N70°23'17"
C24	11.6	154.00	25.33	7.57	N70°23'17"
C25	11.8	154.00	25.40	7.57	N70°23'17"
C26	12.0	154.00	25.47	7.57	N70°23'17"
C27	12.2	154.00	25.54	7.57	N70°23'17"
C28	12.4	154.00	25.61	7.57	N70°23'17"
C29	12.6	154.00	25.68	7.57	N70°23'17"
C30	12.8	154.00	25.75	7.57	N70°23'17"
C31	13.0	154.00	25.82	7.57	N70°23'17"
C32	13.2	154.00	25.89	7.57	N70°23'17"
C33	13.4	154.00	25.96	7.57	N70°23'17"
C34	13.6	154.00	26.03	7.57	N70°23'17"
C35	13.8	154.00	26.10	7.57	N70°23'17"
C36	14.0	154.00	26.17	7.57	N70°23'17"
C37	14.2	154.00	26.24	7.57	N70°23'17"
C38	14.4	154.00	26.31	7.57	N70°23'17"
C39	14.6	154.00	26.38	7.57	N70°23'17"
C40	14.8	154.00	26.45	7.57	N70°23'17"
C41	15.0	154.00	26.52	7.57	N70°23'17"
C42	15.2	154.00	26.59	7.57	N70°23'17"
C43	15.4	154.00	26.66	7.57	N70°23'17"
C44	15.6	154.00	26.73	7.57	N70°23'17"
C45	15.8	154.00	26.80	7.57	N70°23'17"
C46	16.0	154.00	26.87	7.57	N70°23'17"
C47	16.2	154.00	26.94	7.57	N70°23'17"
C48	16.4	154.00	27.01	7.57	N70°23'17"
C49	16.6	154.00	27.08	7.57	N70°23'17"
C50	16.8	154.00	27.15	7.57	N70°23'17"
C51	17.0	154.00	27.22	7.57	N70°23'17"
C52	17.2	154.00	27.29	7.57	N70°23'17"
C53	17.4	154.00	27.36	7.57	N70°23'17"
C54	17.6	154.00	27.43	7.57	N70°23'17"
C55	17.8	154.00	27.50	7.57	N70°23'17"
C56	18.0	154.00	27.57	7.57	N70°23'17"
C57	18.2	154.00	27.64	7.57	N70°23'17"
C58	18.4	154.00	27.71	7.57	N70°23'17"
C59	18.6	154.00	27.78	7.57	N70°23'17"
C60	18.8	154.00	27.85	7.57	N70°23'17"
C61	19.0	154.00	27.92	7.57	N70°23'17"
C62	19.2	154.00	27.99	7.57	N70°23'17"
C63	19.4	154.00	28.06	7.57	N70°23'17"
C64	19.6	154.00	28.13	7.57	N70°23'17"
C65	19.8	154.00	28.20	7.57	N70°23'17"
C66	20.0	154.00	28.27	7.57	N70°23'17"
C67	20.2	154.00	28.34	7.57	N70°23'17"
C68	20.4	154.00	28.41	7.57	N70°23'17"
C69	20.6	154.00	28.48	7.57	N70°23'17"
C70	20.8	154.00	28.55	7.57	N70°23'17"
C71	21.0	154.00	28.62	7.57	N70°23'17"
C72	21.2	154.00	28.69	7.57	N70°23'17"
C73	21.4	154.00	28.76	7.57	N70°23'17"
C74	21.6	154.00	28.83	7.57	N70°23'17"
C75	21.8	154.00	28.90	7.57	N70°23'17"
C76	22.0	154.00	28.97	7.57	N70°23'17"
C77	22.2	154.00	29.04	7.57	N70°23'17"
C78	22.4	154.00	29.11	7.57	N70°23'17"
C79	22.6	154.00	29.18	7.57	N70°23'17"
C80	22.8	154.00	29.25	7.57	N70°23'17"
C81	23.0	154.00	29.32	7.57	N70°23'17"
C82	23.2	154.00	29.39	7.57	N70°23'17"
C83	23.4	154.00	29.46	7.57	N70°23'17"
C84	23.6	154.00	29.53	7.57	N70°23'17"
C85	23.8	154.00	29.60	7.57	N70°23'17"
C86	24.0	154.00	29.67	7.57	N70°23'17"
C87	24.2	154.00	29.74	7.57	N70°23'17"
C88	24.4	154.00	29.81	7.57	N70°23'17"
C89	24.6	154.00	29.88	7.57	N70°23'17"
C90	24.8	154.00	29.95	7.57	N70°23'17"
C91	25.0	154.00	30.02	7.57	N70°23'17"
C92	25.2	154.00	30.09	7.57	N70°23'17"
C93	25.4	154.00	30.16	7.57	N70°23'17"
C94	25.6	154.00	30.23	7.57	N70°23'17"
C95	25.8	154.00	30.30	7.57	N70°23'17"
C96	26.0	154.00	30.37	7.57	N70°23'17"
C97	26.2	154.00	30.44	7.57	N70°23'17"
C98	26.4	154.00	30.51	7.57	N70°23'17"
C99	26.6	154.00	30.58	7.57	N70°23'17"
C100	26.8	154.00	30.65	7.57	N70°23'17"
C101	27.0	154.00	30.72	7.57	N70°23'17"
C102	27.2	154.00	30.79	7.57	N70°23'17"
C103	27.4	154.00	30.86	7.57	N70°23'17"
C104	27.6	154.00	30.93	7.57	N70°23'17"
C105	27.8	154.00	31.00	7.57	N70°23'17"
C106	28.0	154.00	31.07	7.57	N70°23'17"
C107	28.2	154.00	31.14	7.57	N70°23'17"
C108	28.4	154.00	31.21	7.57	N70°23'17"
C109	28.6	154.00	31.28	7.57	N70°23'17"
C110	28.8	154.00	31.35	7.57	N70°23'17"
C111	29.0	154.00	31.42	7.57	N70°23'17"
C112	29.2	154.00	31.49	7.57	N70°23'17"
C113	29.4	154.00	31.56	7.57	N70°23'17"
C114	29.6	154.00	31.63	7.57	N70°23'17"
C115	29.8	154.00	31.70	7.57	N70°23'17"
C116	30.0	154.00	31.77	7.57	N70°23'17"
C117	30.2	154.00	31.84	7.57	N70°23'17"
C118	30.4	154.00	31.91	7.57	N70°23'17"
C119	30.6	154.00	31.98	7.57	N70°23'17"
C120	30.8	154.00	32.05	7.57	N70°23'17"
C121	31.0	154.00	32.12	7.57	N70°23'17"
C122	31.2	154.00	32.19	7.57	N70°23'17"
C123	31.4	154.00	32.26	7.57	N70°23'17"
C124	31.6	154.00	32.33	7.57	N70°23'17"
C125	31.8	154.00	32.40	7.57	N70°23'17"
C126	32.0	154.00	32.47	7.57	N70°23'17"
C127	32.2	154.00	32.54	7.57	N70°23'17"
C128	32.4	154.00	32.61	7.57	N70°23'17"
C129	32.6	154.00	32.68	7.57	N70°23'17"
C130	32.8	154.00	32.75	7.57	N70°23'17"
C131	33.0	154.00	32.82	7.57	N70°23'17"
C132	33.2	154.00	32.89	7.57	N70°23'17"
C133	33.4	154.00	32.96	7.57	N70°23'17"
C134	33.6	154.00	33.03	7.57	N70°23'17"
C135	33.8	154.00	33.10	7.57	N70°23'17"
C136	34.0	154.00	33.17	7.57	N70°23'17"
C137	34.2	154.00	33.24	7.57	N70°23'17"
C138	34.4	154.00	33.31	7.57	N70°23'17"
C139	34.6	154.00	33.38	7.57	N70°23'17"
C140	34.8	154.00	33.45	7.57	N70°23'17"
C141	35.0	154.00	33.52	7.57	N70°23'17"
C142	35.2	154.00	33.59	7.57	N70°23'17"
C143	35.4	154.00	33.66	7.57	N70°23'17"
C144	35.6	154.00	33.73	7.57	N70°23'17"
C145	35.8	154.00	33.80	7.57	N70°23'17"
C146	36.0	154.00	33.87	7.57	N70°23'17"
C147	36.2	154.00	33.94	7.57	N70°23'17"
C148	36.4	154.00	34.01	7.57	N70°23'17"
C149	36.6	154.00	34.08	7.57	N70°23'17"
C150	36.8	154.00	34.15	7.57	N70°23'17"
C151	37.0	154.00	34.22	7.57	N70°23'17"
C152	37.2	154.00	34.29	7.57	N70°23'17"
C153	37.4	154.00	34.36	7.57	N70°23'17"
C154	37.6	154.00	34.43	7.57	N70°23'17"
C155	37.8	154.00	34.50	7.57	N70°23'17"
C156	38.0	154.00	34.57	7.57	N70°23'17"
C157	38.2	154.00	34.64	7.57	N70°23'17"
C158	38.4	154.00	34.71	7.57	N70°23'17"
C159	38.6	154.00	34.78	7.57	N70°23'17"
C160	38.8	154.00	34.85	7.57	N70°23'17"
C161	39.0	154.00	34.92	7.57	N70°23'17"
C162	39.2	154.00	34.99	7.57	N70°23'17"
C163	39.4	154.00	35.06	7.57	N70°23'17"
C164	39.6	154.00	35.13	7.57	N70°23'17"
C165	39.8	154.00	35.20	7.57	N70°23'17"
C166	40.0	154.00	35.27	7.57	N70°23'17"
C167	40.2	154.00	35.34	7.57	N70°23'17"
C168	40.4	154.00	35.41	7.57	N70°23'17"
C169	40.6	154.00	35.48	7.57	N70°23'17"
C170	40.8	154.00	35.55	7.57	N70°23'17"
C171	41.0	154.00	35.62	7.57	N70°23'17"
C172	41.2	154.00	35.69	7.57	N70°23'17"
C173	41.4	154.00	35.76	7.57	N70°23'17"
C174	41.6	154.00	35.83	7.57	N70°23'17"
C175	41.8	154.00	35.90	7.57	N70°23'17"
C176	42.0	154.00	35.97	7.57	N70°23'17"
C177	42.2	154.00	36.04	7.57	N70°23'17"
C178	42.4	154.00	36.11	7.57	N70°23'17"
C179	42.6	154.00	36.18	7.57	N70°23'17"
C180	42.8	154.00	36.25	7.57	N70°23'17"
C181	43.0	154.00	36.32	7.57	N70°23'17"
C182	43.2	154.00	36.39	7.57	N70°23'17"
C183	43.4	154.00	36.46	7.57	N70°23'17"
C184	43.6	154.00	36.53	7.57	N70°23'17"
C185	43.8	154.00	36.60	7.57	N70°23'17"
C186	44.0	154.00	36.67	7.57	N70°23'17"
C187	44.2	154.00	36.74	7.57	N70°23'17"
C188	44.4	154.00	36.81	7.57	N70°23'17"
C189	44.6	154.00	36.88	7.57	N70°23'17"
C190	44.8	154.00	36.95	7.57	N70°23'17"
C191	45.0	154.00	37.02	7.57	N70°23'17"
C192	45.2	154.00	37.09	7.57	N70°23'17"
C193	45.4	154.00	37.16	7.57	N70°23'17"
C194	45.6	154.00	37.23	7.57	N70°23'17"
C195	45.				



LOCATION MAP
NOT-TO-SCALE



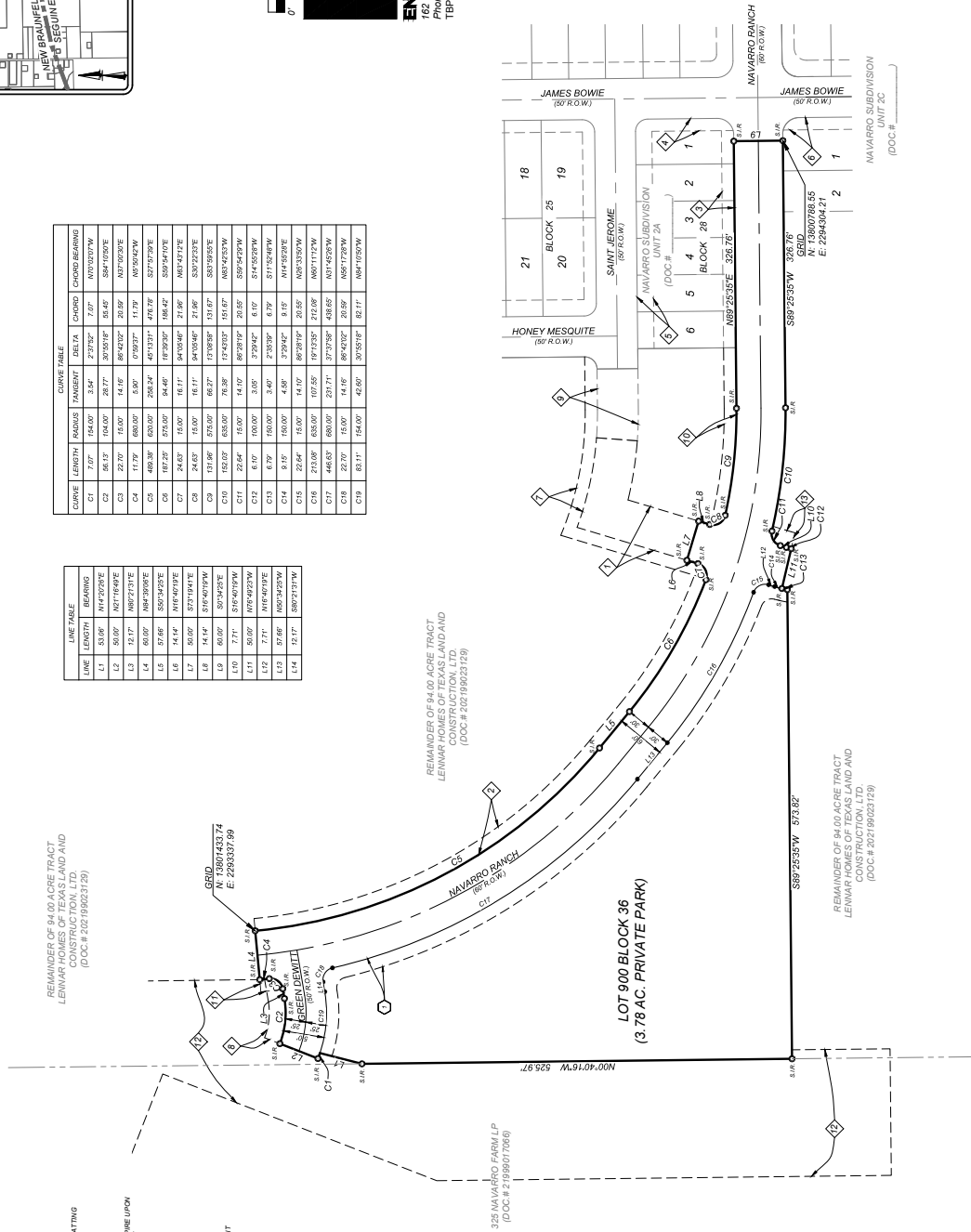
SCALE: 1"= 100'



W

ENGINEERS + SURVEYING

162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



10/6/2021

Agenda Item No. D)

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
P.O. Box 6862
San Antonio, TX 78209
(210) 771-9072 cis@me.com

Applicant: HMT Engineering & Surveying
Chris Van Heerde, P.E.
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Case Manager: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

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:

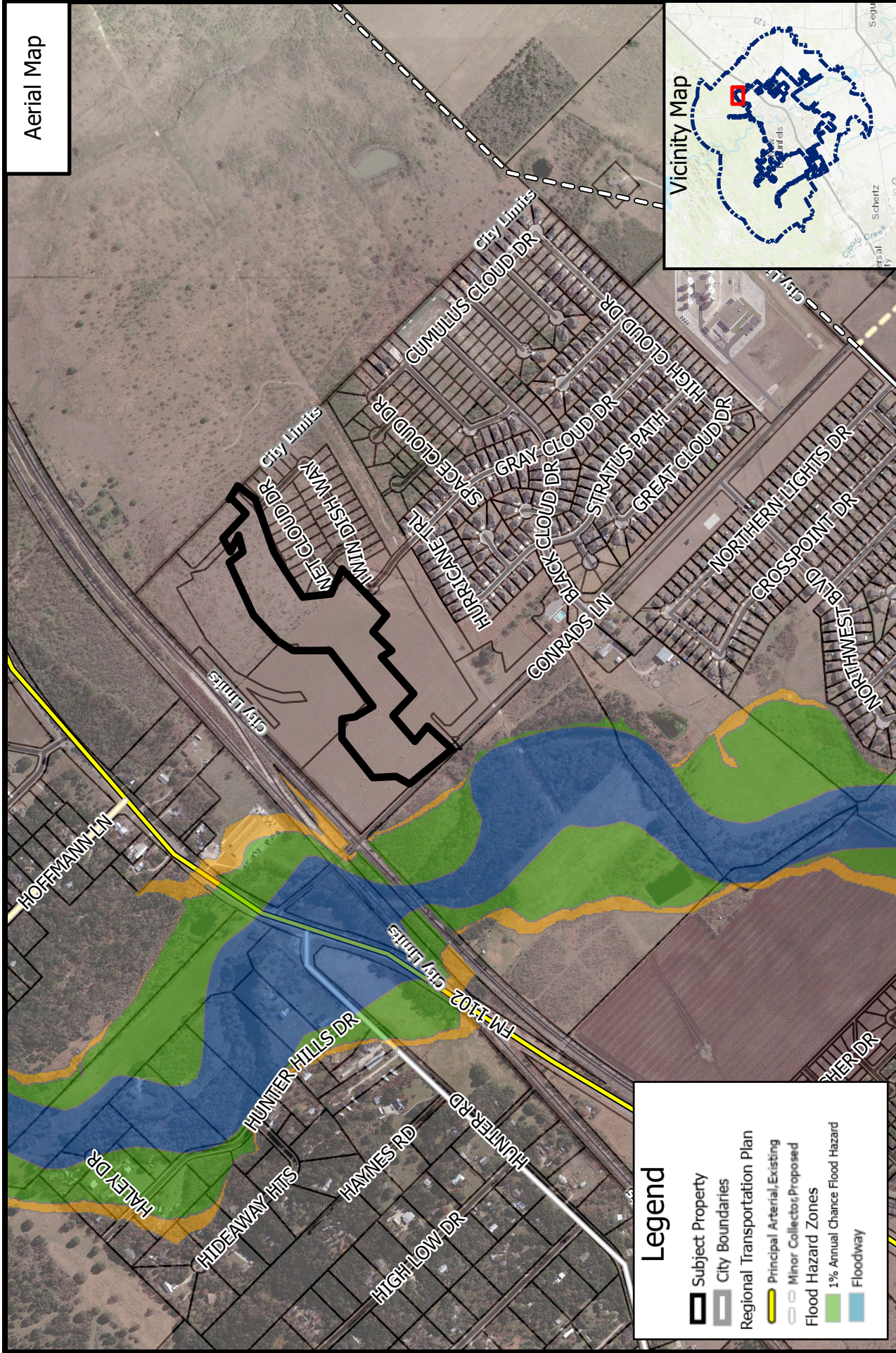
1. Thunder Dr is not a current approved street name. Replace the street name with an approved street name that has not already been used within the subdivision. *(NBCO 118-29(b)(3))*
2. Revise the street name "Rain Cloud Dr" to "Rain Cloud Rd" as indicated on the street name approval letter. *(NBCO 118-29(b)(3))*
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.

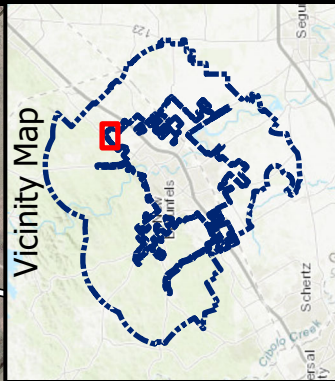
Attachments:

Aerial Map
Final Plat

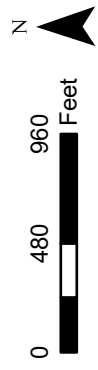


Aerial Map

- Legend**
- Subject Property
 - City Boundaries
 - Regional Transportation Plan
 - Principal Arterial, Existing
 - Minor Collector, Proposed
 - Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Floodway



FP21-0330
Cloud Country, Unit 6 Final Plat



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES, TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (42004), NORTH AMERICAN DATUM 1983. GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0290F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAINAGE EASEMENTS. THE PROPERTY OWNER SHALL REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED ADJACENT TO THE CURB PER CITY STANDARDS BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. CLOUDY SKY RD - LOT 111, BLOCK 15.
B. NIMBUS PATH - LOT 111, BLOCK 15.
C. NIMBUS PATH - BOTH SIDES.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED ADJACENT TO THE CURB PER CITY STANDARDS BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. CLOUDY SKY RD, TORNADO RIDGE AND TWIN DISH WAY.
B. NIMBUS PATH - LOT 111, BLOCK 15.
C. NIMBUS PATH - LOT 111, BLOCK 15.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS BY THE DEVELOPER AT LEAST FOUR (4) FEET OFF THE PROPERTY LINE AT THE TIME OF STREET DEVELOPMENT ALONG CONRAD'S LANE.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OF BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION. THE FINISHED GRADE OF THE SURROUNDING GROUND SHALL BE SLOPED TO THE STREET SHALL HAVE A PROPERLY SIZED GROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AGREEMENT. THIS SUBDIVISION IS NOT TO BE USED FOR ANY OTHER PURPOSES OR BUILDABLE LOTS WITH A MAXIMUM OF 78 BUILDABLE LOTS. SUCH AS: RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED. THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THIS UNIT CONTAINS 78 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- LOTS 109, 111, AND 113 BLOCK 15 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE CLOUD COUNTRY HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS.

NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS OF OTHERS. THE EASEMENT SHALL BE SUBJECT TO APPLICABLE PERMITS, REQUIREMENTS, ORDINANCES, AND SHALL BE SUBJECT TO APPLICABLE PERMITS, REQUIREMENTS, ORDINANCES, AND CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR DRAINAGE EASEMENTS (D.E.) WITH UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT REVISED SEPTEMBER 7, 2021
PLAT REVISED OCTOBER 30, 2020
PLAT REVISED SEPTEMBER 8, 2020
PLAT REVISED SEPTEMBER 17, 2019
PLAT PREPARED AUGUST 19, 2019



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING
CLOUD COUNTRY SUBDIVISION,
UNIT SIX

BEING A 17.81 ACRE TRACT OF LAND OUT OF THE NANCY KENNER LEAGUE SURVEY NO. 3, ABSTRACT NO. 306, AND OUT OF THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, BEING A PORTION OF A CALLED 31.11 ACRE TRACT RECORDED IN DOCUMENT NO. 201906041434, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.08'	S44°21'10"E
L2	42.26'	N89°24'53"W
L3	10.00'	S45°43'53"W
L4	9.82'	N45°39'31"E
L5	3.39'	N56°46'10"E
L6	50.00'	S33°13'50"E
L7	15.26'	N13°58'37"W
L8	50.00'	N23°30'11"W
L9	64.26'	N02°17'24"W
L10	72.56'	N28°17'20"E
L11	99.72'	N64°20'09"E
L12	3.75'	N60°10'50"E
L13	4.40'	N44°36'21"E
L14	23.94'	N45°23'39"W
L15	50.00'	N44°36'21"E
L16	50.00'	S45°23'36"E
L17	66.19'	S55°29'22"W
L18	63.41'	S79°02'38"W
L19	92.66'	S60°10'50"W
L20	87.69'	S48°06'40"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	106.64'	S05°41'11"W
L22	52.58'	S16°02'22"E
L23	13.08'	S44°36'13"W
L24	50.00'	S44°36'13"W
L25	61.94'	N45°23'47"W
L26	68.20'	N45°13'27"W
L27	34.94'	N33°13'50"W
L28	23.57'	N33°13'50"W
L29	5.65'	N76°20'49"W
L30	5.65'	N76°20'49"W
L31	58.82'	S79°02'38"W
L32	95.00'	S60°10'50"W
L33	4.40'	N44°36'21"E
L34	95.00'	S60°10'50"W
L35	58.82'	S79°02'38"W
L36	35.83'	S89°11'21"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	23.57'	14.99'	090°04'57"	15.01'
C2	29.09'	150.00'	011°06'43"	14.59'
C3	26.47'	15.00'	101°07'21"	18.24'
C4	51.10'	225.00'	013°00'43"	25.66'
C5	47.57'	175.00'	015°34'29"	23.93'
C6	23.56'	15.00'	090°00'00"	15.00'
C7	23.56'	15.00'	090°00'00"	15.00'
C8	117.14'	225.00'	029°49'44"	59.93'
C9	23.56'	15.00'	090°00'00"	15.00'
C10	23.56'	15.00'	090°00'00"	15.00'
C11	12.24'	100.00'	007°00'37"	6.13'
C12	10.18'	15.00'	038°52'20"	5.29'
C13	146.39'	50.00'	167°45'21"	466.17'
C14	10.18'	15.00'	038°52'20"	5.29'
C15	20.65'	15.00'	078°52'39"	12.34'
C16	10.19'	15.00'	038°55'04"	5.30'
C17	146.43'	50.00'	167°47'39"	467.63'
C18	10.18'	15.00'	038°52'35"	5.29'
C19	20.93'	100.00'	011°59'37"	10.50'
C20	18.35'	150.00'	007°00'37"	9.19'
C21	296.62'	325.00'	052°17'35"	159.54'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C22	21.79'	15.00'	083°14'37"	13.33'
C23	113.49'	175.00'	037°09'22"	58.82'
C24	94.81'	225.00'	024°08'39"	48.12'
C25	21.79'	15.00'	083°14'37"	13.33'
C26	225.60'	325.00'	039°46'16"	117.56'
C27	74.08'	225.00'	018°51'48"	37.38'
C28	57.61'	175.00'	018°51'48"	29.07'
C29	23.56'	15.00'	090°00'00"	15.00'
C30	61.16'	225.00'	015°34'29"	30.77'
C31	74.08'	225.00'	018°51'48"	37.38'
C32	57.61'	175.00'	018°51'48"	29.07'
C33	506.73'	275.00'	105°34'37"	362.15'
C34	31.40'	150.00'	011°59'37"	15.76'
C35	23.56'	15.00'	090°00'00"	15.00'
C36	12.00'	15.00'	045°50'14"	6.34'
C37	142.76'	50.00'	163°35'09"	346.67'
C38	10.18'	15.00'	038°52'15"	5.29'
C39	23.56'	15.00'	089°59'19"	15.00'
C40	23.56'	15.00'	090°00'41"	15.00'

APPROVED THIS THE _____ DAY OF _____, 20____,
BY THE PLANNING COMMISSION OF THE CITY OF NEW
BRAUNFELS, TEXAS.

CHAIRMAN _____,

APPROVED FOR ACCEPTANCE

_____, PLANNING DIRECTOR

_____, CITY ENGINEER

_____, NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS,
DOC# _____ OF COMAL COUNTY ON THE _____ DAY
OF _____, 20____, AT
_____ M.

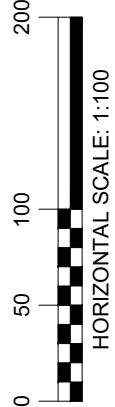
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF
_____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

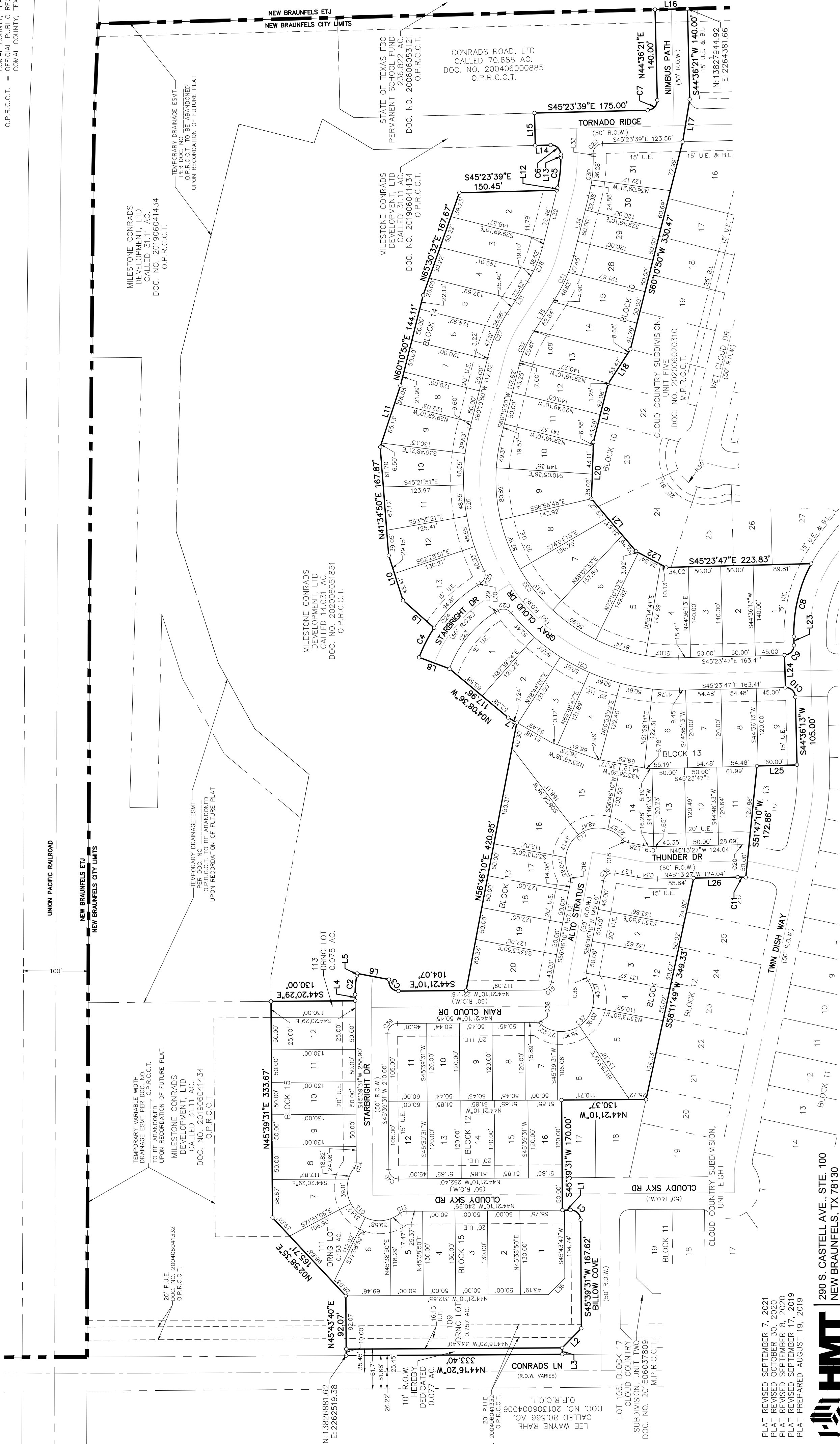
DEPUTY _____

FINAL PLAT ESTABLISHING
CLOUD COUNTRY SUBDIVISION,
UNIT SIX

BEING A 17.81 ACRE TRACT OF LAND OUT OF THE NANCY KENNER LEAGUE SURVEY NO. 3, ABSTRACT NO. 306, AND OUT OF THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, BEING A PORTION OF THE A CALLED 31.11 ACRE TRACT RECORDED IN DOCUMENT NO. 201906041434, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



- LEGEND:
- = FND. 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS



PLAT REVISED SEPTEMBER 7, 2021
PLAT REVISED OCTOBER 30, 2020
PLAT REVISED SEPTEMBER 8, 2020
PLAT REVISED SEPTEMBER 17, 2019
PLAT PREPARED AUGUST 19, 2019



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

10/6/2021

Agenda Item No. E)

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
P.O. Box 6862
San Antonio, TX 78209
(210) 771-9072 cis@me.com

Applicant: HMT Engineering & Surveying
(Chris Van Heerde, P.E.)
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

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:

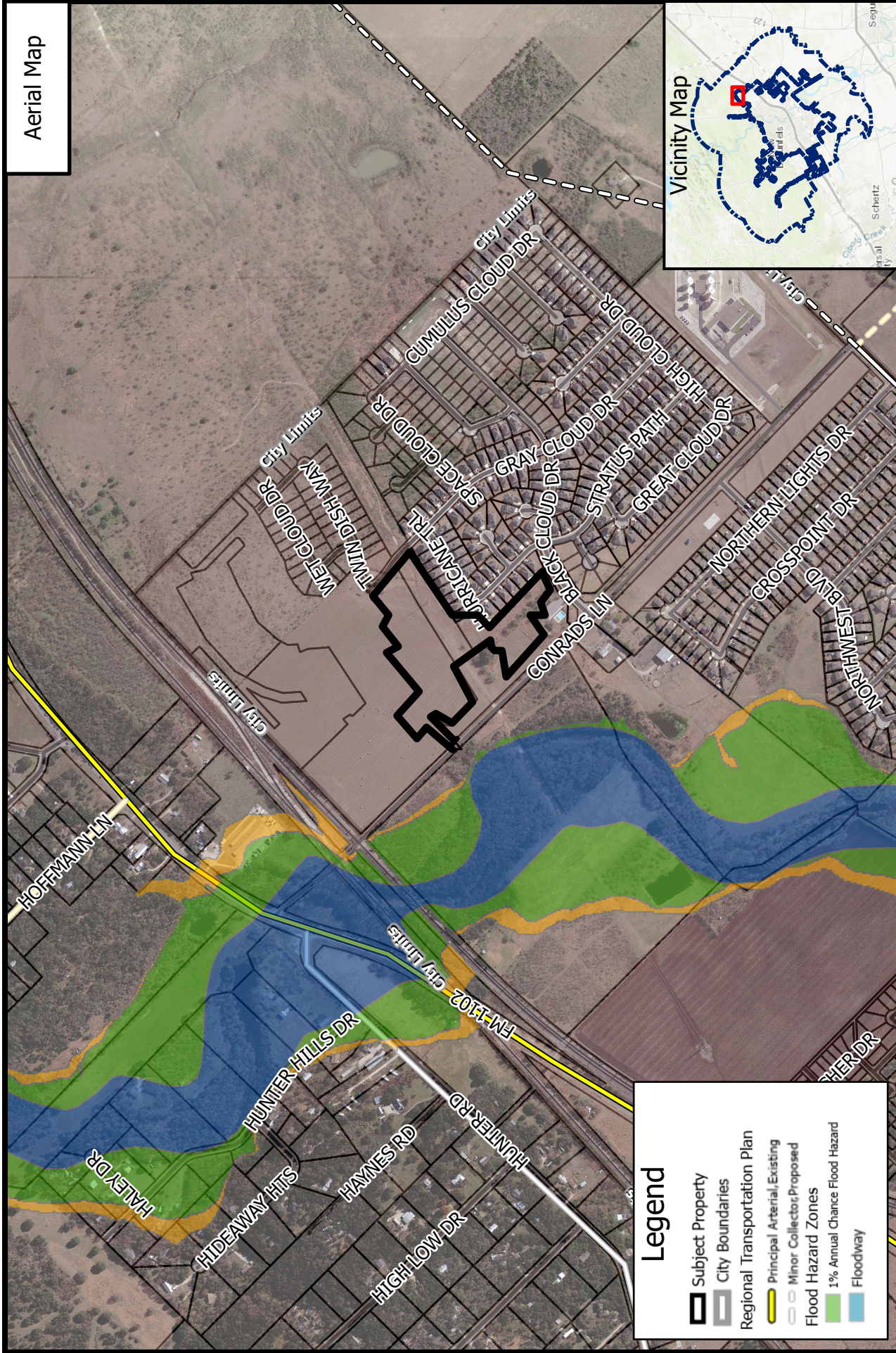
1. Billow Cove is not a current approved street name. Replace the street name with an approved street name that has not already been used within the subdivision. *(NBCO 118-29(b)(3))*
2. Label the street name between Lot 10, Block 13 and Lot 26, Block 12 with an approved street name that has not already 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



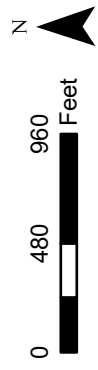
Aerial Map

Vicinity Map



FP21-0331 **Cloud Country, Unit 8 Final Plat**

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES, TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM WITH AN EPOCH OF 1983. NORTH AMERICAN DATUM 83. ALL DISTANCES ARE SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE PLAT. ALL CORNERS WERE MARKED WITH 1/2" DIAMETER GALVANIZED IRON PIPES WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA. THE COMAL COUNTY FLOOD HAZARD MAP FOR COMAL COUNTY, TEXAS, MAP NUMBER 4809102020E, EFFECTIVE DATE SEPTEMBER 7, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, EASEMENTS, OR UTILITIES SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS. DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT. NO EASEMENT SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS, ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
 - MOONDANCE CT, HURRICANE TRAIL, CLOUDY SKY RD, AND BILLOW COVE - LOT 106, BLOCK 17.
 - BILLOW COVE - OPPOSITE LOT 106, BLOCK 17.
 - CLUBHOUSE TRAIL - OPPOSITE LOTS 15, BLOCK 12.
 - HURRICANE TRAIL - OPPOSITE LOTS 2 & 3, BLOCK 16.
 - GRAY CLOUD - LOT 107, BLOCK 11.
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - THUNDER DR, HURRICANE TRAIL, CLOUDY SKY RD, BILLOW COVE, TWIN DISH WAY AND THUNDER DR - LOT 1, BLOCK 11.
 - GRAY CLOUD - LOT 1, BLOCK 11.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE. THE FINISHED GRADE SHALL BE DETERMINED BY THE FASHION "S" FAST DRAINAGE STORMWATER SYSTEM. THE STRUCTURE SHALL BE ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT(S) PER BUILDABLE LOT WITH A MAXIMUM OF 43 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THIS UNIT CONTAINS 43 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- LOT 112, BLOCK 17 (HOA PARK) AND LOT 107, BLOCK 11 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE CLOUD COUNTRY HOME OWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS.

NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF UTILITY EASEMENT FOR ANY PURPOSE OTHER THAN THE DEDICATED DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS. THE USER OF THE UTILITY EASEMENT SHALL BE RESPONSIBLE FOR OBTAINING ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

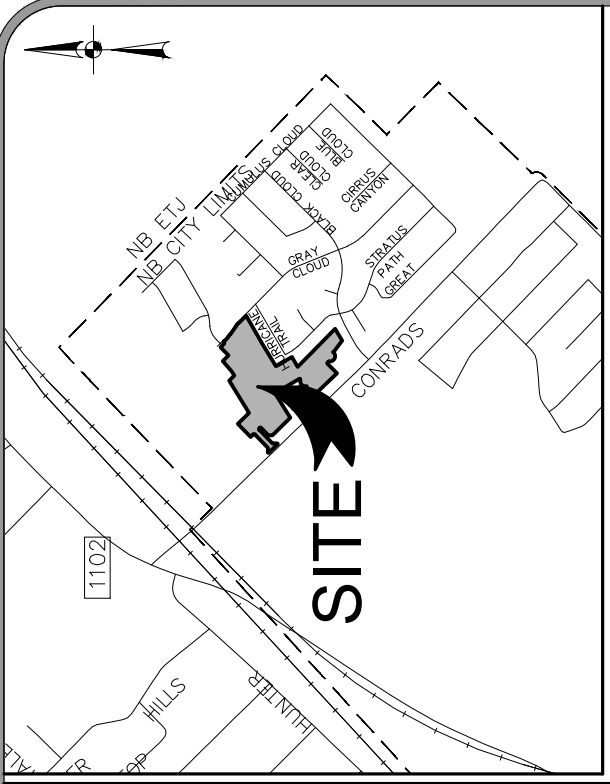
PLAT REVISED OCTOBER 30, 2020
PLAT REVISED SEPTEMBER 8, 2020
PLAT REVISED JULY 2, 2020
PLAT REVISED OCTOBER 19, 2019
PLAT REVISED SEPTEMBER 17, 2019
PLAT PREPARED AUGUST 19, 2019



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING CLOUD COUNTRY SUBDIVISION, UNIT EIGHT

BEING A 12.74 ACRE TRACT OF LAND OUT OF THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, BEING A PORTION OUT OF A CALLED 31.11 ACRE TRACT RECORDED IN DOCUMENT NO. 201906041434, AND BEING A PORTION OUT OF THE REMAINDER OF A CALLED 72.421 ACRE TRACT RECORDED IN DOCUMENT NO. 200206041209, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LINE TABLE					CURVE TABLE				
LINE #	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
L21	25.45'	N31°48'11"W	C1	23.57'	14.99'	090°04'57"	15.01'	21.22'	N00°39'10"E
L22	37.70'	S58°11'49"W	C2	12.24'	100.00'	007°00'37"	6.13'	12.23'	N41°43'09"W
L24	25.06'	S44°36'13"W	C3	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°36'13"W
L25	13.67'	S44°36'13"W	C4	38.65'	225.00'	009°50'35"	19.37'	38.61'	S50°19'04"E
			C5	30.06'	175.00'	009°50'35"	15.07'	30.03'	N50°19'04"W
			C6	129.87'	50.00'	148°49'27"	179.23'	96.32'	S67°47'18"E
			C7	13.62'	15.00'	052°01'12"	7.32'	13.16'	N19°23'10"W
			C8	95.94'	50.00'	109°56'41"	71.33'	81.89'	S43°16'43"W
			C9	12.38'	15.00'	047°18'02"	6.57'	12.03'	N74°36'02"E
			C10	6.15'	225.00'	001°33'58"	3.07'	6.15'	S51°44'00"W
			C11	23.56'	15.00'	089°58'38"	15.00'	21.21'	N89°21'10"W
			C12	22.24'	15.00'	084°57'25"	13.73'	20.26'	S86°49'53"E
			C13	19.65'	150.00'	007°30'24"	9.84'	19.64'	S54°26'37"W
			C14	23.56'	15.00'	090°00'00"	15.00'	21.21'	N13°11'49"E
			C15	11.19'	100.00'	006°24'39"	5.60'	11.18'	N35°00'31"W
			C16	16.78'	150.00'	006°24'39"	8.40'	16.78'	N35°00'31"W
			C17	23.56'	15.00'	090°00'00"	15.00'	21.21'	S76°48'11"E
			C18	77.11'	325.00'	01°35'36"	38.73'	76.92'	N51°24'01"E
			C19	88.97'	375.00'	01°35'36"	44.69'	88.76'	N51°24'01"E
			C20	12.37'	15.00'	047°14'19"	6.56'	12.02'	S34°34'39"W

CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING	CURVE	LENGTH	RADIUS
C21	142.72'	50.00'	163°32'56"	345.89'	98.97'	S87°16'02"E	C21	142.72'	50.00'
C22	10.17'	15.00'	038°51'36"	5.29'	9.98'	N24°55'22"W	C22	10.17'	15.00'
C23	45.57'	175.00'	014°55'10"	22.91'	45.44'	S52°03'48"W	C23	45.57'	175.00'
C24	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°23'47"E	C24	23.56'	15.00'
C25	13.62'	15.00'	052°01'12"	7.32'	13.16'	S71°24'23"E	C25	13.62'	15.00'
C26	247.87'	50.00'	284°02'25"	-39.04'	61.54'	N44°36'13"E	C26	247.87'	50.00'
C27	10.18'	15.00'	038°52'15"	5.29'	9.98'	N64°49'54"W	C27	10.18'	15.00'
C28	146.38'	50.00'	167°44'30"	465.62'	99.43'	S00°23'47"E	C28	146.38'	50.00'
C29	10.18'	15.00'	038°52'15"	5.29'	9.98'	N64°02'21"E	C29	10.18'	15.00'
C30	58.59'	225.00'	014°55'10"	29.46'	58.42'	S52°03'48"W	C30	58.59'	225.00'

APPROVED THIS THE _____ DAY OF _____, 20____,
BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN _____,

APPROVED FOR ACCEPTANCE _____

DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

DATE _____ NEW BRAUNFELS UTILITIES _____

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20____, AT _____ M.

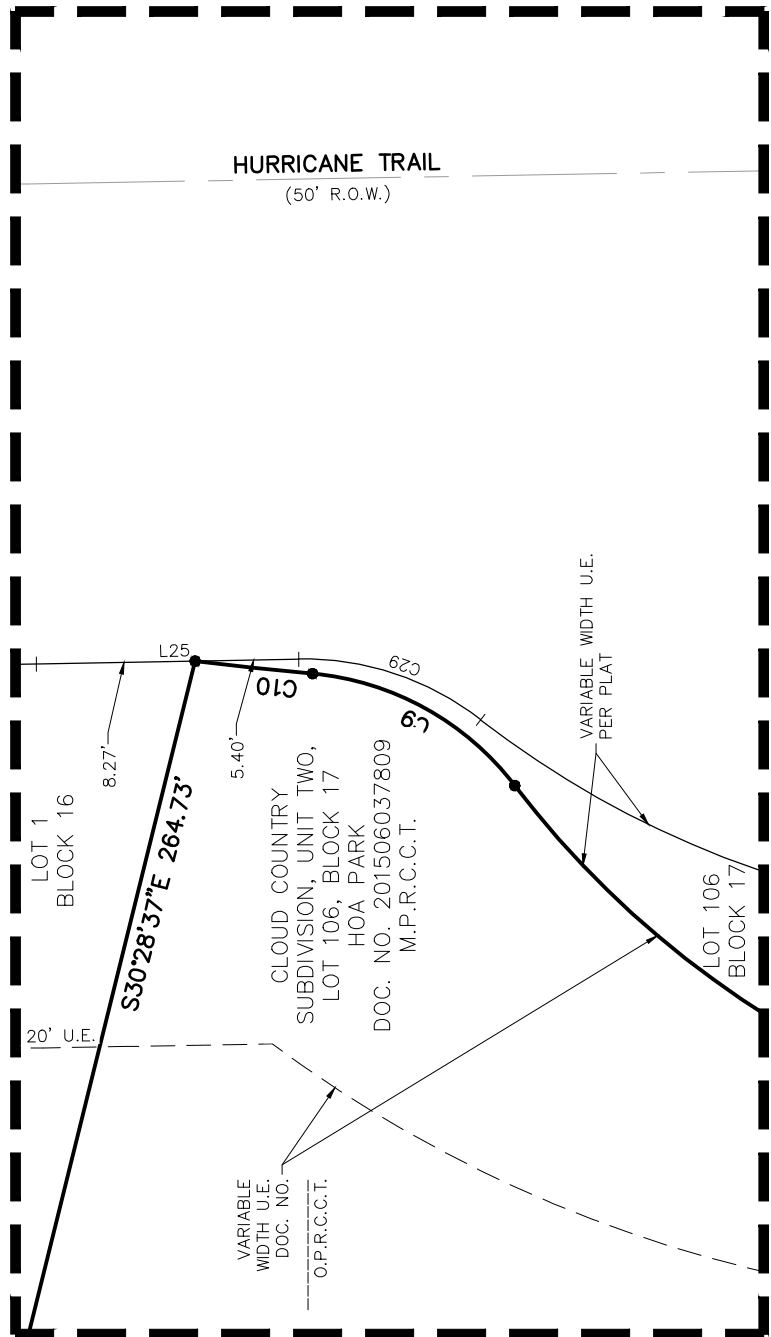
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

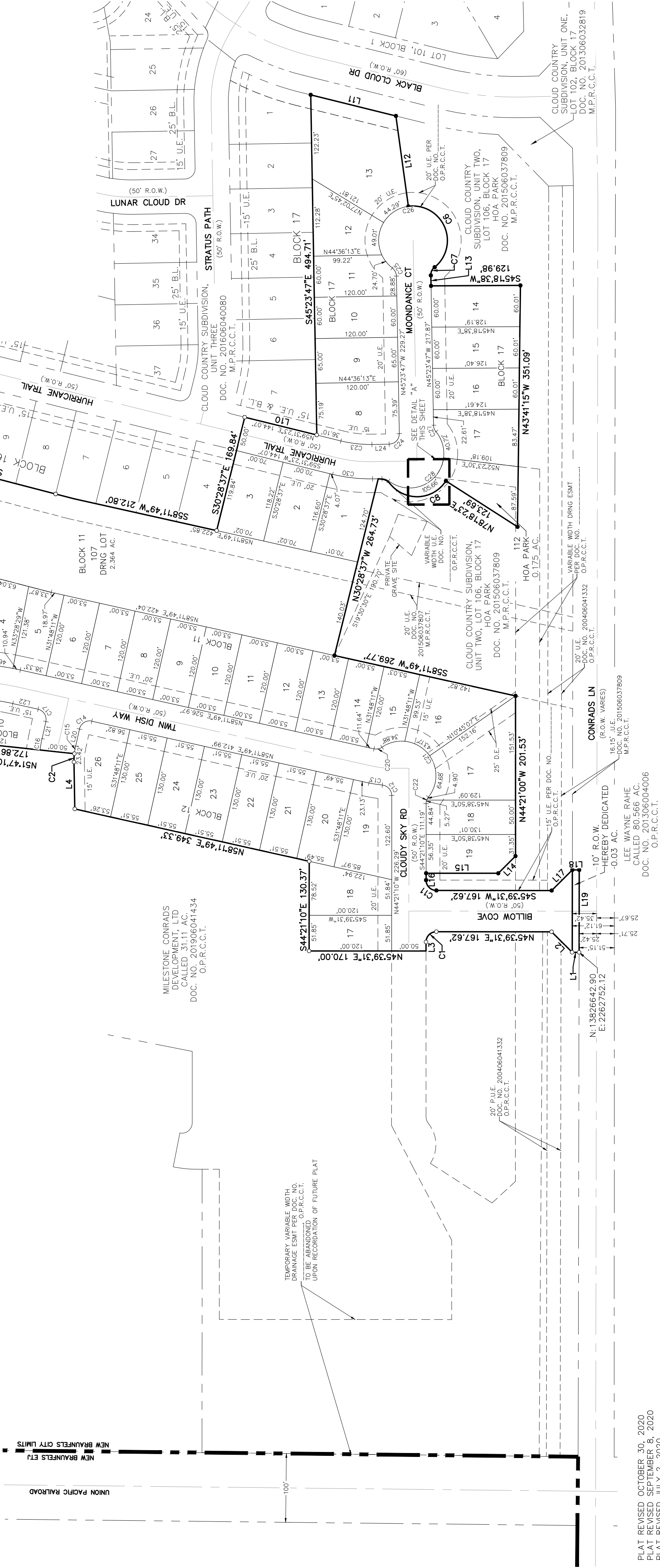
DEPUTY _____

FINAL PLAT ESTABLISHING
CLOUD COUNTRY SUBDIVISION,
UNIT EIGHT

BEING A 12.74 ACRE TRACT OUT OF THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, BEING A PORTION OUT OF A CALLED 31.11 ACRE TRACT RECORDED IN DOCUMENT NO. 201906041434, AND BEING A PORTION OUT OF THE REMAINDER OF A CALLED 72.421 ACRE TRACT RECORDED IN DOCUMENT NO. 200206041209, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



- LEGEND:
- = END 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



PLAT REVISED OCTOBER 30, 2020
PLAT REVISED SEPTEMBER 8, 2020
PLAT REVISED JULY 2, 2020
PLAT REVISED OCTOBER 19, 2019
PLAT REVISED SEPTEMBER 17, 2019
PLAT PREPARED AUGUST 19, 2019



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

10/6/2021

Agenda Item No. F)

PRESENTER:

Applicant: INK Civil (Shan Klar, P. E.)

Owner: SmithCo Development (Jim Smith)

SUBJECT:

FP21-0332 Approval of the final plat for SmithCo 35 and 306 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: City Council District 5

BACKGROUND INFORMATION:

Case #: FP21-0332

Owner: SmithCo Development
Jim Smith
1400 Post Oak, Suite 900
Houston, TX 77056
jim@smithcodevelopment.com

Applicant: INK Civil (Shane Klar, P. E.)
2021 SH 46 W, Suite 105
New Braunfels, TX 78132
(830) 358-7127 shaneklar@ink-civil.com

Case Manager: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

Description: Platting 18.763 acres into 5 commercial and multifamily residential lots

ISSUE:

The subject property is located within the City Limits of New Braunfels in Comal County on the northwest corner of the intersection of IH 35 and FM 306, is zoned "C-1B AH" General Business District, Airport Hazard Overlay District and "MU-B AH" High Intensity Mixed Use District, Airport Hazard Overlay and is currently undeveloped. The plat proposes 5 commercial/multifamily residential lots on 18.763 acres.

Drainage:

The Public Works Department reviewed project drainage with the Letter of Certification process as required by Section 118-51e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage

Utility Systems and the drainage and Erosion Control and Design Manual. The proposed subdivision has drainage easements for stormwater conveyance within detention ponds and channels, however, a proposed channel within Lot 5 is missing a drainage easement and will need to be shown on the plat prior to recordation. Drainage plans specific to the development of each individual lot will be reviewed at the time of building permit.

No portion of the subject property is within the 100-year floodplain.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Utility Easements will be required to be added to the plat prior to plat recordation.

Transportation:

Regional Transportation Plan:

The plat is in compliance with the Regional Transportation Plan. FM 306 is designated as a 150-foot wide Major Arterial with an existing right-of-way width of 120 feet. A 15-foot right-of-way dedication for FM 306 will occur with the recordation of this plat. No additional right-of-way is required along the existing IH 35 Access Road.

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:

Six-foot wide sidewalks exist along FM 306 and will be constructed by the developer of each lot at the time of building construction adjacent to the IH 35 Access Road.

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 2018 Parkland Dedication and Development Ordinance. This subdivision is proposed for non-residential and multifamily residential use and is not proposing any parkland dedication or improvements. Should the property be developed with residential units, the owners of the property will be required to comply with the ordinance prior to building permit issuance through the payment of park land dedication and development fees for each dwelling unit.

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. Add a "Block 1" label to the plat. (*CONB 118-29(b)(3)*)
2. The bearings and distances of the boundary survey must be referenced to a known monument. (*NBCO 118-29(b)(1)*)
3. Add the following note to the plat: "No structures, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on this plat. No landscaping, fences, or other type of modifications which alter the cross sections of the drainage easements or decrease the hydraulic capacity of the easements, as approved, shall be allowed without the approval of the City Engineer. The City of New Braunfels (and County) shall have the right of ingress and egress over grantor's adjacent property to remove any obstructions placed within the limits of said drainage easements and to make any modifications or improvements within said drainage easements". (*NBCO 118-24(15)*)
4. Add the following note to the plat: "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. Add a note to the plat stating: "There is an existing six (6) foot wide sidewalk adjacent to FM 306. Six (6) foot wide sidewalks will be constructed per City standards adjacent the IH 35 Access Road by the owner/builder of each lot at the time of building construction." (*NBCO 118-49(a)(1)*)
6. Provide a drainage easement for the proposed channel on the northern part of Lot 5. (*NBCO 118-51(e)(2)*)
7. Add a plat note stating: "All drainage easements within the lots shall be owned and maintained by the property owner." (*NBCO 118-24(15)*)
8. Revise the boundary of the right-of-way dedication from a dashed line to a solid line. (*NBCO 118-24(6)*)
9. Revise plat note #4 to indicate the proposed use of the subdivision is "commercial and or multifamily residential" rather than "single family residential". (*NBCO 118-24(15)*)
10. Revise plat note #5 to indicate "5 lots" rather than "53" and "52" lots. (*NBCO 118-24(15)*)
11. Revise plat note #8 to state: "No portion of the subdivision is located within the existing Special Flood Hazard Zone A, 100-year flood boundary, according to the adopted flood maps of the City of New Braunfels, as defined by the Comal County, Texas, Flood Insurance Rate Map Number 4891C0455F, Effective date September 2, 2009 as prepared by the Federal Emergency Management Agency.". (*NBCO 118-30(j)*)
12. Show and label the shared emergency access easement(s) on the plat. (*NBCO 118-24(15)*)
13. Show and label the center line and dimension of adjacent rights-of-way. (*NBCO 118-118-29(b)(2)*)
14. Show boundaries of interior lots with solid lines rather than dashed lines. (*NBCO 118-29(b)(3)*)

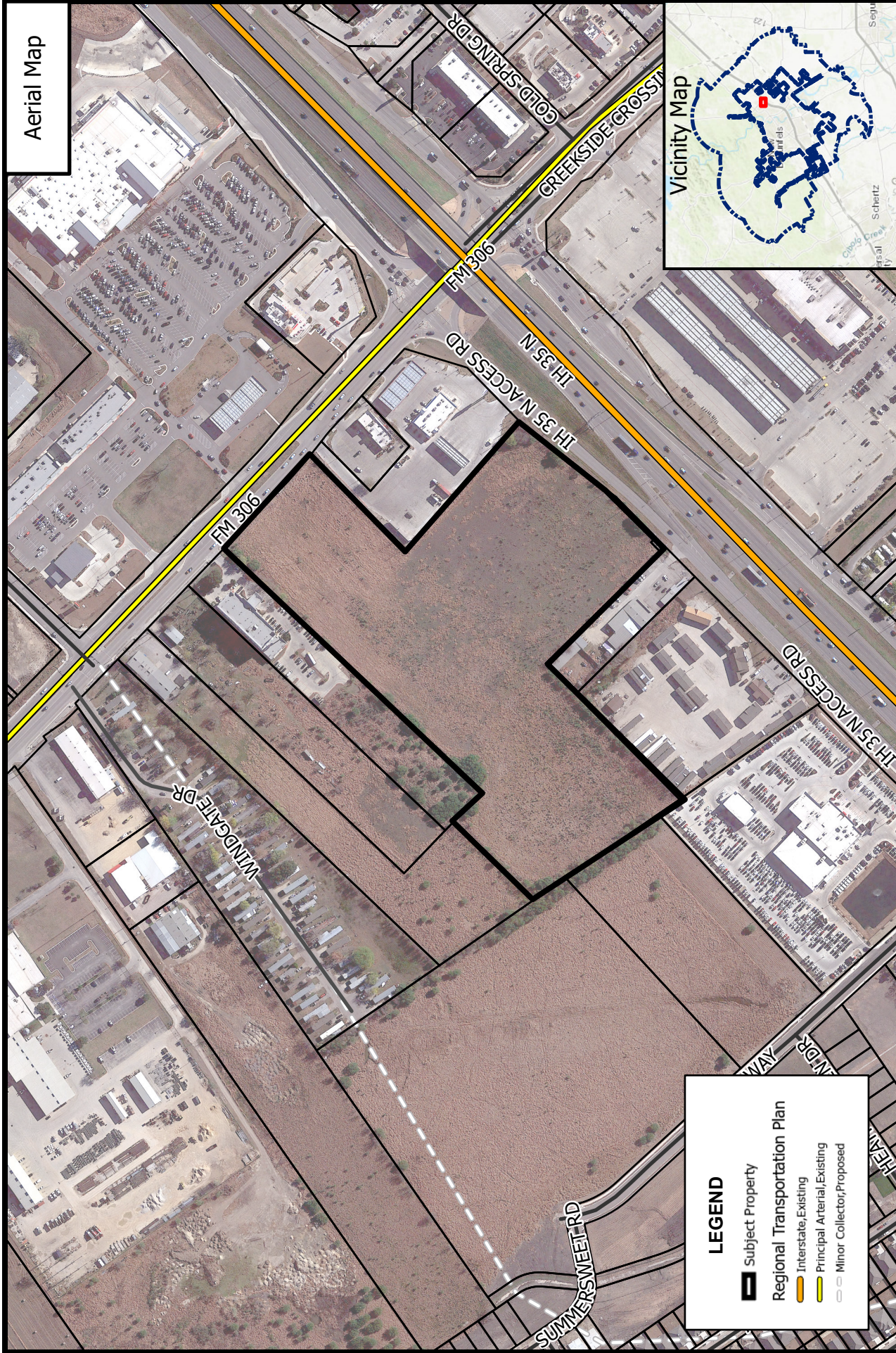
15. Revise plat note #6 to state: "This subdivision is subject to the 2018 City of New Braunfels Park Land Dedication and Development Ordinance. No residential dwelling units are included with this plat. At such time that any residential dwelling units are constructed within this subdivision, the owner of the lot(s) shall notify the City of New Braunfels and comply with the ordinance for each dwelling unit." *(NBCO 118-24(15))*
16. Remove plat note #10 as it does not apply to this subdivision. *(NBCO 118-24(15))*
17. Add a 20-foot wide Utility Easement adjacent to FM 306 outside of the 15-foot right-of-way dedication. *(NBCO 118-51(a))*
18. Add a 20-foot wide Utility Easement adjacent to the IH 35 Access Road. *(NBCO 118-51(a))*
19. Add a 10-foot wide Aerial Easement (overhang & clearance) around Lot 7-A, Block 1, Phillips Properties Subdivision. *(NBCO 118-51(a))*
20. Label and dimension the easement shown along the northwest boundary of Lots 4 and 5. *(CONB 118-29(b)(3))*
21. Show and label the shared access easement(s) or provide a note indicating that all lots shall provide vehicular, emergency and pedestrian access across all lots to and from both FM 306 and IH 35 Access Road in non-restrictive and safe manner. *(NBCO 118-24(15))*
22. If individual access easements are shown on the plat, add a plat note stating which lot owners are authorized to utilize the access easement(s). Access must meet Fire Code access standards. *(NBCO 118-24(15))*
23. Remove references to Moeller & Associates on the plat and update with INK Civil company information. *(NBCO 118-24(2))*
24. Add a note to the plat stating: "All lots within the subdivision will be provided water, sewer and electric service by New Braunfels Utilities" and also include in the note who will be providing telephone and cable services. If gas is provided, add the gas utility provider to the note as well. *(NBCO 118-24(15))*
25. Show and label the boundaries of the MU-B and C-3 Zoning Districts. *(CONB 118-24(11))*

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 2122, 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



Aerial Map

Vicinity Map

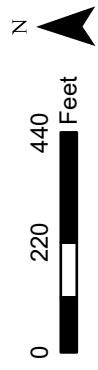
LEGEND

- Subject Property
- Regional Transportation Plan
- Interstate, Existing
- Principal Arterial, Existing
- Minor Collector, Proposed



FP21-0332
Final Plat - SmithCo 35 and 306 Subdivision

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



TXDOT NOTES:

1.

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2.

THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE INTO AREAS OF ROW RESERVATION OR DEDICATION FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3.

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S ACCESS MANAGEMENT MANUAL. LOTS 1, 2 AND 3 WILL NOT HAVE DIRECT ACCESS TO THE STATE HIGHWAY SYSTEM. LOT 4 IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/OUT ONLY DRIVEWAY BASED ON AN APPROXIMATE FRONTAGE OF 264 FEET. LOT 5 IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/OUT ACCESS POINT BASED ON AN APPROXIMATE FRONTAGE OF 40 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED EASEMENTS, ADJACENT DEVELOPMENTS, AND OTHER FACTORS. DESIGN CONSTRAINTS, THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4.

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMITS SHALL BE OBTAINED BY TXDOT PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5.

ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SMITHCO 35 AND 306 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS; AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

OWNER:
SMITHCO
1400 WEST OAK SUITE 900
HOUSTON, TX 77056

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF _____ 20____

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
DREW A. MAWYER, LAND SURVEYING, INC.
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #01915000

MOELLER

& ASSOCIATES

Engineering Solutions

2021 SH 46W, Ste. 105
New Braunfels, TX 78132
p h : (8 3 0) 3 5 8 - 7 1 2 7
www.ma-tx.com TBPE FIRM F-13351

- LEGEND:
- P.O.B.

B.L.

D.E.

U.E.

R.O.W.

O.S.
- = POINT OF BEGINNING

= BUILDING SETBACK LINE

= DRAINAGE EASEMENT

= UTILITY EASEMENT

= RIGHT-OF-WAY

= OPEN SPACE LOT

= PAGE MATCHLINE

= 1/4" CORNER PLISET

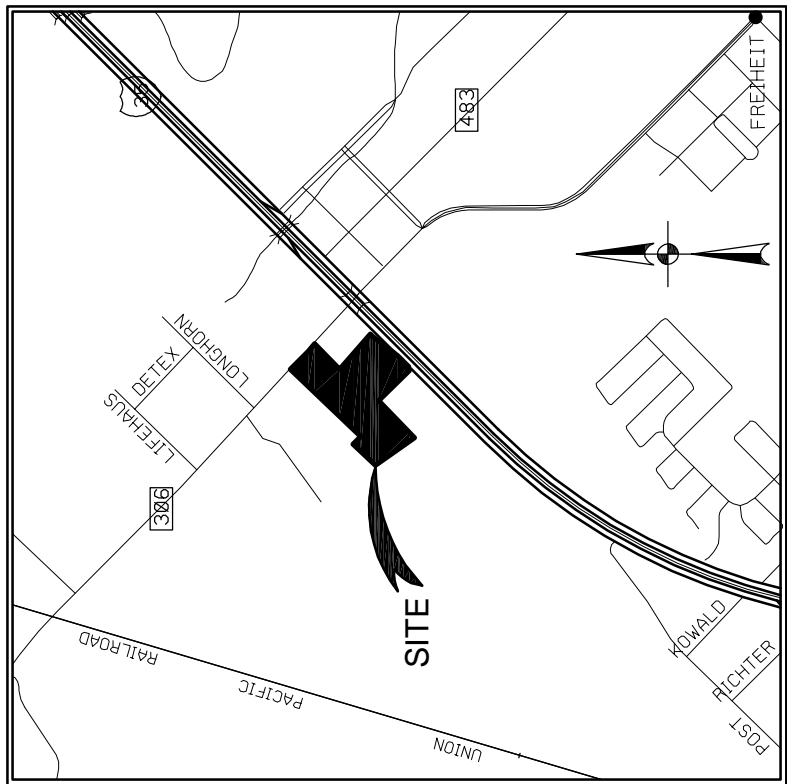
= IRON PIN FOUND

= TXDOT MONUMENT FOUND

SMITHCO 35 AND 306 SUBDIVISION

FINAL PLAT ESTABLISHING

BEING AN 18.763 ACRE TRACT OF LAND SITUATED IN THE H. FOSTER SURVEY NO. 34, ABSTRACT NO. 154, IN COMAL COUNTY, TEXAS, BEING ALL OF THE REMAINING PORTION OF A CALLED 22.89 ACRE TRACT OF LAND (TRACT 18), AS CONVEYED TO THE ESTATE OF HANNO GUENTHER, DECEASED, AND RECORDED IN VOLUME 795, PAGE 211, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP

SCALE: 1"=2,000'

- PROPERTY OWNER, ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE ORDINANCES, RULES, REGULATIONS, AND ORDINANCES OF THE CITY OF NEW BRAUNFELS. THE PROPERTY OWNER MUST OBTAIN IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

APPROVED THIS THE ____ DAY OF _____, 20____ BY THE
PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR

DATE _____ CITY ENGINEER

DATE _____ NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
FILED FOR RECORD IN THE ____ MAP AND PLAT RECORDS, DOC# _____ OF
COMAL COUNTY ON THE ____ DAY OF _____, 20____ AT _____ M.
WITNESS MY HAND OFFICIAL SEAL, THIS THE ____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

10/6/2021

Agenda Item No. A)

PRESENTER:

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

Owner: New Braunfels Utilities - Jennifer Cain

SUBJECT:

SUP21-118 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 71.3 acres out of the W. Mockford Survey No. 285, located at the southwest terminus of Westpointe Drive, from "APD" Agricultural/Pre-Development to "C-1B" General Business District with a Special Use Permit to allow unscreened outdoor storage.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 3**BACKGROUND INFORMATION:**

Case #: SUP21-118

Applicant: HMT Engineering and Surveying
Chris Van Heerde, P.E.
290 S. Castell Avenue, Suite 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Owner: New Braunfels Utilities (NBU)
263 Main Plaza
New Braunfels, TX 78130
(830) 629-8416 jcain@nbutexas.com

Staff Contact: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

On September 6, 2021, the Planning Commission postponed the public hearing and consideration of the applicant's requested rezoning to allow for a nearby apartment complex to complete and present a traffic study on the proposed use (8-0). The applicant has indicated that additional information related to traffic impacts of the proposed development is being collected and will be provided to the City for review and approval when complete. No additional data has been submitted to the City at this time.

The approximately 70-acre tract is located at the southwestern terminus of Westpointe Drive. The subject property is bordered by the city limits to the northeast and southwest and is also adjacent the Estates at Stone Crossing residential development to the southeast. The southern portion of the property is currently improved with water storage, processing facilities and well sites with most of the property being undeveloped.

The applicant's proposed zone change with a Type 1 Special Use Permit (SUP) for unscreened outdoor storage would allow for the intended development of the subject property as the NBU headquarters building,

maintenance building and materials yard.

The applicant has indicated the SUP request will provide for relief from the requirement to construct a fence/wall along the portion of the property boundary where outdoor storage is planned to be located. The developer's plans include large storage areas that are separated from future/proposed roadways as much as possible where native vegetation will be maintained for screening to the extent possible.

Surrounding Zoning and Land Use:

North - APD / Undeveloped (NBISD property)

South - R-1A-6.6 / Single family residences (Estates at Stone Crossing)

East - Outside City Limits / Undeveloped (approved master plan for Lark Canyon with intended single family and multifamily residences)

West - Outside City Limits / Undeveloped (Cemex Quarry property)

ISSUE:

The subject property is currently zoned APD; a zoning district that is intended for newly annexed areas, agricultural, farm and ranch uses and for areas where development is premature because of lack of utilities, capacity, or service, or where ultimate use has not been determined.

The proposed C-1B district is intended for development of a broad range of retail, office and professional services located along or at the intersection of collectors or thoroughfares.

The proposed rezoning is consistent with the following actions from Envision New Braunfels:

- *Action 1.3:* Encourage balanced and fiscally responsible land use patterns.
- *Action 3.22:* Encourage venues within walking distance of neighborhoods and schools.
- *Action 5.11:* Engender opportunities for new partnerships with neighboring and nearby entities that expand capacity.
- *Action 6.5:* Utilize public/ private partnerships to guide growth and investment.
- *Action 8.2:* Leverage city/ community/ private partners (e.g. school system, developers, private industry, etc.) to plan for future community growth.

The property is situated in the Hoffmann Lane Sub-Area, near a Transitional Mixed-Use Corridor and is close to Existing Civic, Outdoor Recreation and Education Centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. C-1B would provide an opportunity for relocation of the NBU Headquarters to an accessible and centralized location within the NBU service area. It is recommended that all outdoor storage is setback a minimum of 50 feet from any property boundary.

Notification as required by state statute:

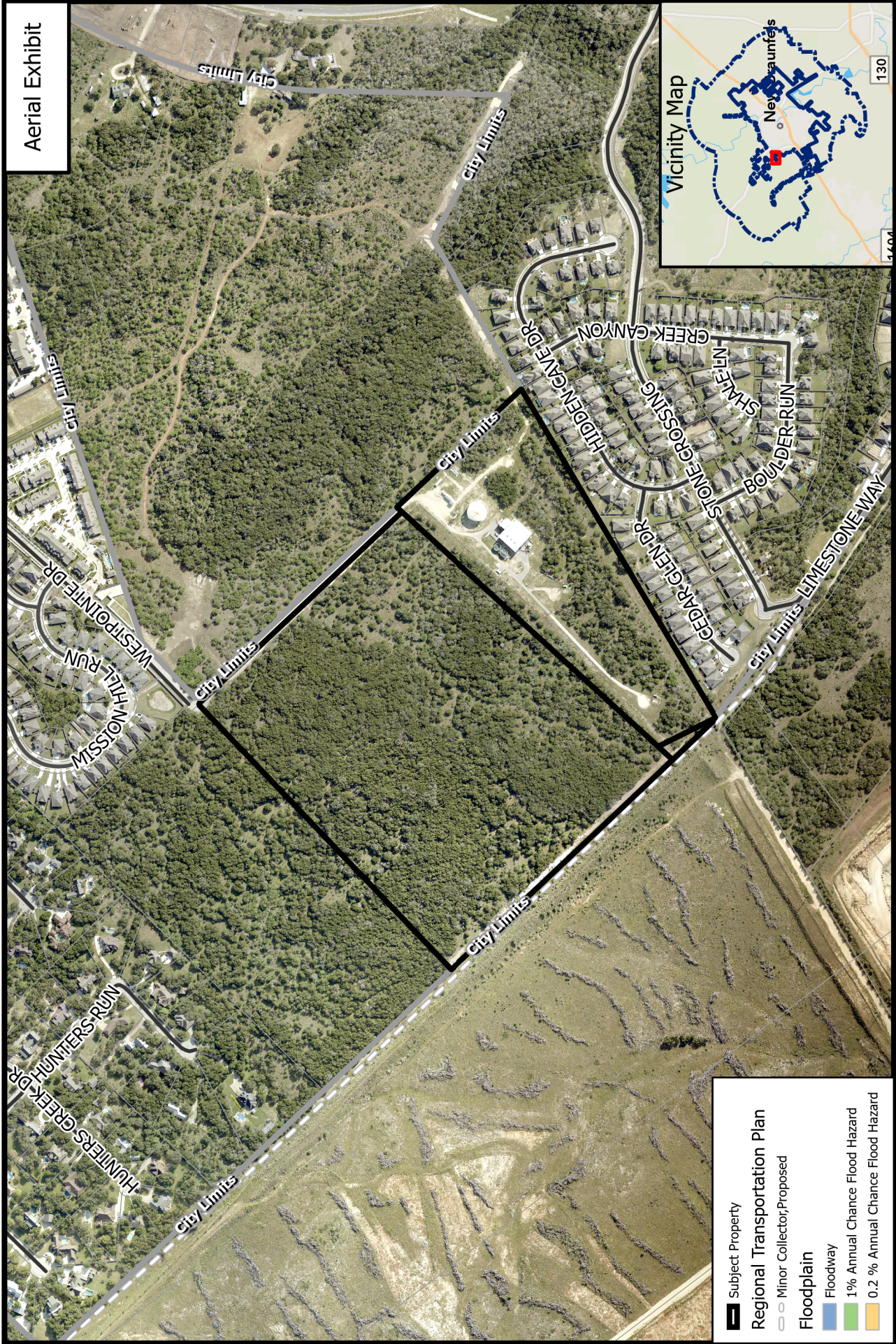
Public hearing notices were sent to owners of 52 properties within 200 feet of the request. The City has received one response in objection (#51) from owners of property within the notification area and three responses from owners of property outside of the notification area.

Resource Links:

-
- Chapter 144, Section 3.4-1. “*APD*” *Agricultural/Pre-Development District* of the City’s Code of Ordinances:
<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987>
 - Chapter 144, Section 3.4-13. “*C-1B*” *General Business District* of the City’s Code of Ordinances:
<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987>
 - Chapter 144, Section 3.6 (SUP) of the City’s Code of Ordinances:
<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.6SPUSPE>

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing Land Use, Future Land Use Plan)
3. District Comparison Chart
4. Traffic Impact Analysis (TIA) Worksheet
5. Notification List, Map and Responses



SUP21-118 **SUP for outside storage in C-1B**

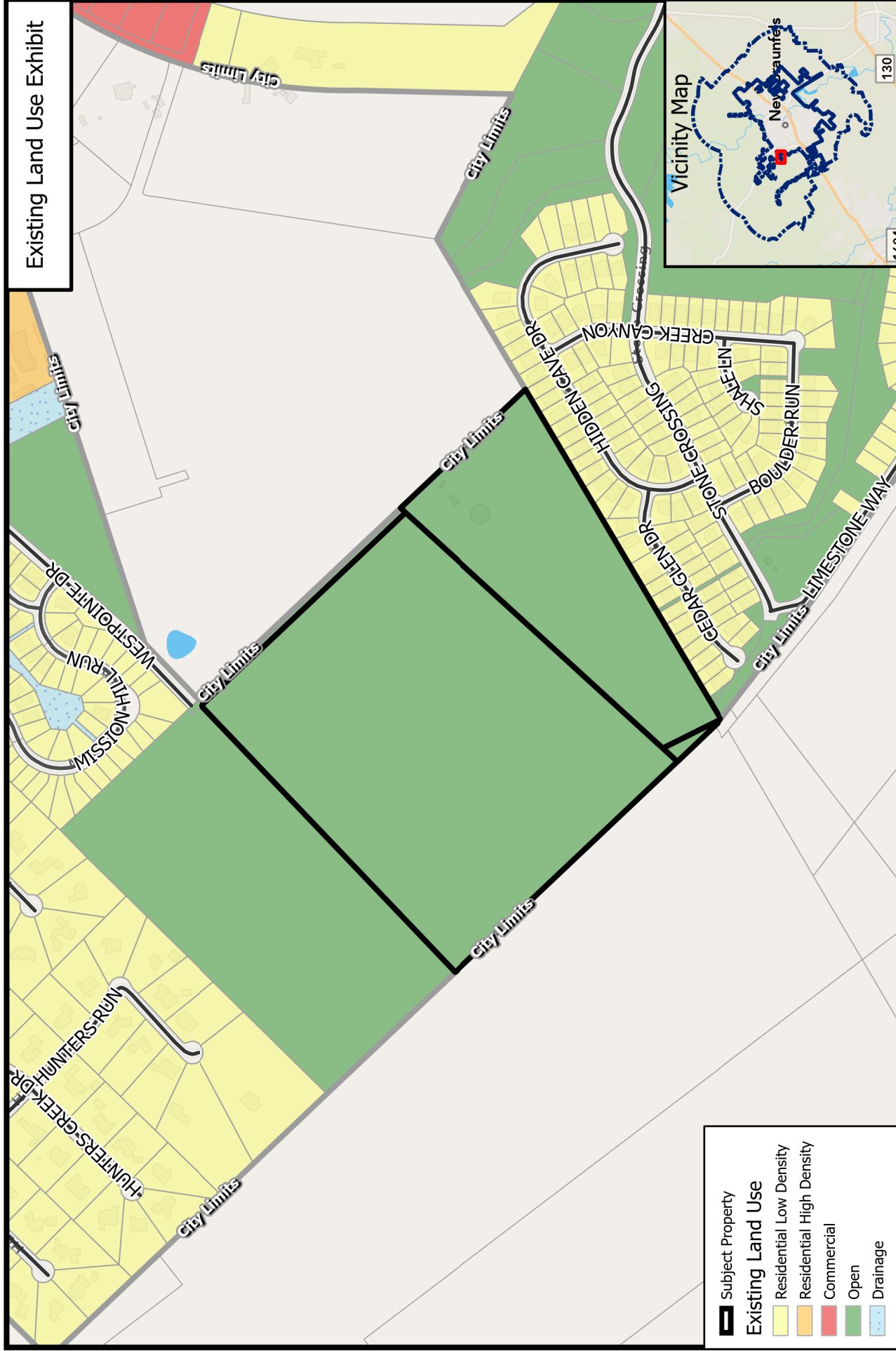


SUP21-118 **SUP for outside storage in C-1B**

Source: City of New Braunfels Planning
Date: 8/23/2021



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SUP21-118 SUP for outside storage in C-1B



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Source: City of New Braunfels Planning
Date: 8/23/2021



A SPECIAL PLACE BY DESIGN

- 69

	Existing	Proposed
	APD	C-1B
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot, no kitchen)	P	
Accounting, auditing, bookkeeping, and tax preparations		P
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
All-terrain vehicle (ATV) dealer/sales		P
Ambulance service (private)		P
Amphitheaters (outdoor live performances)		P
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		P
Amusement services or venues (outdoors)		P
Animal grooming shop		P
Answering and message services		P
Antique shop		P
Appliance repair		P
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		P
Assisted living facility/retirement home		P
Athletic fields		P
Auction sales (non-vehicle)		P
Auto body repair, garages (see section 144-5.11)		P
Auto glass repair/tinting (see section 144-5.11)		P
Auto interior shop/upholstery (see section 144-5.11)		P
Auto leasing		P
Auto muffler shop (see section 144-5.11)		P
Auto or trailer sales rooms or yards (see section 144-5.12)		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P
Auto paint shop		P
Auto repair as an accessory use to retail sales		P
Auto repair garage (general) (see section 144-5.11)		P
Auto supply store for new and factory rebuilt parts		P
Auto tire repair/sales (indoor)		P
Automobile driving school (including defensive driving)		P
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		P
Barber/beauty college (barber or cosmetology school or college)		P
Barber/beauty shop, haircutting (non-college)		P
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		P
Bed and breakfast inn (see section 144-5.6)		P

	Existing	Proposed
	APD	C-1B
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		P
Book binding		P
Book store		P
Bowling alley/center (see section 144-5.13)		P
Broadcast station (with tower) (see section 144-5.7)		P
Bus barns or lots		P
Bus passenger stations		P
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Car wash (self-service; automated)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		P
Carpet cleaning establishments		P
Caterer		P
Cemetery and/or mausoleum	P	P
Check cashing service		P
Child day care/children's nursery (business)		P
Church/place of religious assembly	P	P
Civic/conference center and facilities		P
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		P
Coffee shop		P
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair		P
Community home (see definition)	P	P
Computer and electronic sales		P
Computer repair		P
Confectionery store (retail)		P
Consignment shop		P
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		P
Convenience store without gas sales		P
Country club (private)	P	P
Credit agency		P
Curio shops		P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		P
Day camp		P
Department store		P

	Existing	Proposed
	APD	C-1B
Drapery shop/blind shop		P
Driving range		P
Drug store/pharmacy		P
Electrical repair shop		P
Electrical substation		P
Exterminator service		P
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)	P	P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		P
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		P
Florist		P
Flour mills, feed mills, and grain processing	P	
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P
Fraternal organization/civic club (private club)		P
Frozen food storage for individual or family use		P
Funeral home/mortuary		P
Furniture sales (indoor)		P
Garden shops and greenhouses		P
Golf course (public or private)	P	P
Golf course (miniature)		P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator	P	
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		P
Hay, grain, and/or feed sales (wholesale)	P	
Health club (physical fitness; indoors only)		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		P
Hospice		P
Hospital, general (acute care/chronic care)		P
Hospital, rehabilitation		P
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		P
Ice delivery stations (for storage and sale of ice at retail only)		P
Kiosk (providing a retail service)		P
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		P

	Existing	Proposed
	APD	C-1B
Laundry/dry cleaning (drop off/pick up)		P
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Limousine/taxi service		P
Livestock sales/auction	P	
Locksmith		P
Maintenance/janitorial service		P
Major appliance sales (indoor)		P
Martial arts school		P
Medical supplies and equipment		P
Micro brewery (onsite mfg. and/or sales)		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P
Mini-warehouse/self-storage units with outside boat and RV storage		P
Motion picture studio, commercial film		P
Motion picture theater (indoors)		P
Motion picture theater (outdoors, drive-in)		P
Motorcycle dealer (primarily new/repair)		P
Moving storage company		P
Museum		P
Needlework shop		P
Nursing/convalescent home/sanitarium		P
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
One-family dwelling, detached	P	
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P
Parking structure/public garage		P
Pawn shop		P
Personal watercraft sales (primarily new/repair)		P
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		P
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P

	Existing	Proposed
	APD	C-1B
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)		P
Plumbing shop		P
Portable building sales		P
Public recreation/services building for public park/playground areas		P
Publishing/printing company (e.g., newspaper)		P
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair		P
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		P
Refreshment/beverage stand		P
Research lab (non-hazardous)		P
Restaurant/prepared food sales		P
Restaurant with drive-through service		P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		P
Retirement home/home for the aged		P
Rodeo grounds	P	
RV park		P
RV/travel trailer sales		P
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		P
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		P
Shopping center		P
Sign manufacturing/painting plant		P
Single-family industrialized home (see section 144-5.8)	P	
Specialty shops in support of project guests and tourists		P
Stables (as a business) (see chapter 6)	P	
Stables (private, accessory use) (see chapter 6)	P	
Storage—Exterior storage for boats and recreational vehicles		P
Studio for radio or television, without tower (see zoning district for tower authorization)		P
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P
Tailor shop (see home occupation)		P
Tattoo or body piercing studio		P
Taxidermist		P
Telemarketing agency		P
Telephone exchange buildings (office only)		P

	Existing	Proposed
	APD	C-1B
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		P
Tool rental		P
Travel agency		P
University or college (public or private)		P
Upholstery shop (non-auto)		P
Used or second hand merchandise/furniture store		P
Vacuum cleaner sales and repair		P
Vehicle storage facility		P
Veterinary hospital (no outside animal runs or kennels)		P
Video rental/sales		P
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Wholesale sales offices and sample rooms		P
Woodworking shop (ornamental)		P

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
 Note: The Code provides the *minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.*

Section 1: General Information

Project Name: New Braunfels Utilities Campus		Date: 03/22/2021	
Subdivision Plat Name: New Braunfels Utilities Campus			
Location? <input checked="" type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	<input checked="" type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County	
Owner Name: Dean Watson		Owner Email: dwatson@nbutexas.com	
Owner Address: 355 FM 306, New Braunfels, TX 78130		Owner Phone: (830) 608-8991	
Preparer Company: Lee Engineering, LLC			
Preparer Name: James Robertson, PhD, P.E., PTOE, RSP2IB		Preparer Email: jrobertson@lee-eng.com	
Preparer Address: 8122 Datapoint Drive, Suite 1005, San Antonio, TX 78229		Preparer Phone: (210) 625-7418	
TIA scoping meeting with City Engineering <input checked="" type="checkbox"/> Yes. Date: 02/26/2021		TIA Worksheet/Report approved with <input checked="" type="checkbox"/> No. Complete Page 1 only.	
Division staff? (required for reports) <input type="checkbox"/> No.		previous zoning, plan, plat or permit? <input type="checkbox"/> Yes. Complete Pages 1 and 2.	
Application Type or Reason for TIA Worksheet/Report			
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other			
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)			
<input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)			
<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips) <input checked="" type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips) <input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)			

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
1	Government Office Building	730	1000 Sq Ft GFA	50	AM	3.34	1.71	NA	22.59	167	86	NA	1,130
1	Utility	170	1000 Sq Ft GFA	57	AM	2.31	2.27	NA	13.24	132	130	NA	755
2	Elementary School	520	1000 Sq Ft GFA	100	AM	6.97	1.37	NA	19.52	697	137	NA	1,952
Total from additional tabulation sheet (if necessary):										NA	NA	NA	NA
Total:										996	353	NA	3,837

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by:	Date:
	<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.

Section 3: Previously Approved TIA Worksheet/Report

Project Name:	
Preparer Company:	
Preparer Name:	
Date:	
Type:	<input type="checkbox"/> TIA Worksheet Only <input type="checkbox"/> Level 1 TIA Report <input type="checkbox"/> Level 2 TIA Report <input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Units)

[illegible]

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

³Specify current *approved* status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	Wkd Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in Peak Hour Trips (PHT) over 100?	<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.			

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Unit	Total PHT
1.		
2.		
3.		
4.		
5.		
6.		

PLANNING COMMISSION – SEPTEMBER 8, 2021 – 6:00PM

Zoom & City Hall Council Chambers

Applicant/Owner: HMT Engineering & Surveying (Chris Van Heerde), agent for New Braunfels Utilities

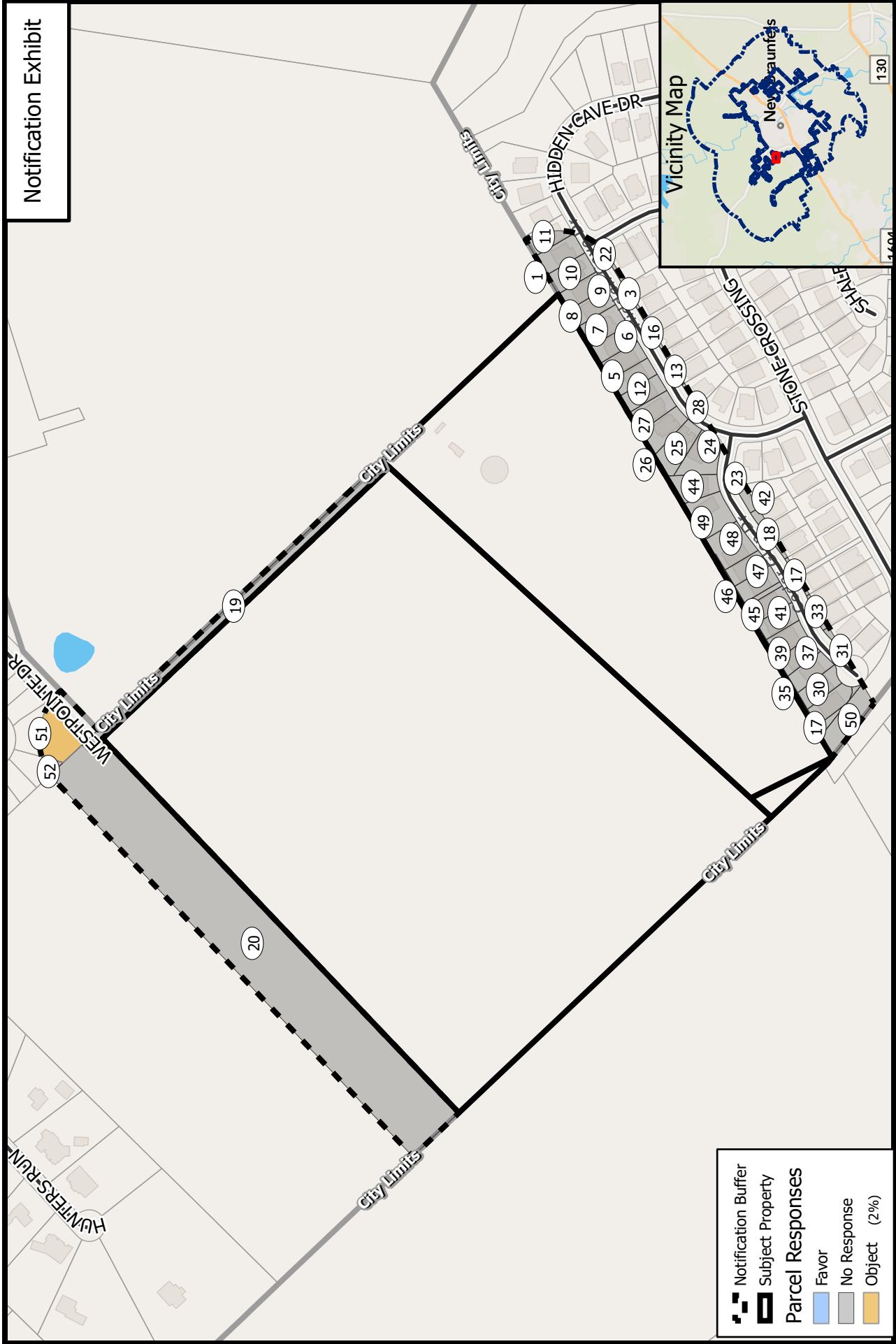
Address/Location: approximately 71.3 acres located at the southwest terminus of Westpointe Drive

PROPOSED SPECIAL USE PERMIT – CASE #SUP21-118

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|-----------------------------------------|----------------------------------------------------------|
| 1. LEITGEN KATHRYN E & ROBERT F JR | 28. HARRINGTON THOMAS |
| 2. CORYELL MARCI W & DONALD B II | 29. SIMONI DUSTIN A |
| 3. DALEY PAUL L & MARY S REYNOLDS-DALEY | 30. PENA FRANCISCO C & NAOMI V |
| 4. MOEHRIG JACOB & KAYLYN | 31. GARCIA EUGENIO JR |
| 5. SHARP GRACE A | 32. SONNEN MARK C |
| 6. NGUYEN TRACY | 33. RUDY RUSSELL W & FRANCES |
| 7. FOX JAMES D & MARILYN | 34. PROPERTY OWNER |
| 8. DYSKA NATHAN P & LETICIA P | 35. PIGUE ROY A & CHARMAINE M |
| 9. VAUGHN WHITNEY L | 36. WALLACE DARRELL D & JESSICA R |
| 10. HOLGUIN KEITH H & ANNA M | 37. RUCKER LAURENCE K & PATRICIA A |
| 11. VARGAS JOSE ALBERTO | 38. BOSTICK NATHAN & STEPHANIE |
| 12. ANDERSON CHAD W & MARY J | 39. KEEL MICHAEL R & CHONG A |
| 13. BILLINGS DON M & DIANA | 40. BAKER ANDREW J & SARAH C |
| 14. SANDS MICHAEL J & CARMILA V | 41. DONNELL JONATHAN K & CARRIE |
| 15. PIERCE JAMES C & PATRICIA | 42. LOYA KATHRYN J & ANTHONY R STONE |
| 16. HARWOOD THOMAS M & MICHELLE A | 43. FRENCH NICHOLAS & KAYLA |
| 17. ESTATES AT STONE CROSSING HOA INC | 44. OLIVE AMIRA J & ANDREW L |
| 18. DAHLEN SARA J | 45. RHEINLAENDER MARVIN & JANE |
| 19. NEW BRAUNFELS UTILITIES | 46. MARTIN TREVOR R & STACY L |
| 20. NEW BRAUNFELS I S D | 47. SHUFFIELD DARRON S & DEANNA L |
| 21. ADKINS JOSEPH S & SHANNYN L | 48. MITTLEMAN MICHELLE SYLVIA |
| 22. MEDELLIN JOSE M & ROSA M | 49. PAULES JEFFREY W & LYNNAE A |
| 23. PATTERSON AMANDA C | 50. ESTATES AT STONE CROSSING LTD |
| 24. PERKINS JONDYLE & JANNETTE | 51. ENCLAVE AT WESTPOINTE VILLAGE UNITS 2
& 3 HOA INC |
| 25. DOMBROSKI GERALD F & ELIZABETH M | 52. WEATHERTON GAYLE L |
| 26. DUNAHOO RICKEY & SELMA | |
| 27. BAILEY BLAKE & JENNIFER | |

SEE MAP



Notification Exhibit



SUP21-118 **NBU Headquarters**



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Source: City of New Braunfels Planning
 Date: 8/25/2021

THE ENCLAVE at Westpointe VILLAGE

The Enclave at Westpointe Village HOA, Inc. (EWPVU1)
& The Enclave at Westpointe Village Units 2 and 3 HOA, Inc. (EWPVU2&3)
903 Enclave Trail
New Braunfels, Texas 78132
board.of.directors@theenclavehoa.org (EWPVU2&3)

April 16, 2021

Dear Mr. Looney,

As the only existing residential, single-family home community on Westpointe Drive, we are very concerned with the proposed NBU Headquarters Facility and its negative impact on our relaxed and tranquil setting. Our two HOA's represent all 133 homeowners indigenous on Westpointe Drive.

The addition of Lark Canyon subdivision with its proposed 355 home sites is already going to add hundreds of vehicles on Westpointe Drive with commuters, delivery trucks, USPS carriers, and school busses. NBU's presentation depicts that tract of land as "undeveloped" even though clearing is ongoing and it's more developed than NBU's property. Lark Canyon subdivision cannot be ignored by NBU or any analysis of traffic on Westpointe Drive. The traffic impact of the Lark Canyon subdivision is huge.

On the evening of April 14th, 2021, Mr. Ian Taylor, NBU CEO, introduced our community to the NBU Headquarters Facility proposal for the first time. As much as we understand NBU's necessity to relocate, the noise, traffic, and visual aesthetics of this proposal are inconsistent with our neighborhood environment. Mr. Taylor spoke of the current 270 employees this facility will accommodate but failed to mention the "campus" is also being developed for company growth of 400+ employees in 2030. Added to the commuter traffic, NBU wants to incorporate a bat cave community attraction, a drive-thru bill payment facility, deliveries for the utility business, deliveries for the large company cafeteria, large conference facilities, and their own fleet of utility vehicles all running down the unmarked two-lane road of Westpointe Drive as the main entrance and exit thoroughfare. It is truly unacceptable to abuse Westpointe Drive in that capacity. NBU stated that they were denied a proposed main entrance/exit point stemming off Loop 337. It is our hope that the Traffic Impact Analysis (TIA) document mentioned to us as being submitted to the city, reflects the true absurdity of using Westpointe Drive in this manner and ends this proposal as presented.

Lastly, NBISD owns an adjacent tract of land at the end of Westpointe Drive that is scheduled to house an elementary school which further exacerbates the traffic issue on Westpointe Drive which NBU's TIA needs to analyze along with Lark Canyon. These traffic multipliers must concern NBU and the city.

As an official representing our best interests concerning this NBU Headquarters Facility proposal, it should be evident that this proposal needs to be denied. Westpointe Drive cannot be the main entrance and exit point as this present proposal indicates.

Sincerely,

EWPVU1

Ann Carvel, President

Riley Maginn, VP

Kim Zarder, Secretary

Susan Harrison, Treasurer

EWPVU2&3

Gerald D. Everett, President

Daniel M. Kletter, VP

Thomas A. Brockles, Treasurer

C. Calderón, Secretary

Joseph Trevino, At Large

4/19/21

Christopher Looney
550 Landa Street
New Braunfels, TX 78130

Dear Mr. Looney,

Our decision to leave Austin and build a new home in The Enclave at Westpointe Village was the horrible, congested traffic and the lack of infrastructure planning by Austin leaders.

I am imploring you and our city leadership not to make the same mistakes.

It is my understanding that Westpointe Drive may be used as ***the only entrance and exit*** for proposed: Lark Canyon subdivision, a new elementary school, and a new NBU headquarters.

If allowed, this would create a traffic nightmare for all involved. Additionally, Oak Run Parkway would turn into a parking lot.

I do believe our city leadership & planning should protect the established residents of New Braunfels through thoughtful traffic and access planning. This includes perhaps denying proposals. Thank you for your considerations for 133 existing homeowners.

Sincerely,
John & Nancy O'Brien
455 Mission Hill Run
New Braunfels, TX 78132
Obrienjohn279@gmail.com
281.300.9952

TO WHOM 9Y MAY CONCERN

Subject: Road access to New Proposed Projects

Have you people even looked with any level of intelligence at the absolute chaos and destruction of the community by using Oak Run Dr and Westpointe Dr for the entry to your following projects at the end of Westpointe Dr.

If it goes thru as you have indicated, What do think Westpointe Dr and Oak Run will look like at quitting time, school out, etc, etc, etc.

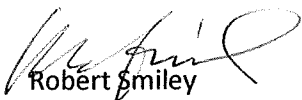
How much traffic will be generated by your following projects:

- a. massive movement of NBU trucks and personnel
- b. massive movement of Autos and people in the 355 new residential area
- c. The new School that is proposed.

You need to consider a new Spur off of 337 (see enclosed map)

If you think this looks like 'Heaven On Earth', why don't you geniuses buy a home out here and watch 1st hand the wild destruction and chaos destroy a wonderful Retirement community.

1 Inc Map


Robert Smiley

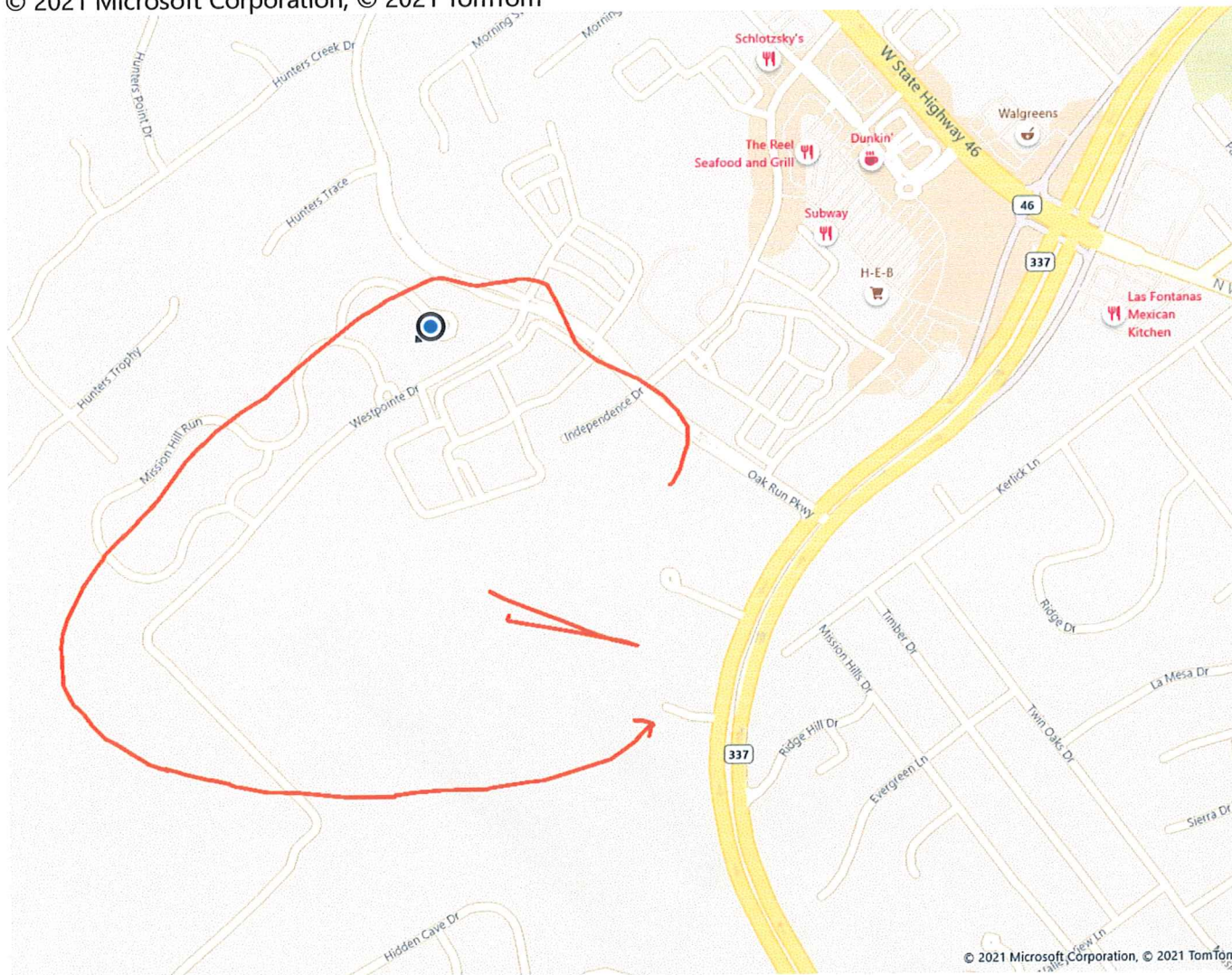

Mary Smiley

323 Wauford Way
N.B TX 78132



Maps

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From: [Christopher J. Looney](#)
To: [Matthew W. Simmont](#)
Cc: [Jean Drew](#); [Stacy Snell](#)
Subject: FW: traffic on Westpointe Dr
Date: Tuesday, August 24, 2021 4:07:33 PM

Matthew, I just received this random email. I thought you might want it for the NBU case folder.

Thanks, Chris

Christopher J. Looney, AICP
 Planning and Development Services Director | Planning and Development Services
 550 Landa St | New Braunfels, TX 78130
 830-221-4055 | CLooney@nbtexas.org
 #OneCityOneTeam

From: marylsmiley1946@gmail.com <marylsmiley1946@gmail.com>
Sent: Tuesday, August 24, 2021 4:06 PM
To: Christopher J. Looney <CLooney@nbtexas.org>
Cc: Garry L. Ford <GFord@nbtexas.org>
Subject: traffic on Westpointe Dr

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Robert R Smiley
 323 Wauford Way
 NB, TX, 78132

Subject: Traffic on Westpointe Dr.

After trying to 'analyze' the traffic flow indicated by the letter of Apr 16, from Westpointe Village, some of the entering arguments should be:

1. New NBU headquarters and all attached complexes
2. Projected company growth of over 400+ by Yr 2030
3. Bat Cave community attraction
4. A new subdivision of 355+ homes
5. Other business entities to be determined

Just taking these 5 entities, the traffic 'influx' will probably be incredible to the point of being unmanageable. Consider all of NBUs vehicle traffic, School vehicle traffic school busses, every kind home delivery, repair & maint crew traffic, traffic generated by 'Lark Canyon'. The known vehicle/people traffic probably will be enormous.

A reasonable solution is to make 337 the entry to this massive project. The amount of traffic at any one time could slow I-35 to a crawl. This solution seems to be beyond simple.

THE ENCLAVE at Westpointe VILLAGE

The Enclave at Westpointe Village HOA, Inc. (EWPVU1)
& The Enclave at Westpointe Village Units 2 and 3 HOA, Inc. (EWPVU2&3)
903 Enclave Trail
New Braunfels, Texas 78132
board.of.directors@theenclavehoa.org (EWPVU2&3)

April 16, 2021

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Sincerely,

Gary & Sue Jo Vollmering
314 Wauford Way
New Braunfels, TX 78132

Sue Jo Vollmering
Gary J. Vollmering

10/6/2021

Agenda Item No. B)

PRESENTER:

Applicant/Owners: Gilbert & Angelita Morales

SUBJECT:

PZ21-0322 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 6,600 square feet (0.15 acre) consisting of Lot 36, Block 1, Green Valley Estates Subdivision, addressed at 138 E. Green Valley, from “B-1” Conventional and Mobile Home District to “C-O” Commercial Office District.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 6

BACKGROUND INFORMATION:

Case #: PZ21-0322

Applicant/

Owners: Gilbert and Angelita Morales
138 E. Green Valley
New Braunfels, TX 78130
(830) 837-4876 gnamor@satx.rr.com

Staff Contact: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

The approximately 6,600 square foot (0.15-acre) lot is located on E. Green Valley approximately 50 feet west of its intersection with Melody Lane and 500feet from S. Seguin Ave. The property is currently improved with a manufactured home that was built in 1971.

The applicant’s proposed zone change would allow for a subsequent Special Use Permit request to be considered for the intended short term rental of the subject property.

The applicant has indicated the zone change request will provide additional options related to challenges with management of the property.

Surrounding Zoning and Land Use:

North - B-1 / Drainage channel for regional stormwater (City of New Braunfels property)
South - Across E. Green Valley, C-O / Stained glass & art gallery
East - B-1 / Single-family residence
West - B-1 / Single-family residence

ISSUE:

The subject property is currently zoned B-1; a zoning district that is intended for the development of single-family, duplex and multifamily residential development.

The proposed C-O district is intended to be utilized to create a mixed use district of professional offices and residential use. The applicant is intending to rezone the property to allow for the application and consideration of short term rental. If the proposed rezoning is approved, the existing manufactured home use of the property will become non-conforming which will require the proposed future Special Use Permit to include a manufactured home in addition to its use as a short term rental.

The proposed rezoning does not appear to be consistent with actions from Envision New Braunfels.

The property is situated in the Walnut Springs Sub-Area, within a Transitional Mixed-Use Corridor and Existing Civic and Market Centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Denial. The subject property is within an established residential community and the introduction of newly allowed uses to this property could be a disruption and negatively impact surrounding residents.

Notification as required by state statute:

Public hearing notices were sent to owners of 16 properties within 200 feet of the request. No responses have been received at this time.

Resource Links:

- Chapter 144, Section 3.3-4. “B-1” *Conventional and Mobile Home District* of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOR_CH144ZO_ARTIIIIZODI_S144-3.3ZODIREPRZOPRJU221987
- Chapter 144, Section 3.4-17. “C-O” *Commercial Office District* of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987

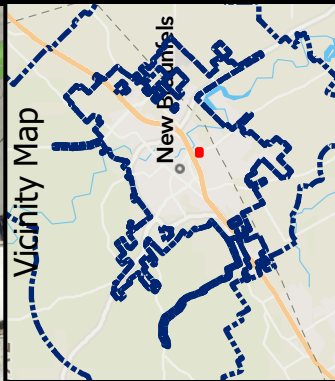
Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing Land Use, Future Land Use Plan)
3. District Comparison Chart
4. Traffic Impact Analysis (TIA) Worksheet
5. Notification List, Map and Responses



Aerial Exhibit

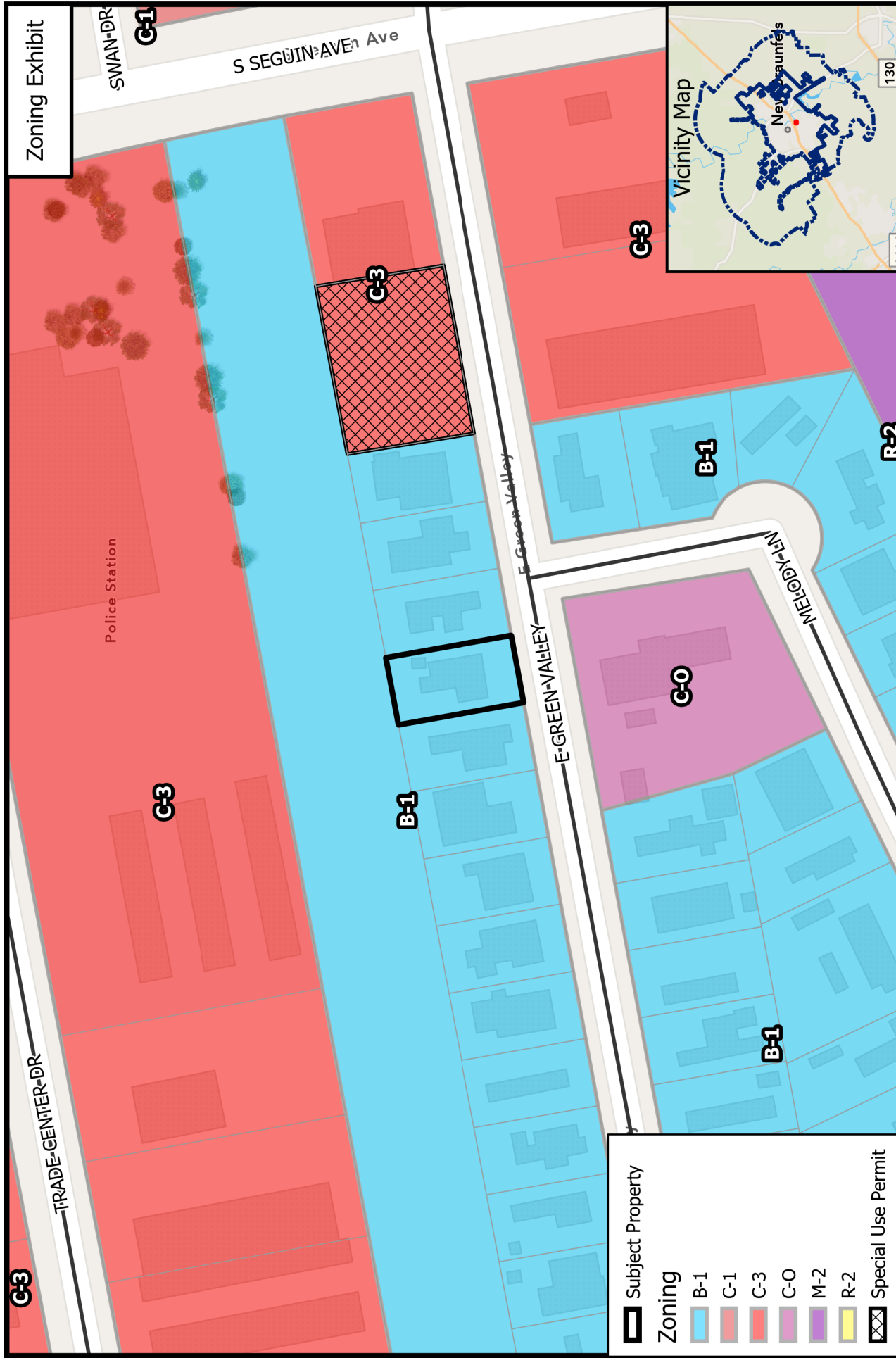
- Subject Property
- Regional Transportation Plan
 - Principal Arterial, Existing
 - Minor Collector, Existing
- Floodplain
 - Floodway
 - 1% Annual Chance Flood Hazard



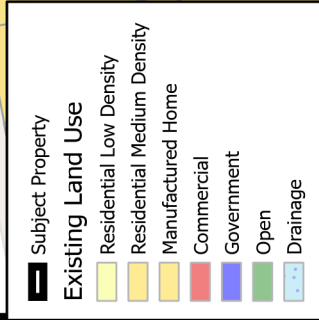
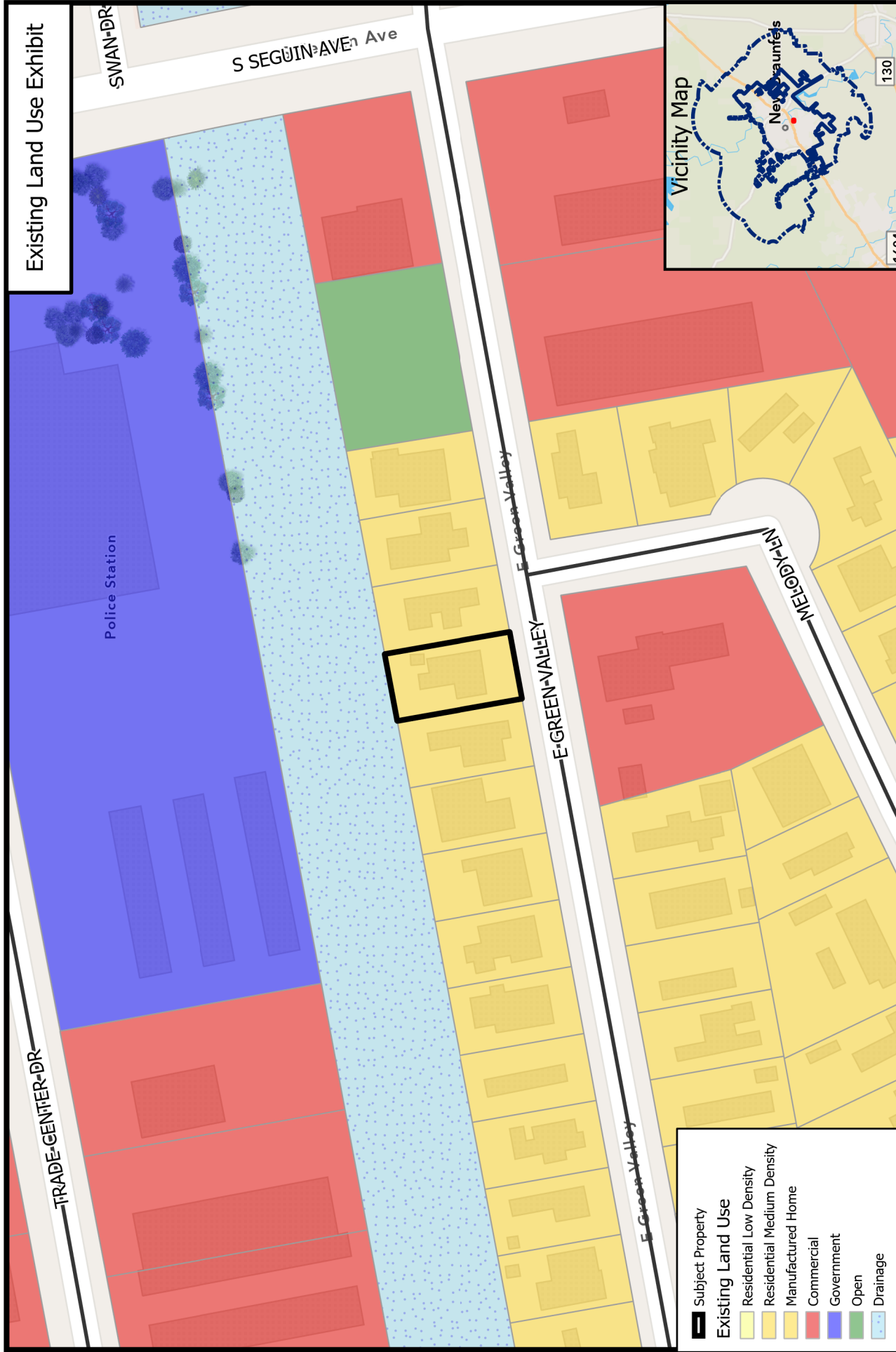
PZ21-0322
Rezoning R-1 to C-O



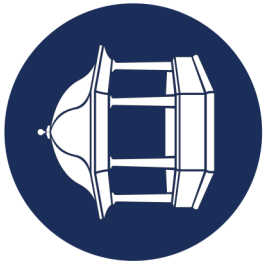
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PZ21-0322 Rezoning R-1 to C-O



PZ21-0322 Rezoning R-1 to C-O

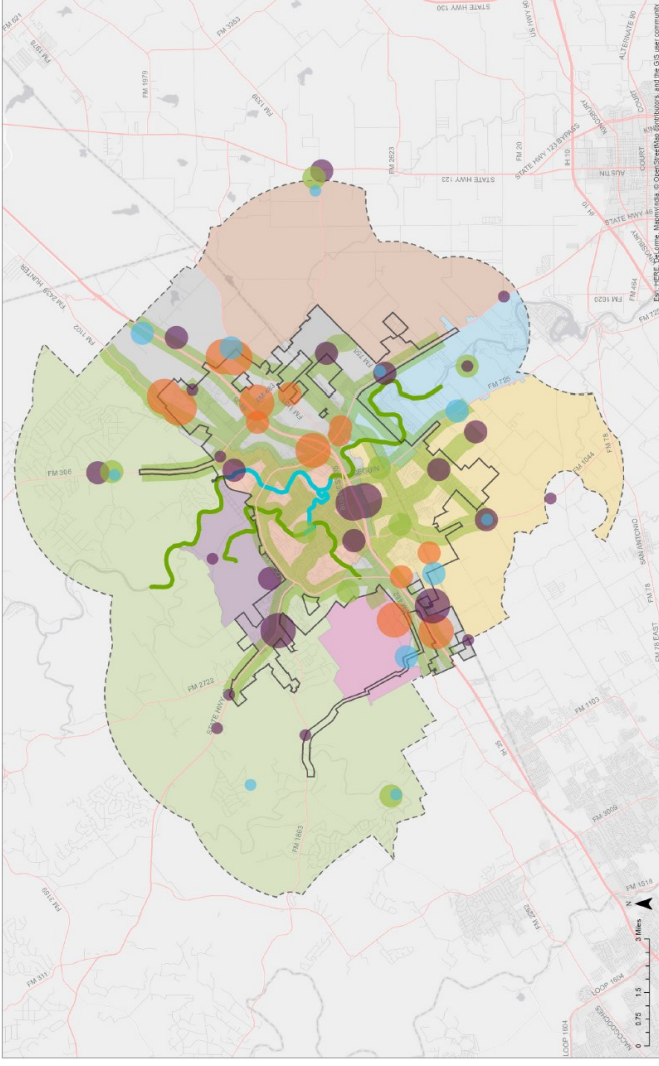


Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Walnut Springs Sub-Area
- ◆ Within a Transitional Mixed-Use Corridor
- ◆ Near Existing Employment and Outdoor Recreation Centers
- ◆ Within Existing Civic and Market Centers

Future Land Use Map



	Existing	Proposed
	B-1	CO
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot, no kitchen)		P
Accounting, auditing, bookkeeping, and tax preparations		P
Adult day care (no overnight stay)		P
Answering and message services		P
Antique shop		P
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Barber/beauty shop, haircutting (non-college)		P
Barns and farm equipment storage (related to agricultural uses)	P	P
Bed and breakfast inn (see section 144-5.6)		P
Boarding house/lodging house	P	P
Book store		P
Cemetery and/or mausoleum	P	P
Check cashing service		P
Church/place of religious assembly	P	P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Coffee shop		P
Community building (associated with residential uses)	P	P
Community home (see definition)	P	P
Confectionery store (retail)		P
Contractor's temporary on-site construction office	P	P
Country club (private)	P	
Credit agency		P
Dormitory (in which individual rooms are for rental)		P
Duplex/two-family/duplex condominiums	P	P
Electrical substation	P	P
Family home adult care	P	
Family home child care	P	
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Fraternal organization/civic club (private club)	P	
Garden shops and greenhouses		P
Golf course (public or private)	P	P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Home occupation (see section 144-5.5)	P	
Hospice		P
Kiosk (providing a retail service)		P
Laundromat and laundry pickup stations		P
Laundry/dry cleaning (drop off/pick up)		P

	Existing	Proposed
	B-1	CO
Locksmith		P
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)	P	
Multifamily (apartments/condominiums)	P	P
Museum	P	
Needlework shop		P
Nursing/convalescent home/sanitarium	P	
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
One-family dwelling, detached	P	P
Park and/or playground (private and public)	P	P
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	
Public recreation/services building for public park/playground areas	P	P
Recreation buildings (public)	P	P
Research lab (non-hazardous)		P
Residential use in buildings with non-residential uses permitted in the district		P
Retirement home/home for the aged	P	P
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Shoe repair shops		P
Single-family industrialized home (see section 144-5.8)	P	P
Telemarketing agency		P
Telephone exchange buildings (office only)	P	P
Tennis court (commercial)		P
Townhouse (attached)		P
Travel agency		P
University or college (public or private)	P	P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Zero lot line/patio homes		P

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.

Section 1: General Information

General Information	
Project Name: 138 Green Valley E., New Braunfels, Texas 78130	Date: 08/11/2021
Subdivision Plat Name: GREEN VALLEY ESTATES, BLOCK 1, LOT 36	
Location? <input checked="" type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ	Project Address/Location: <input checked="" type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name: MORALES GILBERT G & ANGELITA G	Owner Email: gm17@txstate.edu
Owner Address: 760 BELMONT DR, NEW BRAUNFELS, TX 78130	Owner Phone: (830) 837-4876
Preparer Company: HMT Engineering & Surveying	
Preparer Name: Joseph Sandoval, PE	Preparer Email: josephs@hmtnb.com
Preparer Address: 290 S. Castelli Ave, Suite 100, New Braunfels, TX 78130	Preparer Phone: (830) 625-8555
TIA Report scoping meeting with City Engineering Division staff? <input type="checkbox"/> Yes. Date: <input checked="" type="checkbox"/> No.	TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input checked="" type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.
Application Type or Reason for TIA Worksheet/Report	
<input checked="" type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)	
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)	<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved	<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)	<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
	Single-Family Detached Housing	210	Dwelling Units	1	PM	0.76	1.0	0.93	9.44	0.76	1.0	0.93	9.44
<i>Total from additional tabulation sheet (if necessary):</i>													
										Total:	0.76	1.0	0.93
													9.44

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by:	Date:
	<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Report not required.
TIA Worksheet Revised 10/2018		

Approved TIA Worksheet/Report

Project Name:	
Preparer Company:	Preparer Name: _____ Date: _____
Type:	<input type="checkbox"/> TIA Worksheet Only <input type="checkbox"/> Level 1 TIA Report <input type="checkbox"/> Level 2 TIA Report <input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Units)

[illegible]

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

³Specify current approved status of unit: PLAN – Zoning/Concept Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKD Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in Peak Hour Trips over 100?				
<input type="checkbox"/> Yes: New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.				

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Unit
1.	
2.	
3.	
4.	

Complete this form to determine Traffic Impact Analysis requirements.
A site exhibit must be with this form to be considered a complete submittal.

Section 1: General Information

General Information		
Project Name: 138 Green Valley E., New Braunfels, Texas 78130		Date: 08/11/2021
Subdivision Plat Name: GREEN VALLEY ESTATES, BLOCK 1, LOT 36		Project Address/Location: 138 Green Valley E., New Braunfels, Texas 78130
Location?	<input checked="" type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ <input checked="" type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County	
Owner Name: MORALES GILBERT G & ANGELITA G		Owner Email: gm17@txstate.edu
Owner Address: 760 BELMONT DR, NEW BRAUNFELS, TX 78130		Owner Phone: (830) 837-4876
Preparer Company: HMT Engineering & Surveying		
Preparer Name: Joseph Sandoval, PE		Preparer Email: josephs@hmtnb.com
Preparer Address: 290 S. Castell Ave, Suite 100, New Braunfels, TX 78130		Preparer Phone: (830) 625-8555
Application Type or Reason for TIA Worksheet/Report		
<input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input checked="" type="checkbox"/> Zoning		
TIA Submittal Type (A TIA Worksheet is required with <u>all</u> zoning, plan and plat applications)		
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)		<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)
<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)		<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)
Previously Approved TIA (Required if this project is part of a development with a previously approved TIA report)		
Previously Approved TIA Report Name:		City Approval Date:
TxDOT Access Approved?		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable		

Section 2: Proposed Land Use and Trip Information for Application

Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
Single-Family Detached Housing	210	Dwelling Units	1	0.76	1.0	0.93	0.76	1.0	0.93
Total from additional tabulation sheet (if necessary):									
Total:							0.76	1.0	9.44

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent

²E.g., Dwelling Units, Acres, Employees, K\$F, etc.

PLANNING COMMISSION – OCTOBER 6, 2021 – 6:00PM

City Hall Council Chambers

Applicant/Owner: Gilbert and Angelita Morales

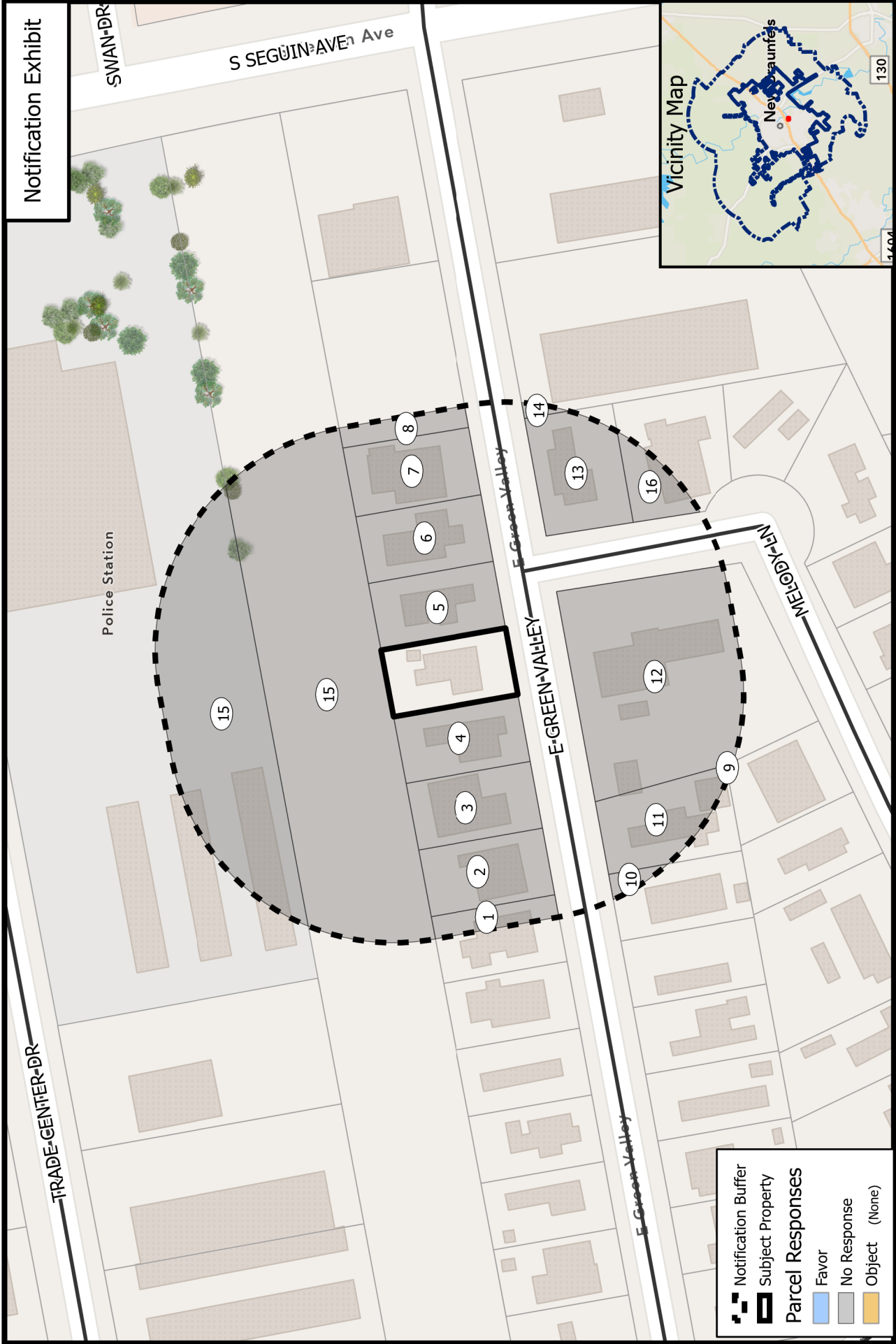
Address/Location: Approximately 6,600 square feet (0.15 acre) addressed at 138 E. Green Valley Rd

PROPOSED SPECIAL USE PERMIT – CASE #PZ21-0322

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|-----------------------------|------------------------------------|
| 1. FECZENKO ELIZABETH | 9. GONZALES RENE |
| 2. SODDERS PROPERTIES LLC | 10. RADOCHA BLANCHE V |
| 3. GRAHAM SYLVIA K | 11. WISDOM RUBY L |
| 4. EQUITY TRUST COMPANY | 12. WHITWORTH JACK III & CYNTHIA G |
| 5. BOESE ANDREW SCOTT | 13. JENTSCH GARY |
| 6. BUSCH CLARENCE & DOLORES | 14. LEPHAN VENTURES LLC |
| 7. GONZALEZ KELLY | 15. NEW BRAUNFELS CITY OF |
| 8. ARCILLA ENTERPRISES INC | 16. GREATER ARGYLE INC |

SEE MAP



PZ21-0322

Rezoning R-1 to C-O

10/6/2021

Agenda Item No. C)

PRESENTER:

Applicant: James Ingalls, INK Civil;

Owner: Randy Harris

SUBJECT:

PZ21-0313 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 5.35 acres out of the A. M. Esnaurizar Survey, addressed at 850 State Highway 46 South, from "M-1 AH" Light Industrial District - Airport Hazard Overlay to "ZH-A AH" Zero Lot Line Home District - Airport Hazard Overlay.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Council District 5**BACKGROUND INFORMATION:**

Case No.: PZ21-0313

Applicant: James Ingalls, P.E.
INK Civil
2021 SH 46 W, Suite 105
New Braunfels, TX 78132
(830) 358-7127 plats@ink-civil.com

Owner: Randy Harris
850 SH 46 South
New Braunfels, TX 78130
Randyharris66@icloud.com

Staff Contact: Holly Mullins
(830) 221-4054 hmullins@nbtexas.org

The subject property is a portion of two undeveloped, unplatted tracts of land between State Highway 46 South and the Guadalupe River. Most of the 26-acre property was rezoned from R-2 to ZH-A Zero Lot Line Home District in 2019. This remaining portion, approximately 5.3 acres, is currently zoned M-1 AH, Light Industrial District with Airport Hazard Overlay for building height. The property is located within the Conical Zone and at this distance from the airport, zoning height limitations are more restrictive so the overlay will not affect future development.

The applicant is requesting ZH-A Zero Lot Line Home District as the base zoning. The AH Airport Hazard Overlay will remain in place.

Surrounding Zoning and Land Use:

North - M-1/ Commercial, Light Industrial

South - ZH-A/ Undeveloped

East - R-2A/ Single and two-family residences

West - R-2A / Two-family residences

ISSUE:

The applicant is requesting ZH-A zoning for consistency with the rest of his property. ZH-A allows single-family development on lots that are a minimum of 40 feet wide and 100 feet deep, with a minimum lot area of 4,000 square feet. Garden or patio homes are permitted with a “zero” foot side setback on one side and 10-foot on the other (subject to IRC Building Code standards); residential structures with traditional 5-foot side setbacks on both sides are also allowed.

The property is set back almost 800 feet from Highway 46 and has no public street frontage. It is currently accessed by a private drive from Highway 46. As part of implementing the City’s Thoroughfare Plan, when the total 26 acre property is platted, a new segment of Lake Front Avenue will be constructed across the subject property between Misty Acres and Rivertree Subdivisions. Multiple access points to the property would then be available from Highway 46 via Rivertree Drive, Misty Acres Drive, or Freiheit Road.

The proposed rezoning is consistent with the following actions from Envision New Braunfels:

- Action 1.3: Encourage balanced and fiscally responsible land use patterns.
- Action 3.13: Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.

Future Land Use Plan: The subject property is located in the Dunlap Sub-Area, along a river recreational corridor, and in close proximity to market and future employment centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. The requested ZH-A zoning is consistent with development trends in the area and is supported by the Envision New Braunfels Comprehensive Plan.

Mailed notification pursuant to state statute:

Public hearing notices were sent to owners of 88 properties within 200 feet of the request. To date, no responses have been received.

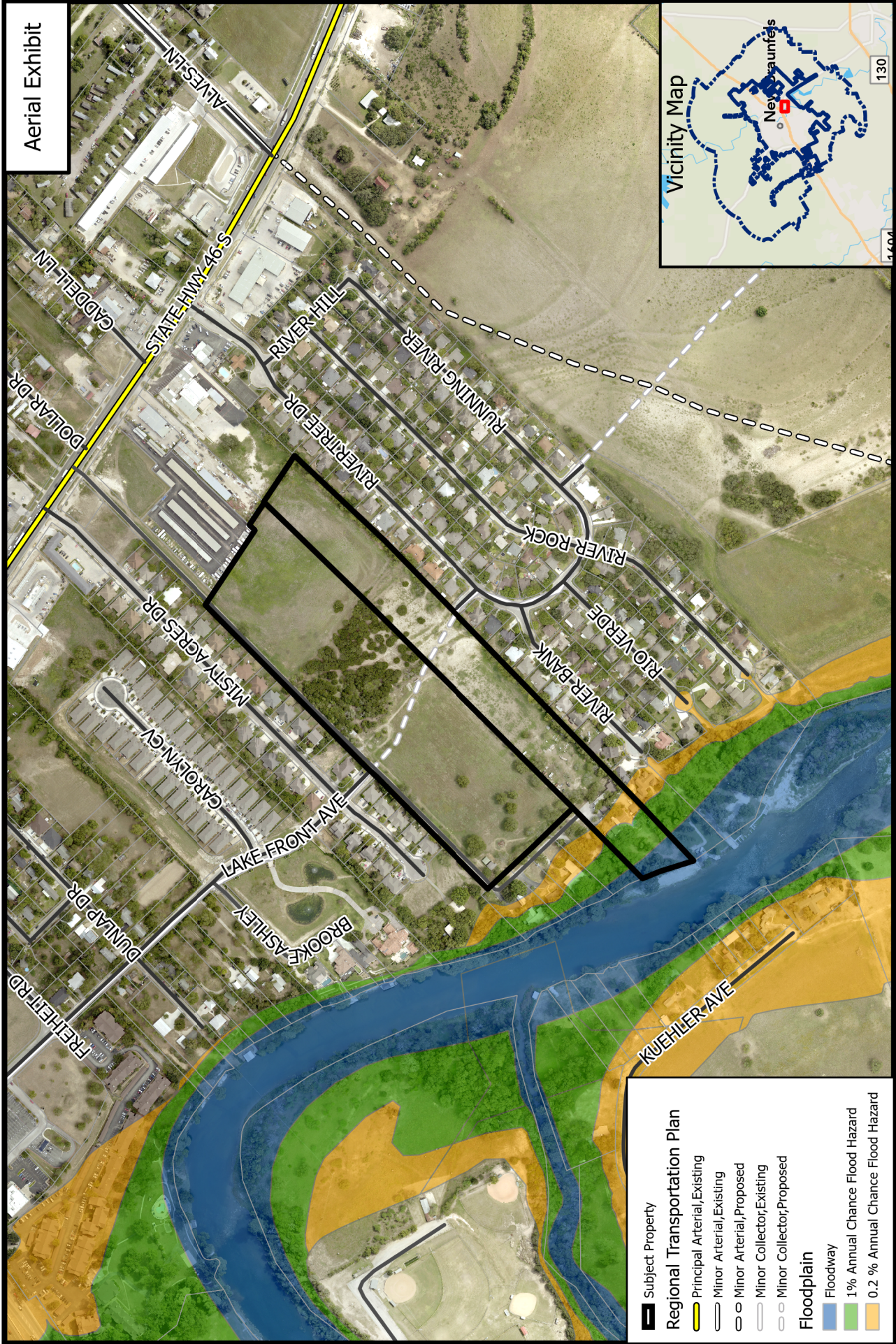
Resource Links:

Section 144-3.4-9. ZH-A Zero Lot Line Home District

[Sec. 144-3.4. - Zoning districts and regulations for property zoned subsequent to June 22, 1987. | Code of Ordinances | New Braunfels, TX | Municode Library](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987)
<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987>

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing, Future Land Use, Airport Overlay)
3. District Comparison Chart
4. TIA Worksheet
5. Notification Map



Aerial Exhibit

Vicinity Map

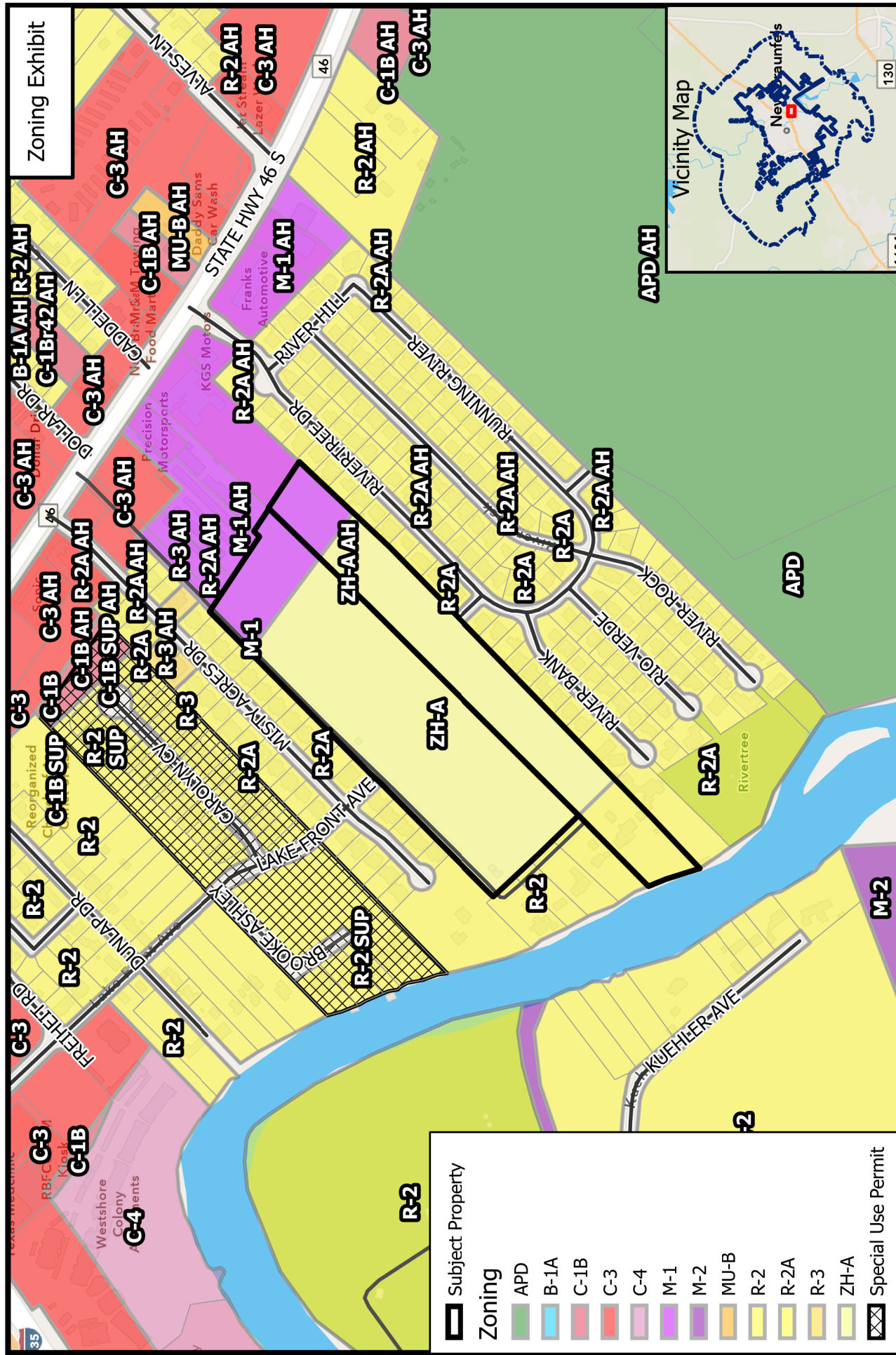


PZ21-0313
M-1 to ZH-A



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Source: City of New Braunfels Planning
Date: 9/17/2021



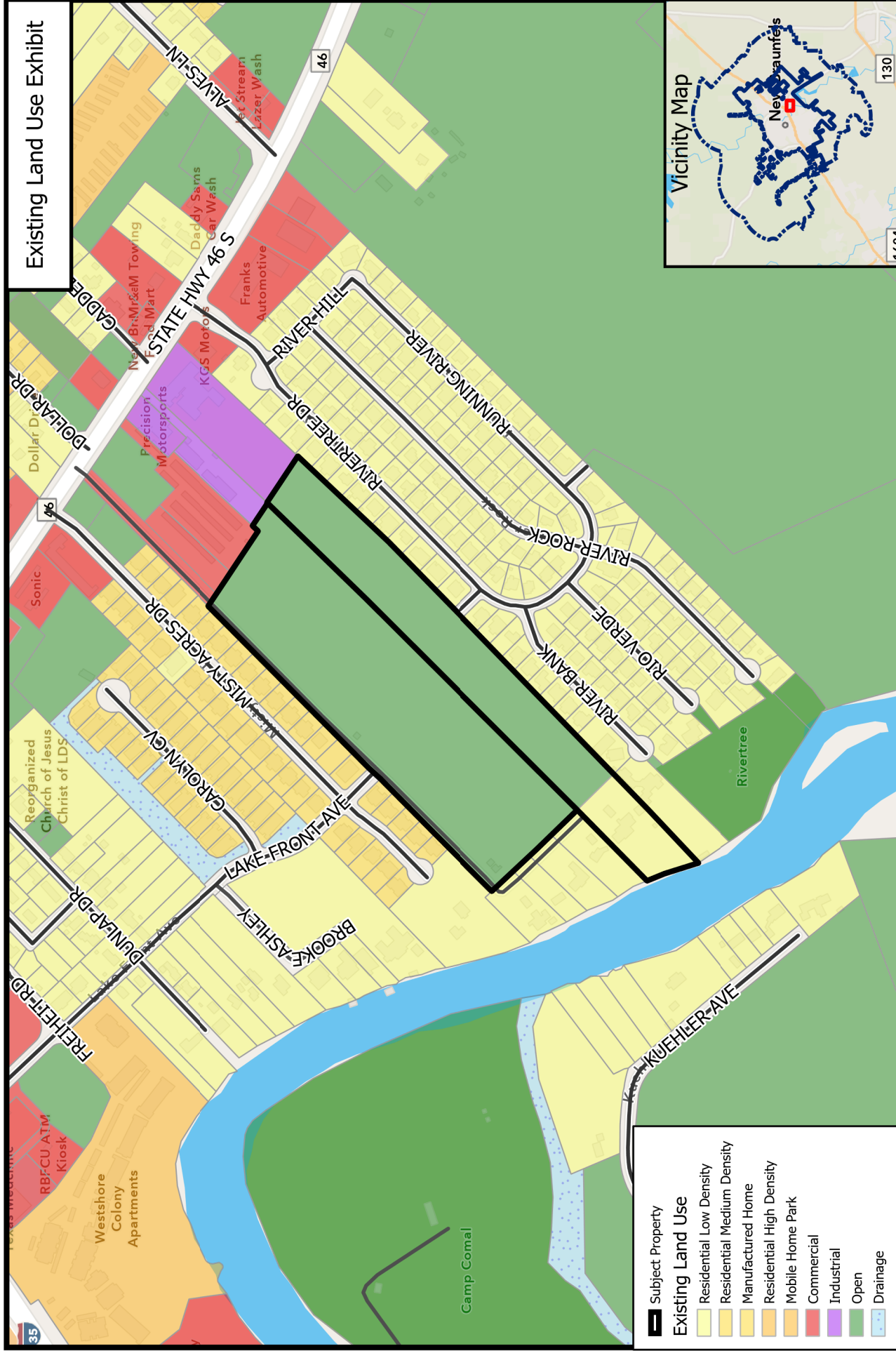
PZ21-0313
M-1 to ZH-A



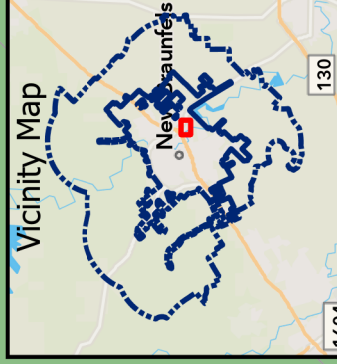
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Source: City of New Braunfels Planning
Date: 9/17/2021

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PZ21-0313
M-1 to ZH-A



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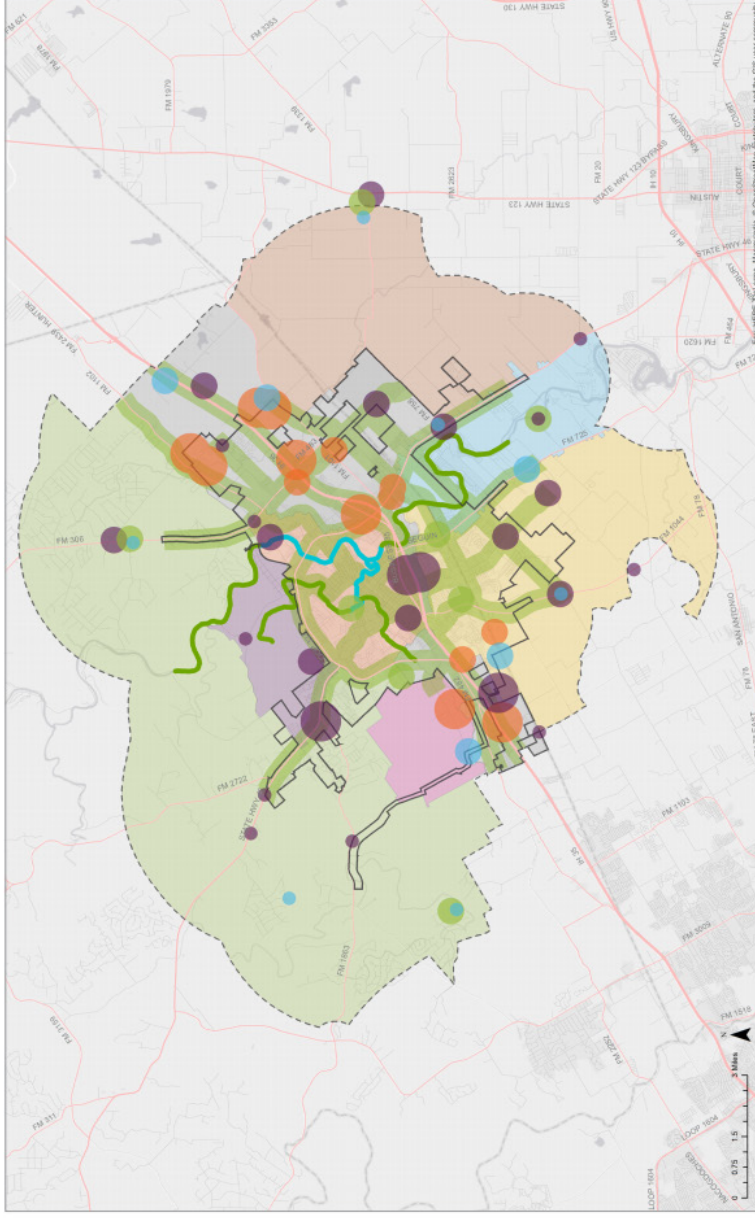
Envision
New Braunfels
A SPECIAL PLACE BY DESIGN

In the Dunlap Sub Area

Near existing Market and Employment Centers and a River Recreational Corridor

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.

Future Land Use Map



	Existing	Proposed
	M-1	ZH-A
Accessory building/structure (see section 144-5.4)		P
Accessory dwelling (one accessory dwelling per lot, no kitchen)		P
Accounting, auditing, bookkeeping, and tax preparations	P	
Acid manufacture		
Adult day care (no overnight stay)		
Adult day care (with overnight stay)		
Aircraft support and related services	P	
Airport	P	
All-terrain vehicle (ATV) dealer/sales	P	
Ambulance service (private)	P	
Amphitheaters (outdoor live performances)	P	
Amusement devices/arcade (four or more devices)	P	
Amusement services or venues (indoors) (see section 144-5.13)	P	
Amusement services or venues (outdoors)	P	
Animal grooming shop	P	
Answering and message services	P	
Antique shop	P	
Appliance repair	P	
Archery range	P	
Armed services recruiting center	P	
Art dealer/gallery	P	
Artist or artisans studio	P	
Assembly/exhibition hall or areas	P	
Assisted living facility/retirement home		
Athletic fields	P	
Auction sales (non-vehicle)	P	
Auto body repair, garages (see section 144-5.11)	P	
Auto glass repair/tinting (see section 144-5.11)	P	
Auto interior shop/upholstery (see section 144-5.11)	P	
Auto leasing	P	
Auto muffler shop (see section 144-5.11)	P	
Auto or trailer sales rooms or yards (see section 144-5.12)	P	
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)	P	
Auto paint shop	P	
Auto repair as an accessory use to retail sales	P	
Auto repair garage (general) (see section 144-5.11)	P	
Auto supply store for new and factory rebuilt parts	P	
Auto tire repair/sales (indoor)	P	
Auto wrecking yards		
Automobile driving school (including defensive driving)	P	
Bakery (retail)	P	
Bank, savings and loan, or credit union	P	
Bar/tavern (no outdoor music)	P	
Bar/tavern	P	

Barber/beauty college (barber or cosmetology school or college)	P	
Barber/beauty shop, haircutting (non-college)	P	
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station	P	
Bed and breakfast inn (see section 144-5.6)		
Bicycle sales and/or repair	P	
Billiard/pool facility	P	
Bingo facility	P	
Bio-medical facilities	P	
Blacksmith or wagon shops	P	
Blooming or rolling mills		
Boarding house/lodging house		
Book binding	P	
Book store	P	
Bottling or distribution plants (milk)	P	
Bottling works	P	
Bowling alley/center (see section 144-5.13)	P	
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)	P	
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots	P	
Bus passenger stations	P	
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen	P	
Campers' supplies	P	
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)	P	
Car wash, full service (detail shop)	P	
Carpenter, cabinet, or pattern shops	P	
Carpet cleaning establishments	P	
Caterer	P	
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	
Check cashing service	P	
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)	P	
Child day care/children's nursery (business)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities	P	
Cleaning, pressing and dyeing (non-explosive fluids used)	P	
Clinic (dental)	P	
Clinic (emergency care)	P	
Clinic (medical)	P	

Club (private)	P	
Coffee shop	P	
Cold storage plant	P	
Commercial amusement concessions and facilities	P	
Communication equipment—Installation and/or repair	P	
Community building (associated with residential uses)	P	P
Community home (see definition)		P
Computer and electronic sales	P	
Computer repair	P	
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)	P	
Consignment shop	P	
Contractor's office/sales, with outside storage including vehicles	P	
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales	P	
Convenience store without gas sales	P	
Cotton ginning or baling works		
Country club (private)	P	
Credit agency	P	
Crematorium	P	
Curio shops	P	
Custom work shops	P	
Dance hall/dancing facility (see section 144-5.13)	P	
Day camp	P	
Department store	P	
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop	P	
Driving range	P	
Drug store/pharmacy	P	
Duplex/two-family/duplex condominiums		
Electrical generating plant		
Electrical repair shop	P	
Electrical substation	P	
Electronic assembly/high tech manufacturing	P	
Electroplating works	P	
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair	P	
Explosives manufacture or storage		
Exterminator service	P	
Fairground	P	
Family home adult care		P
Family home child care		P
Farmers market (produce market—wholesale)	P	
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store	P	
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)	P	
Florist	P	
Flour mills, feed mills, and grain processing	P	
Food or grocery store with gasoline sales	P	
Food or grocery store without gasoline sales	P	
Food processing (no outside public consumption)	P	
Forge (hand)	P	
Forge (power)	P	
Fraternal organization/civic club (private club)	P	
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)	P	
Freight terminal, truck (all storage of freight in an enclosed building)	P	
Frozen food storage for individual or family use	P	
Funeral home/mortuary	P	
Furniture manufacture	P	
Furniture sales (indoor)	P	
Galvanizing works	P	
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses	P	
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)	P	
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator	P	
Greenhouse (commercial)	P	
Handicraft shop	P	
Hardware store	P	
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)	P	
Heating and air-conditioning sales/services	P	
Heavy load (farm) vehicle sales/repair (see section 144-5.14)	P	
Heavy manufacturing		
Heliport	P	
Hides/skins (tanning)		
Home occupation (see section 144-5.5)		P
Home repair and yard equipment retail and rental outlets	P	
Hospice		
Hospital, general (acute care/chronic care)	P	
Hospital, rehabilitation	P	
Hotel/motel	P	
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)	P	

Ice plants	P	
Indoor or covered sports facility		
Industrial laundries	P	
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)	P	
Laboratory equipment manufacturing	P	
Laundromat and laundry pickup stations	P	
Laundry, commercial (without self-serve)	P	
Laundry/dry cleaning (drop off/pick up)	P	
Laundry/washateria (self-serve)	P	
Lawnmower sales and/or repair	P	
Leather products manufacturing	P	
Light manufacturing	P	
Limousine/taxi service	P	
Livestock sales/auction		
Locksmith	P	
Lumber mill		
Lumberyard (see section 144-5.15)	P	
Lumberyard or building material sales (see section 144-5.15)	P	
Machine shop	P	
Maintenance/janitorial service	P	
Major appliance sales (indoor)	P	
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales	P	
Manufacturing and processes	P	
Manufacturing processes not listed		
Market (public, flea)	P	
Martial arts school	P	
Meat or fish packing/storage plants		
Medical supplies and equipment	P	
Metal fabrication shop	P	
Micro brewery (onsite mfg. and/or sales)	P	
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P	
Mini-warehouse/self-storage units with outside boat and RV storage	P	
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film	P	
Motion picture theater (indoors)	P	
Motion picture theater (outdoors, drive-in)	P	

Motorcycle dealer (primarily new/repair)	P	
Moving storage company	P	
Moving, transfer, or storage plant	P	
Multifamily (apartments/condominiums)		
Museum	P	
Natural resource extraction and mining		
Needlework shop	P	
Nonbulk storage of gasoline, petroleum products and liquefied petroleum	P	
Nursing/convalescent home/sanitarium		
Offices, brokerage services	P	
Offices, business or professional	P	
Offices, computer programming and data processing	P	
Offices, consulting	P	
Offices, engineering, architecture, surveying or similar	P	
Offices, health services	P	
Offices, insurance agency	P	
Offices, legal services, including court reporting	P	
Offices, medical offices	P	
Offices, real estate	P	
Offices, security/commodity brokers, dealers, exchanges and financial services	P	
Oil compounding and barreling plants		
One-family dwelling, detached		
Outside storage (as primary use)	P	
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)	P	
Parking structure/public garage	P	
Pawn shop	P	
Personal watercraft sales (primarily new/repair)	P	
Pet shop/supplies (less than 10,000 sq. ft.)	P	
Pet store (over 10,000 sq. ft.)	P	
Petroleum or its products (refining of)		
Photo engraving plant	P	
Photographic printing/duplicating/copy shop or printing shop	P	
Photographic studio (no sale of cameras or supplies)	P	
Photographic supply	P	
Plant nursery (no retail sales on site)	P	
Plant nursery (retail sales/outdoor storage)	P	
Plastic products molding/reshaping	P	
Plumbing shop	P	
Portable building sales	P	
Poultry killing or dressing for commercial purposes	P	
Propane sales (retail)	P	
Public recreation/services building for public park/playground areas	P	

Publishing/printing company (e.g., newspaper)	P	
Quick lube/oil change/minor inspection	P	
Radio/television shop, electronics, computer repair	P	
Railroad roundhouses or shops		
Rappelling facilities	P	
Recreation buildings (private)	P	
Recreation buildings (public)	P	P
Recycling kiosk	P	
Refreshment/beverage stand	P	
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)	P	
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales	P	
Restaurant with drive-through service	P	
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P	
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P	
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P	
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds	P	
RV park		
RV/travel trailer sales	P	
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)	P	
Security monitoring company (no outside storage or installation)	P	
Security systems installation company	P	
Sexually oriented business (see chapter 18)		
Sheet metal shop	P	
Shoe repair shops	P	
Shooting gallery—Indoor (see section 144-5.13)	P	
Shooting range—Outdoor (see section 144-5.13)		
Shopping center	P	
Sign manufacturing/painting plant	P	
Single-family industrialized home (see section 144-5.8)		P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists	P	
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing	P	
Storage—Exterior storage for boats and recreational vehicles	P	
Storage in bulk	P	
Structural iron or pipe works		

Studio for radio or television, without tower (see zoning district for tower authorization)	P	
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P	
Sugar refineries		
Tailor shop (see home occupation)	P	
Tar distillation or manufacture		
Tattoo or body piercing studio	P	
Taxidermist	P	
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency	P	
Telephone exchange buildings (office only)	P	
Tennis court (commercial)	P	
Theater (non-motion picture; live drama)	P	
Tire sales (outdoors)	P	
Tool rental	P	
Townhouse (attached)		
Transfer station (refuse/pick-up)	P	
Travel agency	P	
Truck or transit terminal	P	
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)	P	
Upholstery shop (non-auto)	P	
Used or second hand merchandise/furniture store	P	
Vacuum cleaner sales and repair	P	
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)	P	
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)	P	
Video rental/sales	P	
Warehouse/office and storage/distribution center	P	
Waterfront amusement facilities—Berthing facilities sales and rentals	P	
Waterfront amusement facilities—Boat fuel storage/dispensing facilities	P	
Waterfront amusement facilities—Boat landing piers/launching ramps	P	
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P	
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop	P	
Wholesale sales offices and sample rooms	P	
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)	P	
Wool scouring		
Zero lot line/patio homes		P

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
 Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.

Section 1: General Information

General Information	
Project Name:	Date:
Subdivision Plat Name:	
Location? <input type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ	Project Address/Location: <input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name:	Owner Email:
Owner Address:	Owner Phone:
Preparer Company:	
Preparer Name:	Preparer Email:
Preparer Address:	Preparer Phone:
TIA Report scoping meeting with City Engineering Division staff? <input type="checkbox"/> Yes. Date: <input type="checkbox"/> No.	TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.
Application Type or Reason for TIA Worksheet/Report	
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)	
<input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)	<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved	<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)	<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):										Total:			

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by: <input type="checkbox"/> TIA Worksheet is acceptable. <input type="checkbox"/> TIA Worksheet requires corrections.	Date: <input type="checkbox"/> TIA Report required. <input type="checkbox"/> TIA Report not required.
-------------------	---------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Section 3: Approved TIA Worksheet/Report

Approved TIA Worksheet/Report				
Project Name:				
Preparer Company:		Preparer Name:		Date:
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Permit <input type="checkbox"/> Other

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Units)

Unit	Land Use	Status ³	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):														
Total:														

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

³Specify current *approved* status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKD Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in Peak Hour Trips over 100?		<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.		

PLANNING COMMISSION – OCTOBER 6, 2021 – 6:00PM**Applicant/Owner:** Randy Harris**Address/Location:** 850 State Hwy 46 S**PROPOSED SPECIAL USE PERMIT – CASE #PZ21-0313**

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is bolded.

- | | |
|---------------------------------------------|------------------------------------------|
| 1. CALLIHAN JUDITH A LIVING TRUST | 45. MCDONALD PETER J & CHRISTINE S |
| 2. MILES PROPERTY DEVELOPMENT LLC | 46. VASQUEZ MAURO J |
| 3. DODO BIRD LLC | 47. DIESEL AMANDA K & GERALD R ALLEN III |
| 4. SABARATHINAM ABHILASH | 48. SCHUMANN JOANNE H |
| 5. MILLER RALPH B III & CAREY L | 49. MAZY JEFFREY S & NANCY E |
| 6. QUINONES AMADEO & CANDELARIA | 50. LYSEK KYRI B & LUCAS |
| 7. TAYS HERBERT C | 51. PATEL BIPIN M & CHAMPA B |
| 8. CADEAU JOELLE ET AL | 52. SCHWEINSBERG RICHARD L & LAURIE A |
| 9. KARE FAMILY TRUST | 53. LEEZER MELANIE S IRREVOCABLE TRUST |
| 10. LEUNG EUGENE M & LISA | 54. GRAHAM RONALD I |
| 11. LAWRENCE WILLIAM E ET AL | 55. ASHER JOEY LEE |
| 12. IRWIN CAROL L & ROY C | 56. TINDALL JEFFREY ED |
| 13. GUNTI SWETHA | 57. SLIGER BRYAN |
| 14. GONZALEZ JM LIVING TRUST | 58. ADAMS MANDY |
| 15. SCAFF JORDAN T ET AL | 59. HEFFELFINGER STEVEN V & ANN E |
| 16. WARNER ROBERT E IRRVCBL TRST | 60. PORTER DAVID R & AMY M |
| 17. STIRM FAMILY LIVING TRUST | 61. THIRD EYE PROPERTIES LLC |
| 18. TRAUGOTT ELIZABETH A & DAVID G | 62. R & H PROPERTIES LLC |
| 19. JONAS DARRELL J & MAUREEN | 63. YANEZ MAURILIO & THIPWANEE M |
| 20. JONAS DONALD DWAYNE | 64. MCDONALD JAMES L JR & KAY L |
| 21. SOLIS GEORGE & ANGIE R | 65. SHEPHERD INTERESTS INC |
| 22. HILL SHERRY L | 66. VAUGHN MITCHELL W |
| 23. NIETO RICARDO | 67. DIERS BRIAN T & DANIELLE |
| 24. CBP TRUST | 68. FAUST BRENADETTE G & RONALD D |
| 25. 1333 ENTERPRISES LLC | 69. LINK KENNETH A & TRACY L |
| 26. MUNIZ ALBERTO & BRIDGET Y T | 70. HARPER JAKIN |
| 27. RANDALL FAMILY RVCBL LVNG TRST | 71. LANGENHAHN DEBORAH LYNN |
| 28. BROOK & MARSHALL INC | 72. PV NEW BRAUNFELS LLC |
| 29. PATTON MONTY S & JO ANN | 73. HARRISON LESLIE D JR & LACI B |
| 30. ANDREW WILLIAM M & CAROLL W | 74. HELLER LANCE |
| 31. SCHMIDT L FANI | 75. BRITSCH KAREN S & CHARLIE |
| 32. GALVAN REBECCA | 76. CHIARA STEVEN S ET AL |
| 33. SMITH GLENN E & KAREN S | 77. BROOKS JOHN & KARIN |
| 34. FRAZIER HEIDI L | 78. GARLAND THEODORE H & JACQUILIN |
| 35. MIDDLETON BRIGITTE Y & LORRAN RODRIGUEZ | 79. ROTZLER KENNETH W & CYNTHIA A |
| 36. HUGDAHL REBECCA LVNG TRST 5-19-2021 | 80. WILLIAMS JOHN S |
| 37. HEULITT RONALD W | 81. CHAVEZ ALEJANDRO |
| 38. RENKEN GARRETT | 82. PRINGLE BRANTLEY R JR & SUZANNE |
| 39. HARDY CECILIA D | 83. VJT 401K TRUST |
| 40. CONCIENNE LAUREN N & MASON E MUELLER | 84. JHJ TX LLC |
| 41. BOENING ETHAN R | 85. ROSAS JOSE M & CRISTAL M CABRERA |
| 42. STUDDARD WESLEY R | 86. DUNLAP 1 LLC |
| 43. NAGEL O CARL III & CARLA J | 87. PROPERTY OWNER |
| 44. GUERRERO SANTIAGO & GRACE | 88. RIVERTREE PROP OWNERS ASSOC INC |

SEE MAP



PZ21-0313
M-1 to ZH-A



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

10/6/2021

Agenda Item No. D)

PRESENTER:

Applicant: Aspen Heights Partners (T. C. Selman)

Owner: Crystal Kindred

SUBJECT:

SUP21-316 Public hearing and recommendation to City Council regarding a proposed zone change to apply a Special Use Permit to allow multifamily residential use in the “APD” Agricultural/Pre-Development District, on approximately 18 acres out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, addressed at 441 Ron Road.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Council District 1**BACKGROUND INFORMATION:**

Applicant: Aspen Heights Partners (T. C. Selman)
1301 S. Capital of Texas Hwy
Suite B-201
Austin, TX 78746
(512) 670-8577 tselman@ahpliving.com

Owner: Crystal Kindred
6620 Harold Rd.
Waelder, TX 78959
(8300 839-4332 ckindred0607@gmail.com

Staff Contact: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

The subject property consists of approximately 18 acres located at the southeast corner of the intersection of Morningside Drive and Ron Road adjacent to the Humane Society of the New Braunfels Area and is zoned APD with a single-family residence and agricultural use.

The applicant is requesting approval of a Type 2 Special Use Permit (SUP) to allow development of a multifamily residential project with a general site plan with customized development standards mostly consistent with those of the “R-3L” Multifamily Low Density District, yet reflecting the overall style of a single family residential neighborhood. The Zoning Ordinance defines multifamily as “a building or portion thereof, arranged, intended, or designed for occupancy by three or more families, being separate quarters and living

independently of each other. Multifamily also means three or more dwelling units on a single lot or parcel, whether attached or detached”. As the APD zoning would remain, APD uses would also continue to be allowed on the site.

The applicant’s “multifamily” project is proposed to be developed with individual detached residential dwelling units at a maximum density of 5.5 units per acre. The applicant is requesting an SUP in lieu of requesting a change in the base zoning district to allow them to create development standards that will result in a development whose style and density is intended to resemble a single-family residential neighborhood.

The proposed neighborhood will include amenities and look like private streets with sidewalks one side. There will be two points of access, one on Morningside Drive and one on Ron Road. Amenities will include an amenity center with a swimming pool, a playground, and internal trails. Parking will be provided in the garages, driveways and on one side of the drive aisles as well as in front of the amenity center. Six-foot wide public sidewalks will be constructed adjacent to Morningside Drive and Ron Road and a 5-foot wide private sidewalk will be constructed internal to the development along one side of each drive aisle, opposite the side with parking. Each residential unit will have a fenced in rear yard area. The development will be owned and maintained by a single entity.

The applicant is proposing the following additional restrictions for the development that are more stringent than the requirements of the R-3L District:

- Maximum Density
 - APD District: 2.9 units per acre
 - R-3L District: 12 units per acre
 - Proposed SUP: 5.5 units per acre.
- Non-Residential and Multifamily Design Standards

The section of the City’s Zoning Ordinance referencing building façade requirements is temporarily suspended due to State Legislative actions regarding the regulation of building façade materials. The requirement in the Zoning Ordinance calls for a minimum of 80% of the vertical walls of all buildings to be finished in one or more of the approved primary materials listed in the ordinance. The applicant is proposing the façade of this development require 100% horizontally installed or board and batten cement-based siding on all units, with cedar being limited to accent features.

The applicant is also proposing additional requirements for garages including door treatments, orientation, and percentage of the building’s front façade. The applicant proposes limiting repetitive building design and elements by providing 12 different building elevation designs which will be placed so that identical elevations are not adjacent to each other or directly across the drive aisle from one another. Additionally, each building will also be required to have a functional porch. The City can

enforce the style and features of the residences, but the materials and method of application cannot be enforced currently even through the SUP process per the change in state code.

Perimeter fences and walls are not required to be constructed with multifamily development except where adjacent to properties zoned or used for single or two-family residential use. This project proposes fencing around the perimeter that will be constructed of wrought iron, steel or aluminum, cedar boards, treated wood or metal posts, treated rails with dry stacked stone columns.

The creation of applicable standards is necessary because the development, which will occur on one legal lot, is styled to appear as a standard single family development typically situated on individual legal lots. The applicant's request is to follow the R-3L standards in these areas:

- The distance between structures

The Zoning Ordinance requires a minimum setback of 30 feet between multifamily structures oriented side by front or rear. The applicant is proposing a minimum setback of 15 feet since the development is being constructed with detached dwelling units to resemble a single-family residential neighborhood where the minimum setback between structures is only 10 feet.

The proposed separation would be more consistent with development in single-family residential zoned neighborhoods and would meet Fire Code separation requirements.

- Parking

Parking spaces for multifamily development are to be delineated by painted stripes. The applicant is proposing parking spaces more characteristic with single family dwellings located in garages and driveways with additional parking on one side of the drive aisles, similar to "on street parking" in typical neighborhoods. Parking spaces in front of the amenity center will be striped according to code for parking lots.

The proposed parking is consistent with the appearance and functionality of a single-family residential neighborhood. The two travel lanes within the drive aisles will function as fire lanes and provide appropriate access for solid waste to provide service.

- Residential Buffer Wall

The City's Zoning Ordinance requires multifamily development to construct a solid masonry wall 6' to 8' in height along the common property line shared with any adjacent property zoned or utilized for single or two-family residential use. Although the adjacent property to the south is zoned APD, with a Special Use Permit allowing operation of a kennel facility, there is a single-family residence on the property which requires the masonry wall be constructed along the common property line of the

proposed multifamily development. The applicant intends to submit a Residential Buffer Wall Objection Application for administrative approval with consent of the adjacent property owner for the use of a cedar plank fence rather than a masonry wall,, to provide consistency with the remainder of the perimeter fencing.

The applicant is requesting the following deviation from the Sign Ordinance to allow a larger sign than is permitted in the APD District:

- Signage

In the APD District, the City's Sign Ordinance allows one 8-foot tall, 32 square foot monument sign or one 6-foot tall, 20 square foot pole sign per 300 linear feet of street frontage. The subject property is eligible for 2 free-standing signs adjacent to Morningside Drive and 3 free-standing signs adjacent to Ron Road. The applicant is proposing the installation of 1 sign at the entrance on Morningside Drive that is an 8-foot tall arbor style structure with an 48 square foot sign hanging from it (16 square feet; or, 66% larger than permitted by code). Since the sign face is suspended from two poles it is considered a pole sign.

Staff is not opposed to the proposed sign as the sign is appropriately scaled with the proposed development, the permissible number of signs is reduced from 5 to 1 and the permissible sign area is reduced by a total of 112 square feet..

ISSUE:

The proposed SUP for multifamily residential use consisting of free-standing dwelling units with a maximum density of up to 5.5 units per acre (maximum of 99 dwelling units) is consistent with the following actions in Envision New Braunfels:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

Action 3.1: Plan for healthy jobs/housing balance.

Action 3.13: Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.

Action 3.15: Incentivize home development that is affordable and close to schools, jobs and transportation.

Action 3.18: Encourage multifamily to disperse throughout the community rather than to congregate en masse.

Action 4.1: Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels.

The subject property lies within the Walnut Springs Sub Area near existing Employment, Civic and Outdoor Recreation Centers and in close proximity to future Employment, Market and Civic Centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the SUP request with the conditions outlined below. The proposed development

resembles a single-family residential neighborhood that is consistent with the residential development in the area and has access to a Major Collector (Morningside Drive). The proposed development standards and deviations from the buffer wall and sign standards are consistent with development standards and appearance of this style of a single-family residential neighborhood.

1. Recommended conditions:
2. An automatic exemption from the residential masonry wall buffer requirement is not granted with this Special Use Permit. The applicant and adjacent property owner must submit the residential Buffer Wall Objection Application for administrative approval if an alternative fence or wall is desired to be constructed adjacent to the residential property line to the south.
3. Development of the site is in compliance with the attached site plan development standards, drive aisle exhibit, perimeter fencing plan and sign plan. Any significant alterations to the attached documents will require an amendment to the SUP with a recommendation from the Planning Commission and approval by the City Council.

Notification:

Public hearing notices were sent to 18 owners of property within 200 feet of the request. Staff has received no responses at this time.

Resource Links:

- Chapter 144, Sec. 3.4-1 “APD” Agricultural/Pre-Development District of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-4 “R-3L” Multifamily Low Density District of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.6 Special Use Permits of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 106-14(a) Permanent On-Premises Sign Regulations of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

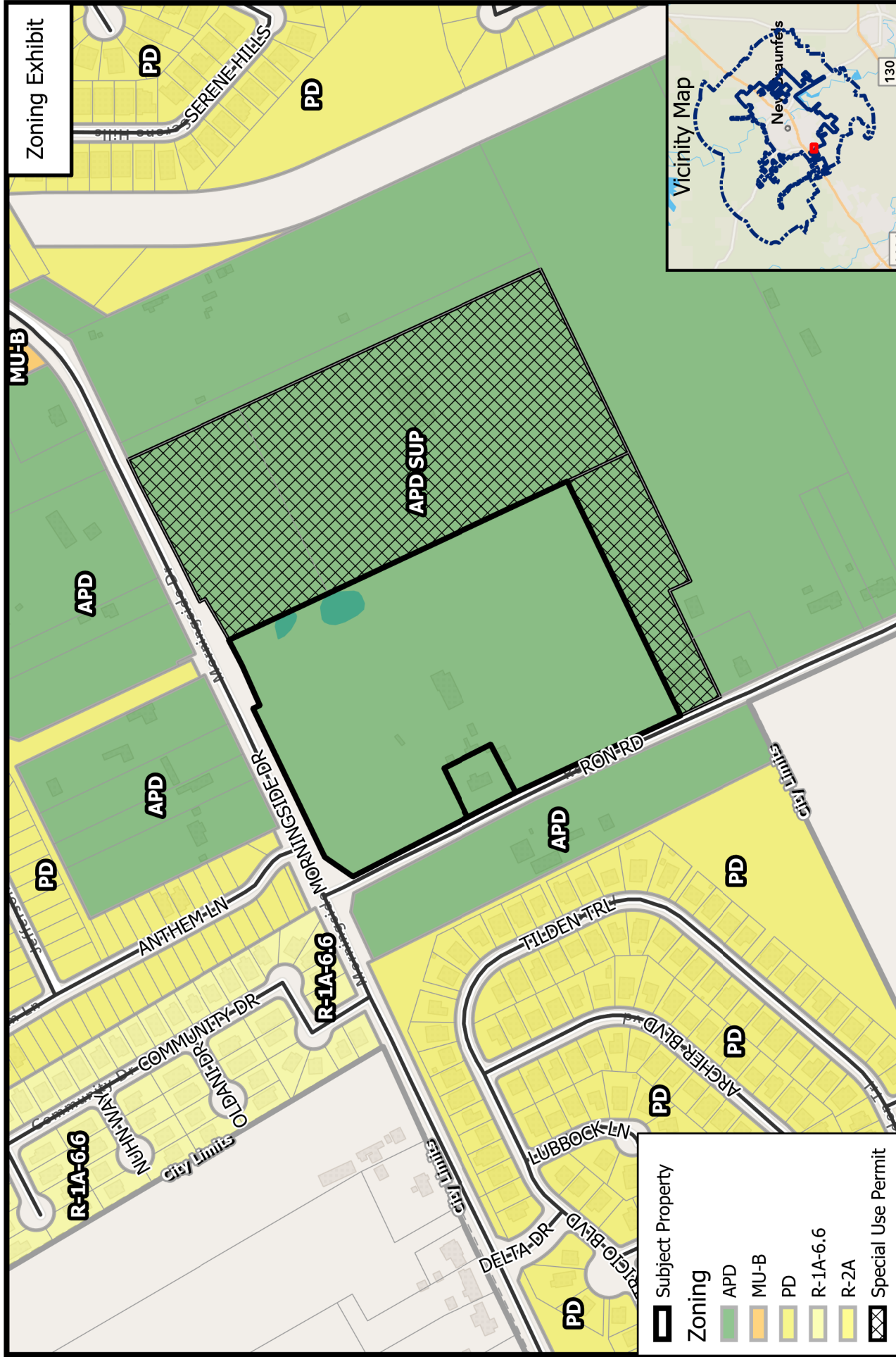
Attachments:

- Aerial Map
- Land Use Maps (Zoning, Existing and Future Land Use)
- Applicant’s Request Summary
- Proposed Site Plan

-
- Proposed Drive Aisle Plan
 - Proposed Sign Plan
 - Proposed Perimeter Fencing Plan
 - Proposed Code Modification Table
 - TIA Worksheet
 - Notification List and Map
 - Photographs

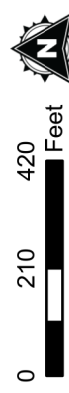


SUP21-316 **Request for multifamily use in APD zoning**



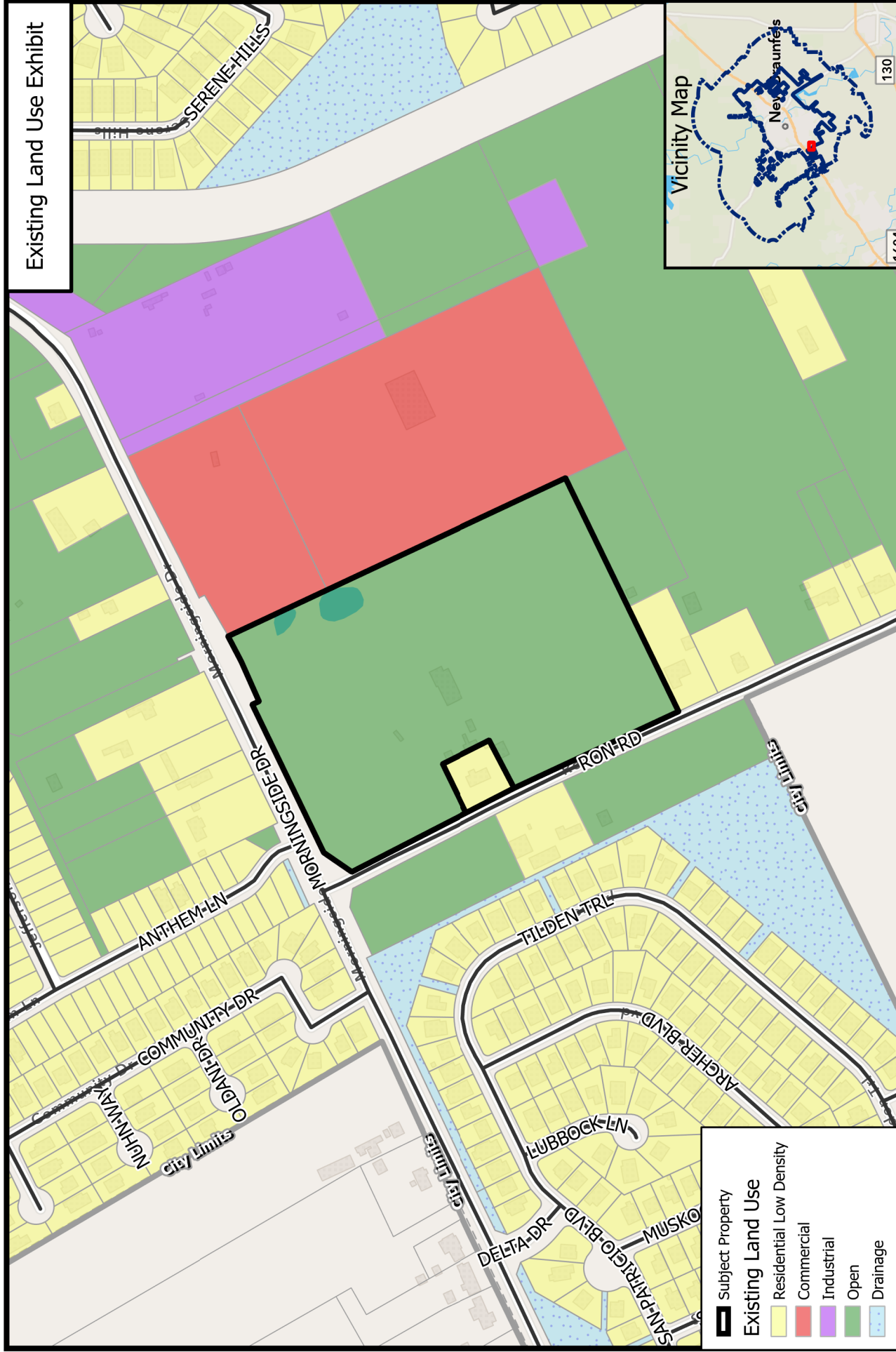
SUP21-316

Request for multifamily use in APD zoning



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Source: City of New Braunfels Planning
Date: 9/17/2021



- Subject Property
- Existing Land Use
 - Residential Low Density
 - Commercial
 - Industrial
 - Open
 - Drainage

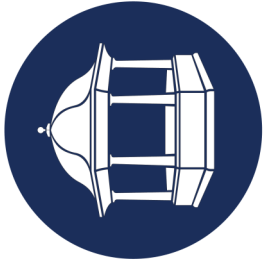
Existing Land Use Exhibit



SUP21-316 **Request for multifamily use in APD zoning**



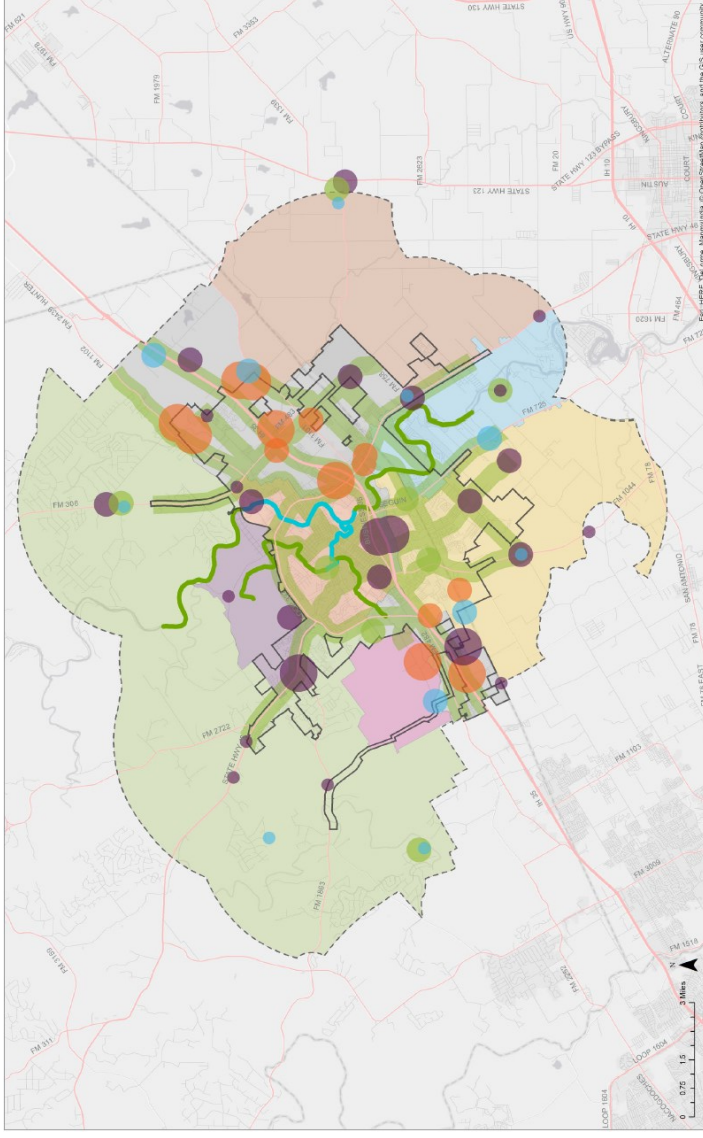
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Envision New Braunfels

A SPECIAL PLACE BY DESIGN

Future Land Use Map



- ◆ Located in the Walnut Springs Sub Area
- ◆ Near future Employment, Market and Civic Centers
- ◆ Near Existing Employment, Civic and Outdoor Recreation Centers

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs and transportation.
- **Action 3.18** Encourage multifamily to disperse throughout the community rather than to congregate en masse.
- **Action 4.1** Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels.

August 30, 2021

City Council & Planning Commission
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Via Electronic Submittal

Re: Application for rezoning; approximately 17.805 acres located at the southeast corner of Morningside Drive and Ron Road; CCAD 80496 & 80468 (the "Property").

Dear Planning Commission and City Council:

As representatives of the potential owner of the above stated Property we respectfully submit the attached application for a Special Use Permit (SUP). The Property is located at the southeast corner of Morningside Drive and Ron Road (see Location Map attached) and is currently zoned Agricultural/Predevelopment District (APD). The SUP request is in compliance with the standards of the "R-3L" Multifamily Low Density district and the proposed development standards. The purpose of the SUP is to allow for a detached built for rent residential development that also maintains a single-family residential neighborhood feel with amenities. The proposed development will have a similar density to the surrounding single-family developments not to exceed 5.5 units per acre.

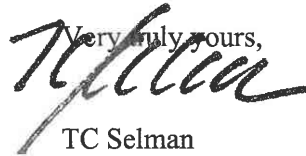
The Property is currently designated as Residential Low Density in the Future Land Use Plan (FLUP). This project would be compatible with the FLUP as the proposed use will be similar to a single-family use. Therefore, a FLUP amendment would not be required.

The City of New Braunfels Zoning Ordinance establishes criteria for approving a SUP application. See below for the criteria and how the proposed SUP achieves these goals (Chapter 144 Zoning Ordinance § Sec. 3.6.3).

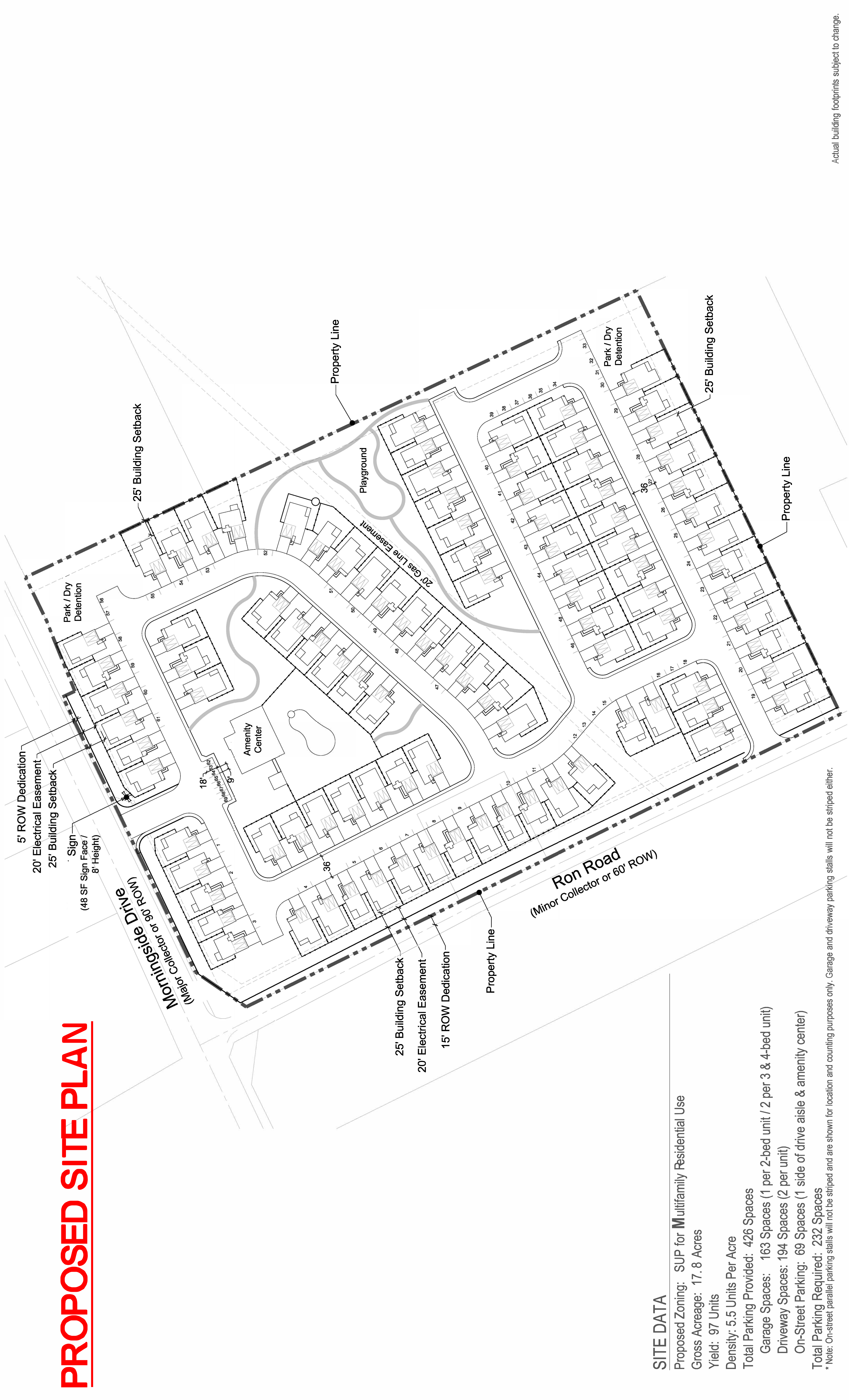
- A) Comprehensive plan consistency: The proposed rezoning and subsequent development is supported by the Comprehensive Plan: Envision New Braunfels, and it is consistent with the goals, strategies, and actions contained in the plan by offering another housing type for residents.
 - 1. Incentivize home development that is affordable and close to schools, jobs, and transportation. The proposed development is near Morningside Elementary School, close to numerous employment options along the Interstate 35 corridor, and its perfectly situated at Ron Rd and Morningside Dr for convenient access to local roadways. (Action 3.15)
 - 2. Ensure parks and green spaces are within a one mile walk and maintain neighborhood parks: The project will provide an accessible green space to nearby residents as well as contribute to the diversity of park types within New Braunfels (Action 4.2, 4.2). Approximately 4.6 acres of common open space with amenities will be provided. The on-site amenities include a centrally located pocket park, interconnected trails throughout the site, a children's playscape and a clubhouse with swimming pool for resident use. Additionally, each unit will have a private fenced yard.
- B) Zoning district consistency: The proposed use is consistent with the general purpose and intent of R-3L zone.

- C) Supplemental standards: The proposed use meets the supplemental standards specifically applicable to the use as described in the Zoning Ordinance.
- D) Character and integrity: The proposed use is similar and compatible with the surrounding residential uses, provides for proper setbacks and screening surrounding the lot with use of fencing and walls. Our proposal includes a maximum of 5.5 units per acre, which is similar to the surrounding neighborhoods which range from 3.6 to 3.8 units per acre. The proposed development includes elements to support the character and integrity of the surrounding properties. Some minor code modifications and proposed improvements, above and beyond what is required by code will be provided with the SUP. See the code modification and superiority charts below for more information.
- E) The proposed development is a residential use that is compatible with the surrounding uses. Therefore, it is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Please feel free to reach out with any questions with regard the rezoning and/or SUP. Thank you for your consideration.

Very truly yours,

TC Selman

PROPOSED SITE PLAN



SITE DATA

Proposed Zoning: SUP for Multifamily Residential Use

Gross Acreage: 17.8 Acres

Yield: 97 Units

Density: 5.5 Units Per Acre

Total Parking Provided: 426 Spaces

Garage Spaces: 163 Spaces (1 per 2-bed unit / 2 per 3 & 4-bed unit)

Driveway Spaces: 194 Spaces (2 per unit)

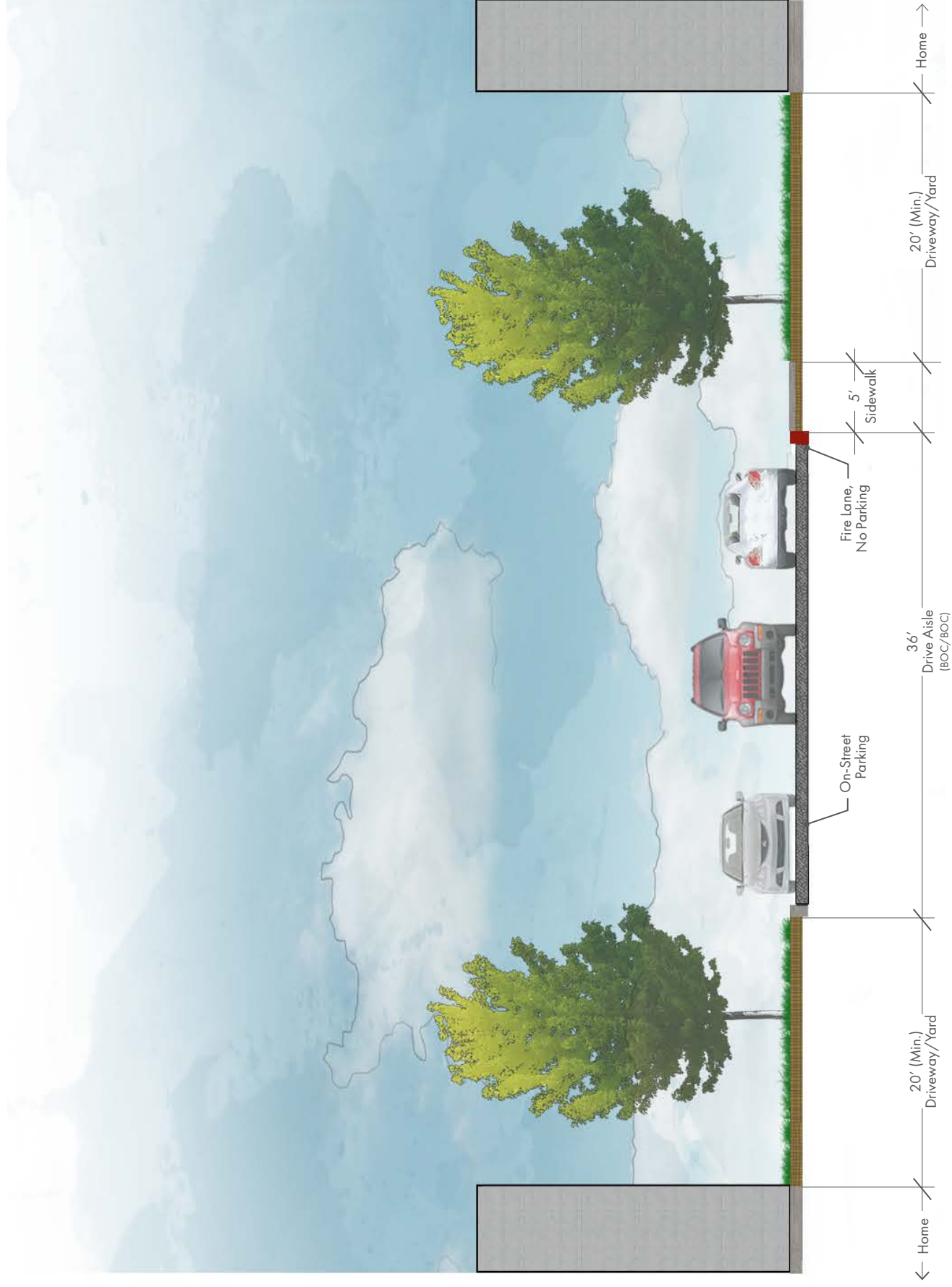
On-Street Parking: 69 Spaces (1 side of drive aisle & amenity center)

Total Parking Required: 232 Spaces

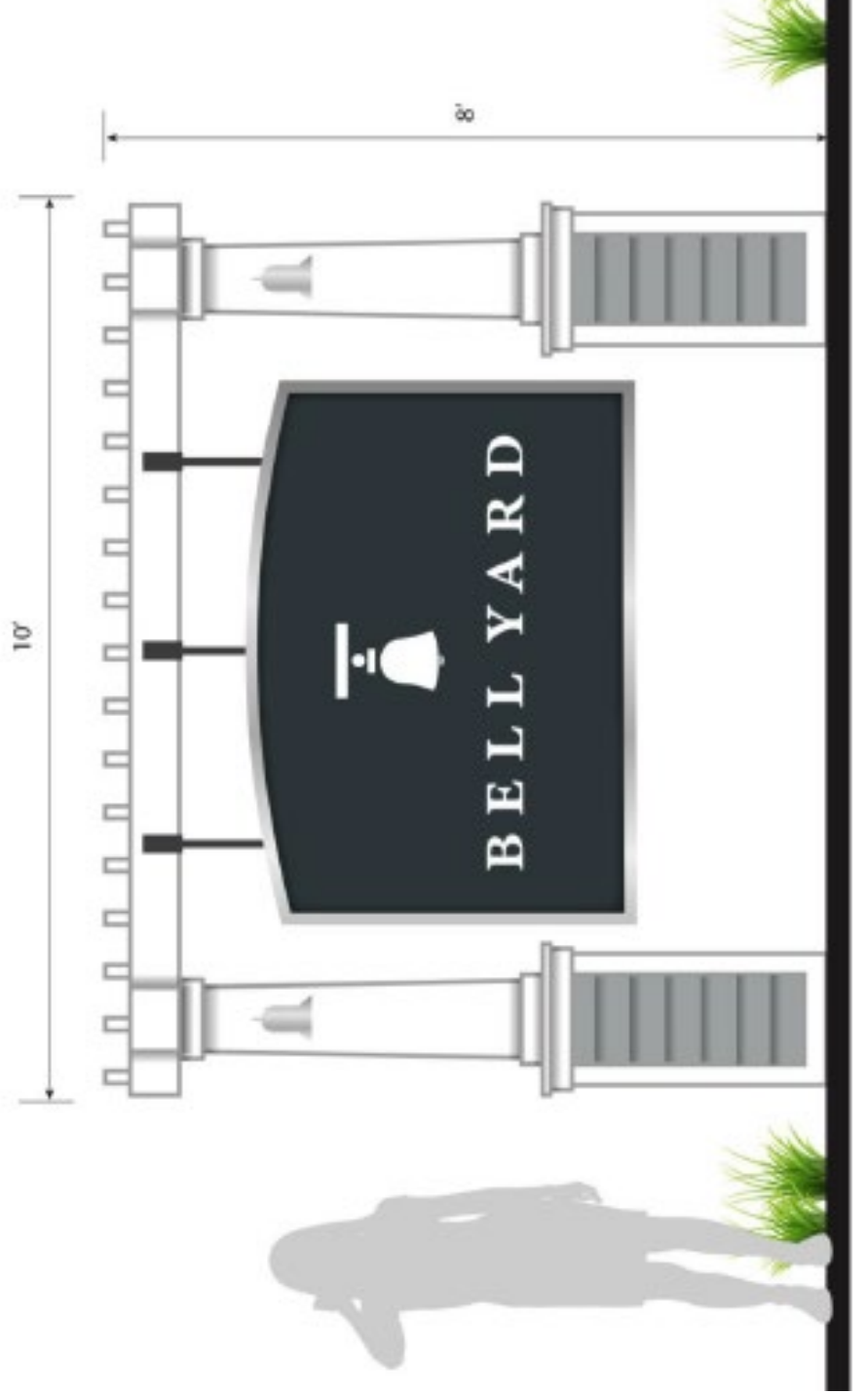
* Note: On-street parallel parking stalls will not be striped and are shown for location and counting purposes only. Garage and driveway parking stalls will not be striped either.

Actual building footprints subject to change.

PROPOSED DRIVE AISLE PLAN



PROPOSED SIGN PLAN



5' WROUGHT IRON POOL FENCING

7' HORIZONTAL WOOD PRIVACY FENCE

6' HORIZONTAL WOOD FENCE WITH DRY STACK COLUMNS

PARK / DRY DETENTION

20' GASLINE EASEMENT

MORNINGSIDE DR

RON ROAD

ADMINISTRATIVE APPROVAL OF A RESIDENTIAL BUFFER WALL EXEMPTING 7-FOOT HORIZONTAL WOOD FENCE RATHER THAN 4'-6'-8' TALL MASONRY RESIDENTIAL BUFFER WALL TO PERMITTING ALONG THIS COMMON PROPERTY LINE

Code Comparison Table

(proposed SUP development standards compared with standards of the R-3L District for multifamily use and the Sign Ordinance)

Code Citation	R-3L Multifamily Use Code Requirement	Proposed Modification with SUP	Justification
144-3.4(b).1.xii: Distance between structures	A minimum of 30 feet between structures side by front or rear	A minimum of 15 feet between structures side by front or rear	To allow for a medium to low density residential development
144-5.1-1(f)(1): Minimum dimensions and specifications for off-street parking facilities	Maneuvering space for 90-degree angle parking shall not be less than 24 feet for one-way or two-way traffic operation	Stacked parking will be provided in the garages and driveways like a typical single-family residential lot	<ul style="list-style-type: none"> - Allows ample parking for residents and visitors - Provides for a portion of the parking to be in enclosed garages as opposed to surface parking
144-5.1-1(e)(5): Construction and maintenance	Any use requiring 5 or more off-street parking spaces shall be required to delineate or mark each space in a manner acceptable to the city	Parking spaces on the private drive aisles, driveways and garages will not be striped.	To allow for efficient and flexible parking to accommodate different sizes of vehicles and maintain single-family residential neighborhood feel.
144-5.3-2(h): Residential buffer wall	Where multifamily use is adjacent to property zoned or used for single or two-family residential use, a 6' – 8' tall solid masonry residential buffer wall must be installed and maintained by the multifamily owner/developer as a buffer between the properties.	Allow for cedar planks as a permitted fence material.	While the property to the south is zoned APD, there is an existing single-family home. In an effort to have a consistent perimeter fence, we propose a cedar fence along this property line with the consent of the adjacent property owner
144-3.4-4(b)1.ix: Density	Maximum density: 12 units per acre	Maximum density: 5.5 units per acre	To maintain a single-family residential neighborhood feel with garages and private yard areas for each unit

Code Citation	R-3L Multifamily Use Code Requirement	Proposed Modification with SUP	Justification
144-5.22-4: Exterior building materials (this code section suspended until authorized through a change in state law or case law)	80% of the vertical walls of all buildings must be finished in one or more of the approved primary masonry materials	<ul style="list-style-type: none"> - Vertical facades shall be 100% horizontally installed or board and batten cement-based siding on all units - Cedar shall be limited to accent features - An upgraded garage door defined as a faux wood or wood clad shall be required (no regulations in the City's Zoning Ordinance pertaining to garage door characteristics) - Garages shall not be more than 60% of the house lineal footage width (there is no such regulation in the City's Zoning Ordinance) - Repetitive design and required elements (there is no such regulation in the City's Zoning Ordinance) • The project shall have a minimum of 12 different building elevations which will be placed so that identical building elevations are not on adjacent lots or directly across the street • Each home will have a functional porch on the front, 	Section 144-5.22 nonresidential and multifamily design standards are not sufficient design standards for a detached single-family home product. The proposed architectural and design standards will replace this section and be replaced by these standards. This will require a more architecturally superior for-rent single-family development.

Code Citation	R-3L Multifamily Use Code Requirement	Proposed Modification with SUP	Justification
		<p>side or back. Front or side covered porches will be a minimum of 30 square feet and rear or back covered porches will be a minimum of 80 square feet</p> <p>- Yard and perimeter fencing (there is no such regulation in the City's Zoning Ordinance with the exception of the residential masonry buffer wall requirement)</p> <ul style="list-style-type: none"> Each building shall have a back yard privacy fence constructed of cedar boards, treated wood or metal posts and treated rails. <p>Perimeter fencing shall be: wrought iron, steel or aluminum, cedar boards, treated wood or metal posts, treated rails with dry stacked stone columns</p>	
Code Citation	Sign Ordinance Requirement	Proposed Modification with SUP	Justification
106-14(a): Permanent on-premises sign regulations	Maximum area per sign for freestanding monument sign: 32 square feet. 1 freestanding monument or low profile pole sign permitted every 300 feet of street frontage	Maximum area per freestanding monument sign: 48 square feet. 1 freestanding monument or low profile pole sign permitted.	To allow for a high quality entrance to establish a sense of community

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
 Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.

Section 1: General Information

General Information	
Project Name: Aspen Heights - New Braunfels (Ron Rd)	Date: 09/24/2021
Subdivision Plat Name: N/A	Project Address/Location: 441 Ron Road, New Braunfels, TX, 78124
Location? <input type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ	<input checked="" type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name: Crystal Lynn Kindred	Owner Email:
Owner Address: 6620 Harold Rd., Waelter, TX 78959	Owner Phone:
Preparer Company: Kimley-Horn & Associates, Inc.	Preparer Email: jordan.schaefer@kimley-horn.com
Preparer Name: Jordan Schaefer, P.E.	Preparer Phone: (210) 321-3423
TIA Report scoping meeting with City Engineering Division staff? <input type="checkbox"/> Yes. Date: <input type="checkbox"/> No.	TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input checked="" type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.
Application Type or Reason for TIA Worksheet/Report	
<input checked="" type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)	
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less) <input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips) <input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved <input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips) <input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required) <input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)	

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Proposed	Multifamily Housing (Mid-Rise)	210	Dwelling Units	97	PM	0.74	0.99	0.93	9.44	72	96	90	916
Existing	Undeveloped	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total from additional tabulation sheet (if necessary):													
Total:										72	96	90	916

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by:	Date:
	<input type="checkbox"/> TIA Worksheet is acceptable. <input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required. <input type="checkbox"/> TIA Report not required.

Section 3: Approved TIA Worksheet/Report

Approved TIA Worksheet/Report				
Project Name:				
Preparer Company:		Preparer Name:		Date:
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Permit <input type="checkbox"/> Other

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Units)

Unit	Land Use	Status ³	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):														
Total:														

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

³Specify current *approved* status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Development Approval Process Information and Performance				
Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	Wkd Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in Peak Hour Trips over 100?		<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.		

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Unit
1.	
2.	
3.	
4.	

PLANNING COMMISSION – OCTOBER 6, 2021 – 6:00PM

City Hall Council Chambers

Applicant/Owner: T.C. Selman, agent for Crystal Kindred

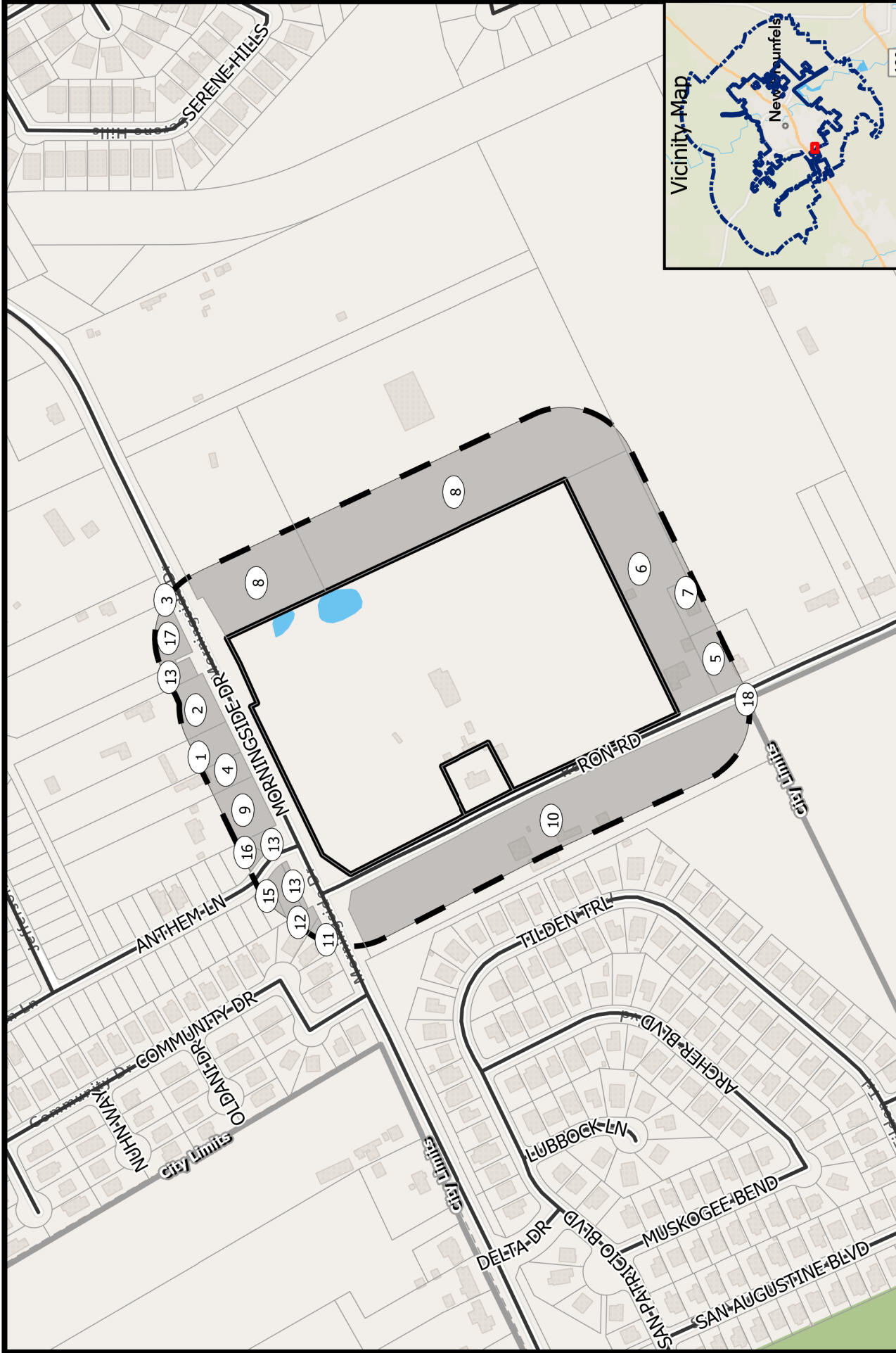
Address/Location: 441 Ron Road

PROPOSED SPECIAL USE PERMIT – CASE #SUP21-316

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|-------------------------------------------------|---------------------------------------------|
| 1. YOUNG REGINA & MARGARITO GARCIA | 10. WELSCH HANNO F JR |
| 2. RESENDEZ MARIO V & TREVINO JESUS | 11. HALL BRADLEY H |
| 3. ROSALES MARISA L | 12. WILLIS SAMANTHA & MATTHEW R |
| 4. PROPERTY OWNER | 13. HERITAGE PARK RESIDENTIAL COMMUNITY INC |
| 5. THOMPSON JEFFREY W | 14. TCHILINGUIRIAN BERDJ & JENNIFER M |
| 6. CABALLERO CARLOS P & TAMMY | 15. KB HOME LONE STAR INC |
| 7. JNMC HOLDINGS LLC | 16. KARNS TAYLOR S |
| 8. HUMANE SOCIETY OF THE NEW BRAUNFELS AREA INC | 17. RUECKLE COMMERCIAL HOLDINGS LLC |
| 9. CORTES JUAN C & JANIE | 18. SA GIVEN TO FLY LLC |

SEE MAP

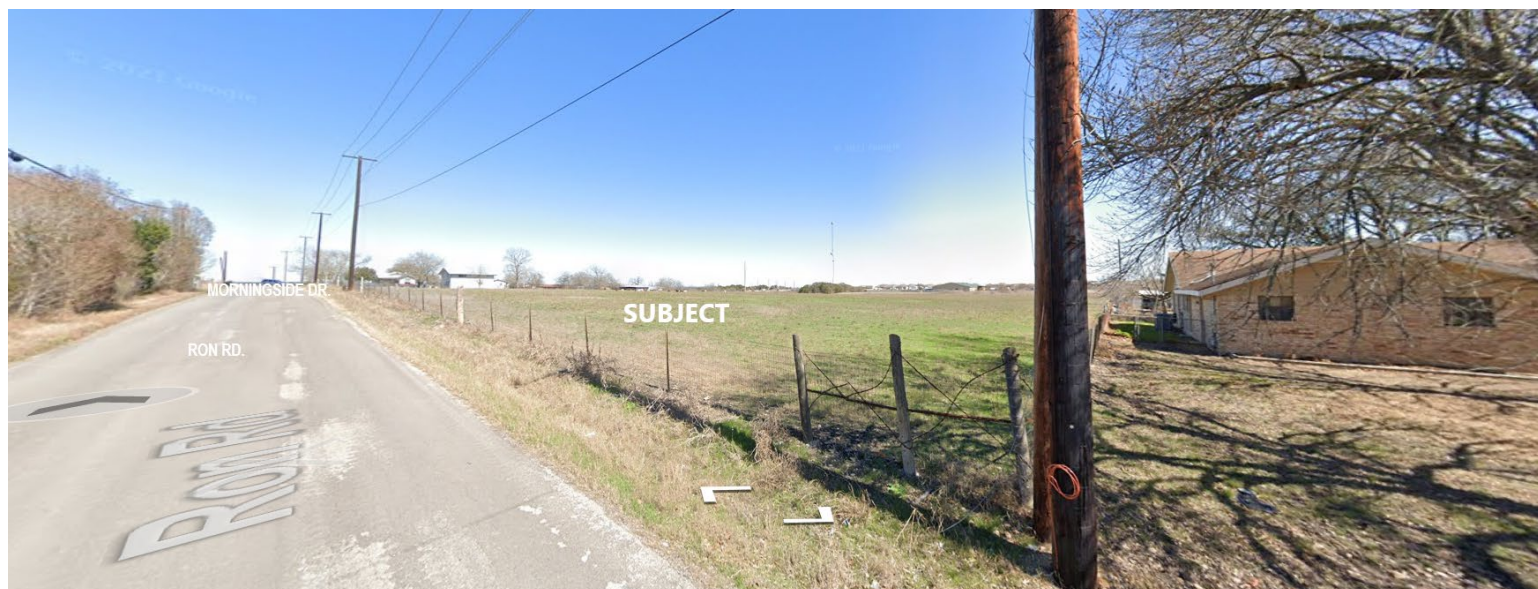
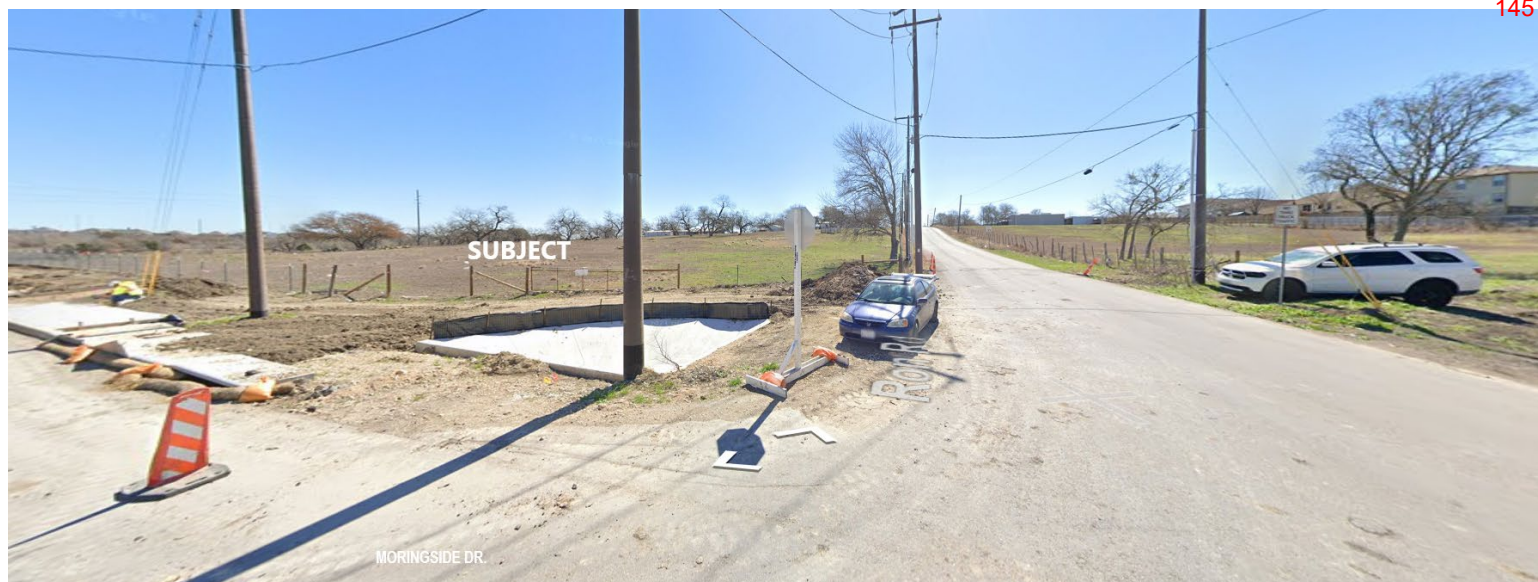


SUP21-316 **Request for multifamily use in APD zoning**



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10/6/2021

Agenda Item No. E)

PRESENTER:

Applicant: Mark Stuart

Owners: ET Animal Real Estate, Inc., Eric Trager and Susan Turner

SUBJECT:

SUP21-319 Public hearing and recommendation to City council regarding a proposed rezoning from “M-1” Light Industrial District and “APD” Agricultural/Pre-Development District to “C-1B” General Business District with a Special Use Permit to allow the expansion of an existing zoo on approximately 19.2 acres, consisting of Lots 2, 3, 4, 5 and 6, Collins Estates, Unit 2, addressed at 5562, 5640 and 5686 IH 35 S and 203 and 223 Rusch Ln.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Council District 1**BACKGROUND INFORMATION:**

Owners: ET Animal Real Estate, Inc. (Eric Trager)
1541 White Water Rd.
New Braunfels, TX 78132
(830) 708-4041 drtrager@hczoo.com
(Lots 2, 3 & 6)

Eric Trager
1541 White Water Rd.
New Braunfels, TX 78132
(830) 708-4041 dtrager@hczoo.com
(Lot 4)

Susan Turner
203 Rusch Ln.
New Braunfels, TX 78132
(830) 832-1724 susanlineberry1952@gmail.com
(Lot 5)

Applicant: Mark Stuart
605 Ridgecliff Dr.
New Braunfels, TX 78130
(830) 237-7639 mark@markstuartarchitect.com

The subject property is approximately 19.2 acres located on the northwest corner of the intersection of the IH 35 Access Road and Rusch Lane, is zoned “M-1” Light Industrial District and “APD” Agricultural/Pre-Development District, consists of Lots 2-6, Collins Estates, Unit 2 Subdivision and is partially developed with the Animal World and Snake Farm Zoo. The existing business opened as the “Snake Farm” in 1967 and was established prior to the property being annexed into the City Limits of New Braunfels in 2007.

The existing zoo is considered a non-conforming use as the City’s Zoning Ordinance does not list “zoo” as a permitted or prohibited use. For such uses that are not specifically listed as a permitted use nor specifically prohibited, an applicant may request approval of a Special Use Permit for the particular use or expansion of the existing non-conforming use.

The owner of the existing zoo is requesting rezoning of the property to “C-1B” General Business District to establish a uniform zoning designation for the property as it is currently zoned M-1 and APD. The applicant is also requesting approval of a Special Use Permit to allow expansion of the existing zoo on undeveloped portions of the property. The zoo owner has no site plan or other major details for the proposed expansion at this time and is seeking approval of the rezoning and the Special Use Permit to ensure the zoo expansion would be permitted prior to having an architect and engineer design the plans.

A portion of the property owned by the zoo, 3.75 acres, is located outside city limits and is not subject to land use regulation and is therefore not part of the subject property identified for this particular request.

Surrounding Zoning and Land Use:

North - Outside City Limits/Undeveloped and a trucking business

South - M-1, M-1A and APD, Across IH 35, M-1 and M-1A/Diesel automotive repair

shop, towing business, church, contractor equipment rental business, warehouse and transport business, retail business and multifamily residential

East - Outside City Limits and across Rusch Lane, M-1/Retail and single family residential

West - APD and Outside City Limits/Undeveloped

ISSUE:

Rezoning of the property to C-1B and expansion of the existing zoo through approval of a Special Use Permit would be consistent with the following actions in the Comprehensive Plan:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

Action 3.21: Enhance local recreational venues.

The property lies within the Oak Creek Sub Area near existing Employment, Market, Civic and Outdoor Recreation Centers and is in close proximity to Employment and Market Centers and Transitional Mixed-Use Corridors.

FISCAL IMPACT:

N/A

RECOMMENDATION:

The proposed zoning and use of the property is consistent with existing zoning and land uses in the immediate area. Staff recommends approval of the zone change to C-1B and the Special Use Permit to allow the expansion of an existing zoo with the following conditions:

1. All standards of the Zoning Ordinance will be met.
2. Zoo operations must be in compliance with Chapter 6, Animals, of the City of New Braunfels Code of Ordinances.

Notification:

Public hearing notices were sent to 5 owners of property within 200 feet of the request. To date, staff has received no responses.

Resource Links:

- 3.3-11 :M-1” Light Industrial District of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- 3.4-1 “APD” Agricultural/Pre-Development District of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- 3.4-13 “C-1B” General Business District of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- 3.6 Special Use Permits of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 6 Animals of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

Attachments:

- Aerial Map
- Land Use Maps (Zoning, Existing Land Use, Future Land Use)
- District Comparison Chart
- TIA Worksheet
- Notification List and Map
- Photographs



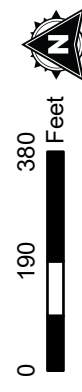
Aerial Exhibit

ADDITIONAL PROPERTY OWNED BY APPLICANT OUTSIDE CITY LIMITS

- Subject Property
- Regional Transportation Plan
 - Interstate, Existing
 - Major Collector, Existing
 - Minor Collector, Existing
- Floodplain
 - Floodway
 - 1% Annual Chance Flood Hazard
 - 0.2 % Annual Chance Flood Hazard

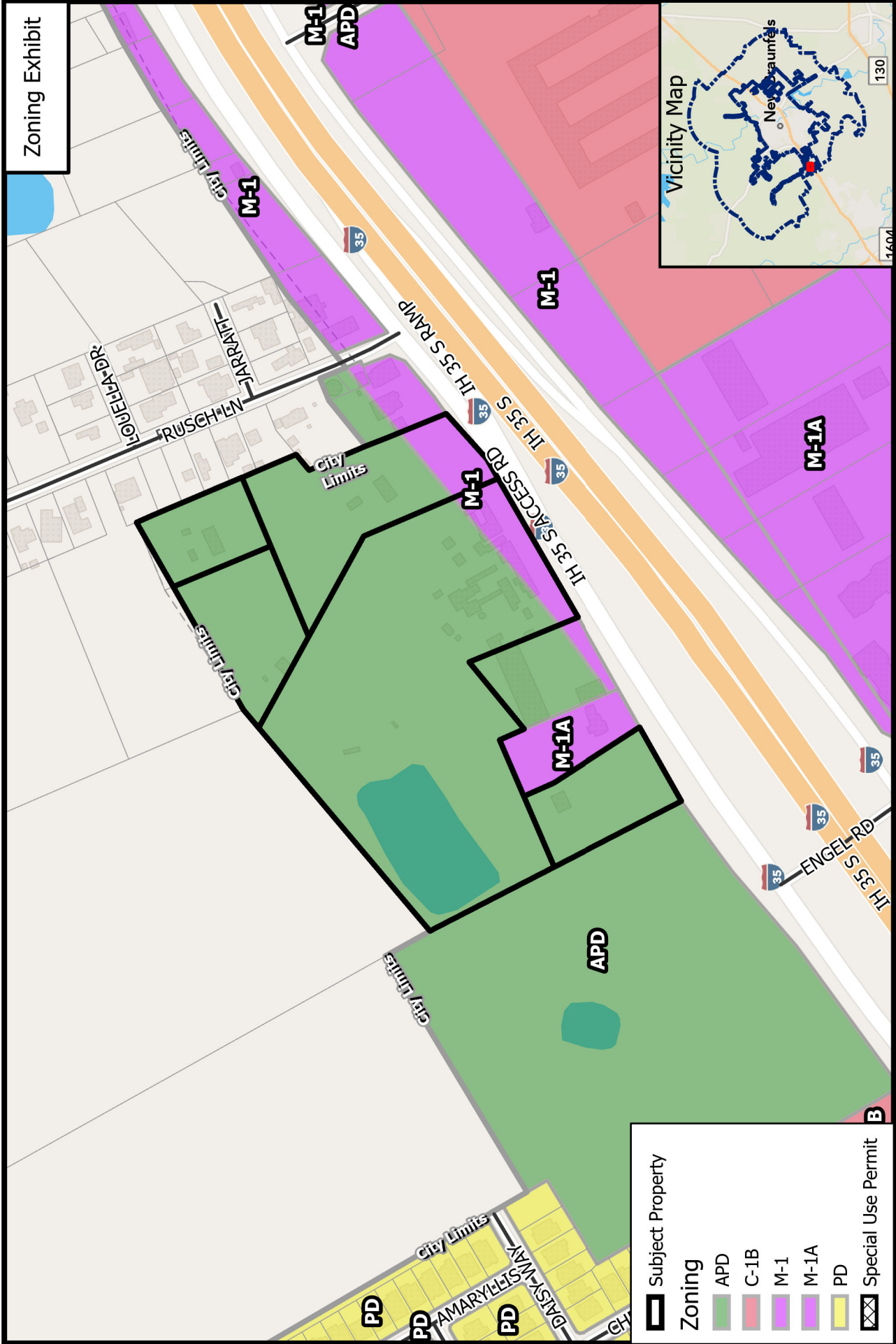


SUP21-319 **Special Use Permit to expand existing land use**

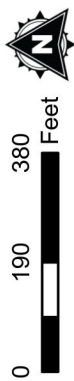


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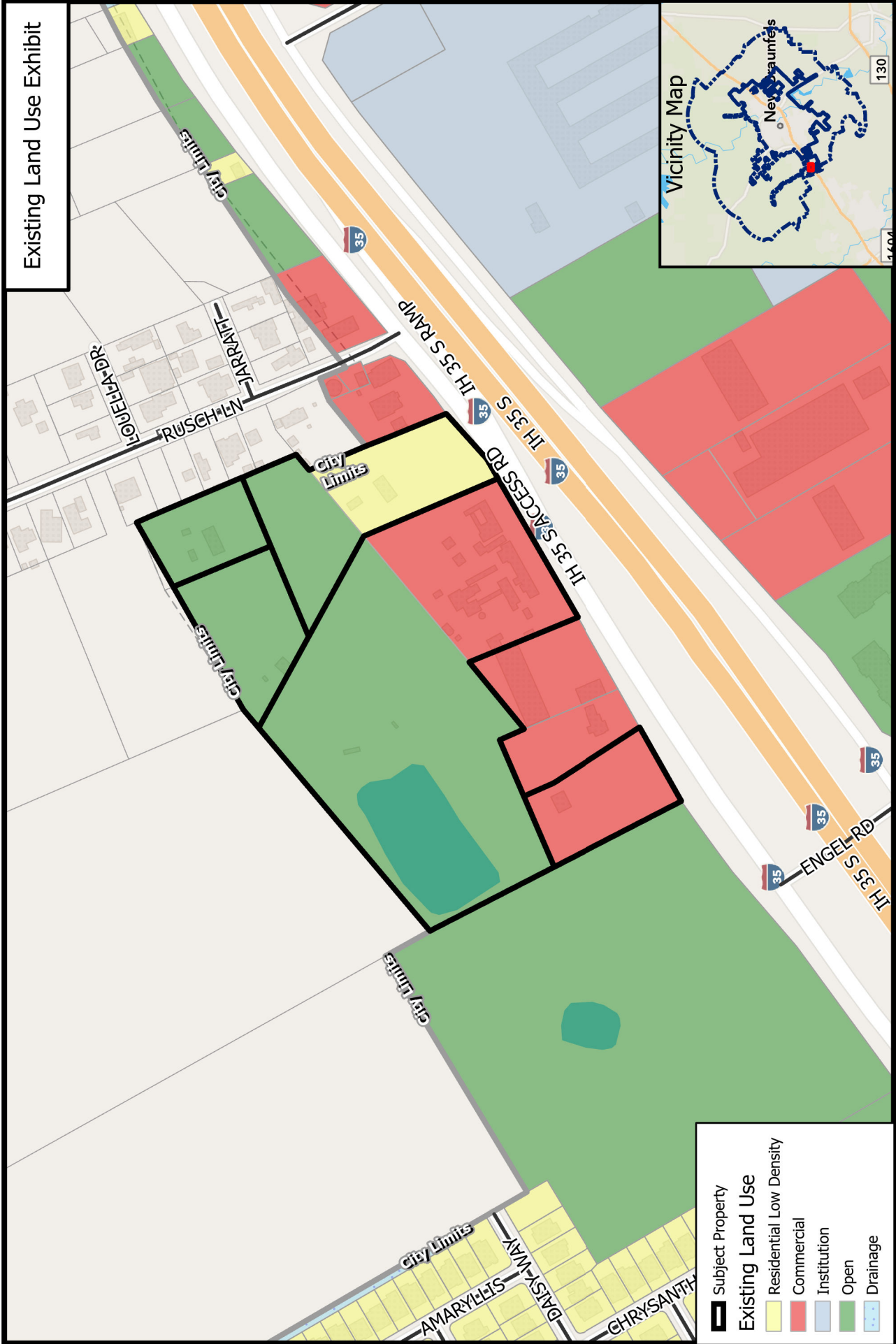
Source: City of New Braunfels Planning
Date: 9/29/2021



SUP21-319 **Special Use Permit to expand existing land use**



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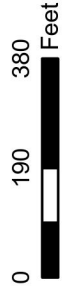


- Subject Property
- Existing Land Use
 - Residential Low Density
 - Commercial
 - Institution
 - Open
 - Drainage

Existing Land Use Exhibit



SUP21-319 **Special Use Permit to expand existing land use**



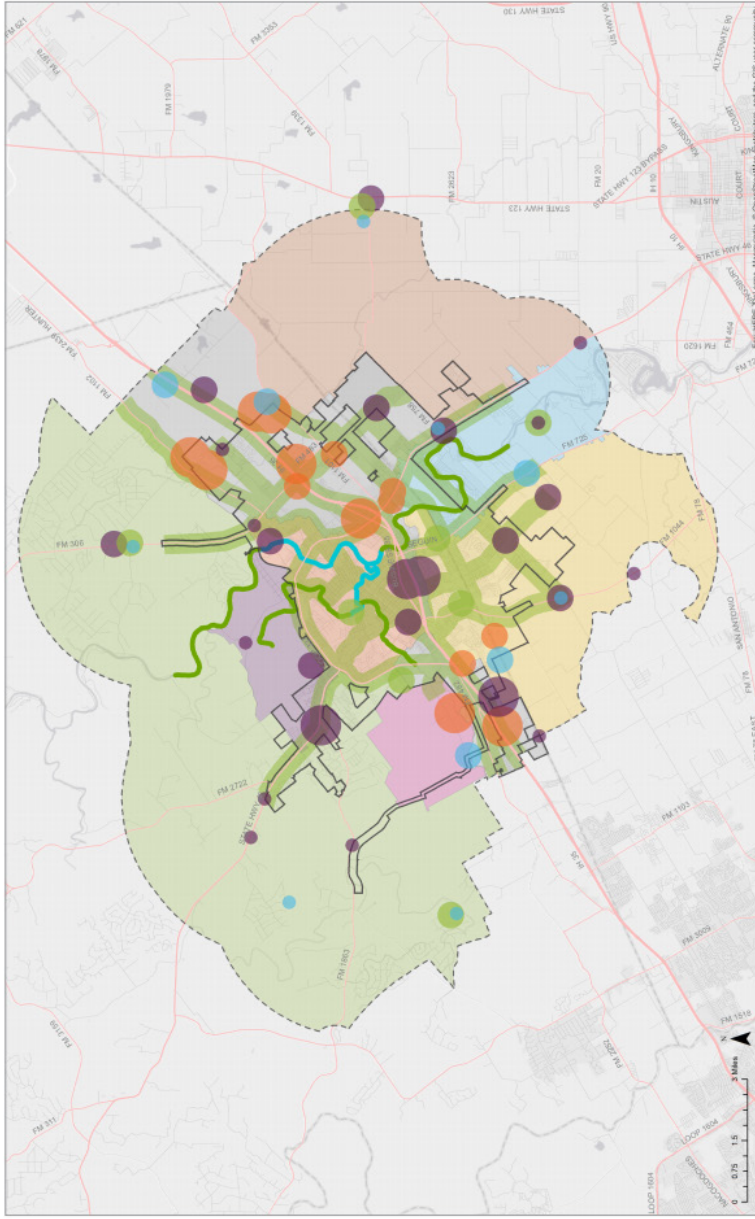
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Envision
New Braunfels
A SPECIAL PLACE BY DESIGN

- In the Oak Creek Sub Area
- Near existing Employment, Market, Civic and Outdoor Recreation Centers
- Near future Market and Employment Centers and Transitional Mixed-Use Corridors
- Action 1.3: Encourage balanced and fiscally responsible land use patterns.
- Action 3.21: Enhance local recreational venues

Future Land Use Map



	Existing	Existing	Proposed
	APD	M-1	C-1B
Accessory building/structure (see section 144-5.4)	P		P
Accessory dwelling (one accessory dwelling per lot, no kitchen)	P		
Accounting, auditing, bookkeeping, and tax preparations		P	P
Acid manufacture			
Adult day care (no overnight stay)			P
Adult day care (with overnight stay)			P
Aircraft support and related services		P	
Airport		P	
All-terrain vehicle (ATV) dealer/sales		P	P
Ambulance service (private)		P	P
Amphitheaters (outdoor live performances)		P	P
Amusement devices/arcade (four or more devices)		P	P
Amusement services or venues (indoors) (see section 144-5.13)		P	P
Amusement services or venues (outdoors)		P	P
Animal grooming shop		P	P
Answering and message services		P	P
Antique shop		P	P
Appliance repair		P	P
Archery range		P	
Armed services recruiting center		P	P
Art dealer/gallery		P	P
Artist or artisans studio		P	P
Assembly/exhibition hall or areas		P	P
Assisted living facility/retirement home			P
Athletic fields		P	P
Auction sales (non-vehicle)		P	P
Auto body repair, garages (see section 144-5.11)		P	P
Auto glass repair/tinting (see section 144-5.11)		P	P
Auto interior shop/upholstery (see section 144-5.11)		P	P
Auto leasing		P	P
Auto muffler shop (see section 144-5.11)		P	P
Auto or trailer sales rooms or yards (see section 144-5.12)		P	P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P	P
Auto paint shop		P	P
Auto repair as an accessory use to retail sales		P	P
Auto repair garage (general) (see section 144-5.11)		P	P
Auto supply store for new and factory rebuilt parts		P	P
Auto tire repair/sales (indoor)		P	P
Auto wrecking yards			
Automobile driving school (including defensive driving)		P	P
Bakery (retail)		P	P
Bank, savings and loan, or credit union		P	P
Bar/tavern (no outdoor music)		P	P
Bar/tavern		P	P

Barber/beauty college (barber or cosmetology school or college)		P	P
Barber/beauty shop, haircutting (non-college)		P	P
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station		P	P
Bed and breakfast inn (see section 144-5.6)			P
Bicycle sales and/or repair		P	P
Billiard/pool facility		P	P
Bingo facility		P	P
Bio-medical facilities		P	P
Blacksmith or wagon shops		P	
Blooming or rolling mills			
Boarding house/lodging house			
Book binding		P	P
Book store		P	P
Bottling or distribution plants (milk)		P	
Bottling works		P	
Bowling alley/center (see section 144-5.13)		P	P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages			
Broadcast station (with tower) (see section 144-5.7)		P	P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)			
Bus barns or lots		P	P
Bus passenger stations		P	P
Cabin or cottage (rental)			
Cabin or cottage (rental for more than 30 days)			
Cafeteria/cafe/delicatessen		P	P
Campers' supplies		P	P
Campgrounds			
Canning/preserving factories			
Car wash (self-service; automated)		P	P
Car wash, full service (detail shop)		P	P
Carpenter, cabinet, or pattern shops		P	P
Carpet cleaning establishments		P	P
Caterer		P	P
Cement, lime, gypsum or plaster of Paris manufacture			
Cemetery and/or mausoleum	P	P	P
Check cashing service		P	P
Chemical laboratories (e.g., ammonia, bleaching powder)			
Chemical laboratories (not producing noxious fumes or odors)		P	
Child day care/children's nursery (business)			P
Church/place of religious assembly	P	P	P
Cider mills			
Civic/conference center and facilities		P	P
Cleaning, pressing and dyeing (non-explosive fluids used)		P	P
Clinic (dental)		P	P
Clinic (emergency care)		P	P
Clinic (medical)		P	P

Club (private)		P	P
Coffee shop		P	P
Cold storage plant		P	
Commercial amusement concessions and facilities		P	P
Communication equipment—Installation and/or repair		P	P
Community building (associated with residential uses)		P	
Community home (see definition)	P		P
Computer and electronic sales		P	P
Computer repair		P	P
Concrete or asphalt mixing plants—Permanent			
Concrete or asphalt mixing plants—Temporary			
Confectionery store (retail)		P	P
Consignment shop		P	P
Contractor's office/sales, with outside storage including vehicles		P	
Contractor's temporary on-site construction office	P	P	P
Convenience store with gas sales		P	P
Convenience store without gas sales		P	P
Cotton ginning or baling works			
Country club (private)	P	P	P
Credit agency		P	P
Crematorium		P	
Curio shops		P	P
Custom work shops		P	P
Dance hall/dancing facility (see section 144-5.13)		P	P
Day camp		P	P
Department store		P	P
Distillation of bones			
Dormitory (in which individual rooms are for rental)			
Drapery shop/blind shop		P	P
Driving range		P	P
Drug store/pharmacy		P	P
Duplex/two-family/duplex condominiums			
Electrical generating plant			
Electrical repair shop		P	P
Electrical substation		P	P
Electronic assembly/high tech manufacturing		P	
Electroplating works		P	
Enameling works			
Engine repair/motor manufacturing re-manufacturing and/or repair		P	
Explosives manufacture or storage			
Exterminator service		P	P
Fairground		P	
Family home adult care	P		
Family home child care	P		
Farmers market (produce market—wholesale)	P	P	P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store		P	P
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)		P	P
Florist		P	P
Flour mills, feed mills, and grain processing	P	P	
Food or grocery store with gasoline sales		P	P
Food or grocery store without gasoline sales		P	P
Food processing (no outside public consumption)		P	
Forge (hand)		P	
Forge (power)		P	
Fraternal organization/civic club (private club)		P	P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		P	
Freight terminal, truck (all storage of freight in an enclosed building)		P	
Frozen food storage for individual or family use		P	P
Funeral home/mortuary		P	P
Furniture manufacture		P	
Furniture sales (indoor)		P	P
Galvanizing works		P	
Garbage, offal or dead animal reduction or dumping			
Garden shops and greenhouses		P	P
Gas manufacture			
Gas or oil wells			
Golf course (public or private)	P	P	P
Golf course (miniature)		P	P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P
Grain elevator	P	P	
Greenhouse (commercial)		P	P
Handicraft shop		P	P
Hardware store		P	P
Hay, grain, and/or feed sales (wholesale)	P		
Health club (physical fitness; indoors only)		P	P
Heating and air-conditioning sales/services		P	
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P	P
Heavy manufacturing			
Heliport		P	
Hides/skins (tanning)			
Home occupation (see section 144-5.5)	P		
Home repair and yard equipment retail and rental outlets		P	P
Hospice			P
Hospital, general (acute care/chronic care)		P	P
Hospital, rehabilitation		P	P
Hotel/motel		P	P
Hotels/motels—Extended stay (residence hotels)			P
Ice delivery stations (for storage and sale of ice at retail only)		P	P

Ice plants		P	
Indoor or covered sports facility			
Industrial laundries		P	
Iron and steel manufacture			
Junkyards, including storage, sorting, baling or processing of rags			
Kiosk (providing a retail service)		P	P
Laboratory equipment manufacturing		P	
Laundromat and laundry pickup stations		P	P
Laundry, commercial (without self-serve)		P	P
Laundry/dry cleaning (drop off/pick up)		P	P
Laundry/washateria (self-serve)		P	P
Lawnmower sales and/or repair		P	P
Leather products manufacturing		P	
Light manufacturing		P	
Limousine/taxi service		P	P
Livestock sales/auction	P		
Locksmith		P	P
Lumber mill			
Lumberyard (see section 144-5.15)		P	
Lumberyard or building material sales (see section 144-5.15)		P	
Machine shop		P	
Maintenance/janitorial service		P	P
Major appliance sales (indoor)		P	P
Manufacture of carbon batteries			
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.			
Manufacture of rubber, glucose, or dextrin			
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home sales		P	
Manufacturing and processes		P	
Manufacturing processes not listed			
Market (public, flea)		P	
Martial arts school		P	P
Meat or fish packing/storage plants			
Medical supplies and equipment		P	P
Metal fabrication shop		P	
Micro brewery (onsite mfg. and/or sales)		P	P
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P	P
Mini-warehouse/self-storage units with outside boat and RV storage		P	P
Monument, gravestone, or marble works (manufacture)			
Motion picture studio, commercial film		P	P
Motion picture theater (indoors)		P	P
Motion picture theater (outdoors, drive-in)		P	P

Motorcycle dealer (primarily new/repair)		P	P
Moving storage company		P	P
Moving, transfer, or storage plant		P	
Multifamily (apartments/condominiums)			
Museum		P	P
Natural resource extraction and mining			
Needlework shop		P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		P	
Nursing/convalescent home/sanitarium			P
Offices, brokerage services		P	P
Offices, business or professional		P	P
Offices, computer programming and data processing		P	P
Offices, consulting		P	P
Offices, engineering, architecture, surveying or similar		P	P
Offices, health services		P	P
Offices, insurance agency		P	P
Offices, legal services, including court reporting		P	P
Offices, medical offices		P	P
Offices, real estate		P	P
Offices, security/commodity brokers, dealers, exchanges and financial services		P	P
Oil compounding and barreling plants			
One-family dwelling, detached	P		
Outside storage (as primary use)		P	
Paint manufacturing			
Paper or pulp manufacture			
Park and/or playground (private and public)	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P	P
Parking structure/public garage		P	P
Pawn shop		P	P
Personal watercraft sales (primarily new/repair)		P	P
Pet shop/supplies (less than 10,000 sq. ft.)		P	P
Pet store (over 10,000 sq. ft.)		P	P
Petroleum or its products (refining of)			
Photo engraving plant		P	
Photographic printing/duplicating/copy shop or printing shop		P	P
Photographic studio (no sale of cameras or supplies)		P	P
Photographic supply		P	P
Plant nursery (no retail sales on site)	P	P	P
Plant nursery (retail sales/outdoor storage)		P	P
Plastic products molding/reshaping		P	
Plumbing shop		P	P
Portable building sales		P	P
Poultry killing or dressing for commercial purposes		P	
Propane sales (retail)		P	
Public recreation/services building for public park/playground areas		P	P

Publishing/printing company (e.g., newspaper)		P	P
Quick lube/oil change/minor inspection		P	P
Radio/television shop, electronics, computer repair		P	P
Railroad roundhouses or shops			
Rappelling facilities		P	
Recreation buildings (private)		P	P
Recreation buildings (public)	P	P	P
Recycling kiosk		P	P
Refreshment/beverage stand		P	P
Rental or occupancy for less than one month (see section 144-5.17)			
Research lab (non-hazardous)		P	P
Residential use in buildings with non-residential uses permitted in the district			
Restaurant/prepared food sales		P	P
Restaurant with drive-through service		P	P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P	P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P	P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		P	P
Retirement home/home for the aged			P
Rock crushers and rock quarries			
Rodeo grounds	P	P	
RV park			P
RV/travel trailer sales		P	P
Sand/gravel sales (storage or sales)			
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)		P	P
Security monitoring company (no outside storage or installation)		P	P
Security systems installation company		P	P
Sexually oriented business (see chapter 18)			
Sheet metal shop		P	
Shoe repair shops		P	P
Shooting gallery—Indoor (see section 144-5.13)		P	P
Shooting range—Outdoor (see section 144-5.13)			
Shopping center		P	P
Sign manufacturing/painting plant		P	P
Single-family industrialized home (see section 144-5.8)	P		
Smelting of tin, copper, zinc or iron ores			
Specialty shops in support of project guests and tourists		P	P
Stables (as a business) (see chapter 6)	P		
Stables (private, accessory use) (see chapter 6)	P		
Steel furnaces			
Stockyards or slaughtering			
Stone/clay/glass manufacturing		P	
Storage—Exterior storage for boats and recreational vehicles		P	P
Storage in bulk		P	
Structural iron or pipe works			

Studio for radio or television, without tower (see zoning district for tower authorization)		P	P
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P	P
Sugar refineries			
Tailor shop (see home occupation)		P	P
Tar distillation or manufacture			
Tattoo or body piercing studio		P	P
Taxidermist		P	P
Telecommunications towers/antennas (see section 144-5.7)			
Telemarketing agency		P	P
Telephone exchange buildings (office only)		P	P
Tennis court (commercial)		P	P
Theater (non-motion picture; live drama)		P	P
Tire sales (outdoors)		P	P
Tool rental		P	P
Townhouse (attached)			
Transfer station (refuse/pick-up)		P	
Travel agency		P	P
Truck or transit terminal		P	
Truck stop			
Tuber entrance and takeout facilities (see section 144-5.13)			
University or college (public or private)		P	P
Upholstery shop (non-auto)		P	P
Used or second hand merchandise/furniture store		P	P
Vacuum cleaner sales and repair		P	P
Vehicle storage facility			P
Veterinary hospital (no outside animal runs or kennels)		P	P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		P	
Video rental/sales		P	P
Warehouse/office and storage/distribution center		P	
Waterfront amusement facilities—Berthing facilities sales and rentals		P	
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		P	
Waterfront amusement facilities—Boat landing piers/launching ramps		P	
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P	P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P
Welding shop		P	
Wholesale sales offices and sample rooms		P	P
Wire or rod mills			
Wood distillation plants (charcoal, tar, turpentine, etc.)			
Woodworking shop (ornamental)		P	P
Wool scouring			
Zero lot line/patio homes			

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
 Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.

Section 1: General Information

General Information	
Project Name:	Date:
Subdivision Plat Name:	
Location? <input type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ	Project Address/Location: <input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name:	Owner Email:
Owner Address:	Owner Phone:
Preparer Company:	
Preparer Name:	Preparer Email:
Preparer Address:	Preparer Phone:
TIA Report scoping meeting with City Engineering Division staff? <input type="checkbox"/> Yes. Date: <input type="checkbox"/> No.	TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.
Application Type or Reason for TIA Worksheet/Report	
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)	
<input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)	<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved	<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)	<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):													
Total:													

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by: <input type="checkbox"/> TIA Worksheet is acceptable. <input type="checkbox"/> TIA Worksheet requires corrections.	Date: <input type="checkbox"/> TIA Report required. <input type="checkbox"/> TIA Report not required.
--------------------------	---------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

PLANNING COMMISSION – OCTOBER 6, 2021 – 6:00PM

City Hall Council Chambers

Applicant/Owner: Mark Stuart, agent for ET Animal Real Estate, Inc., Eric Trager and Susan Turner

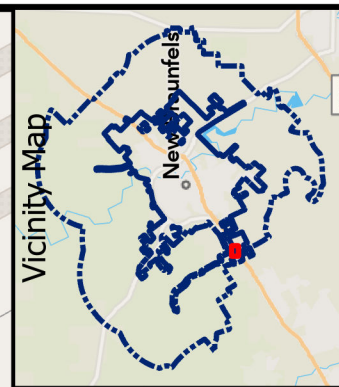
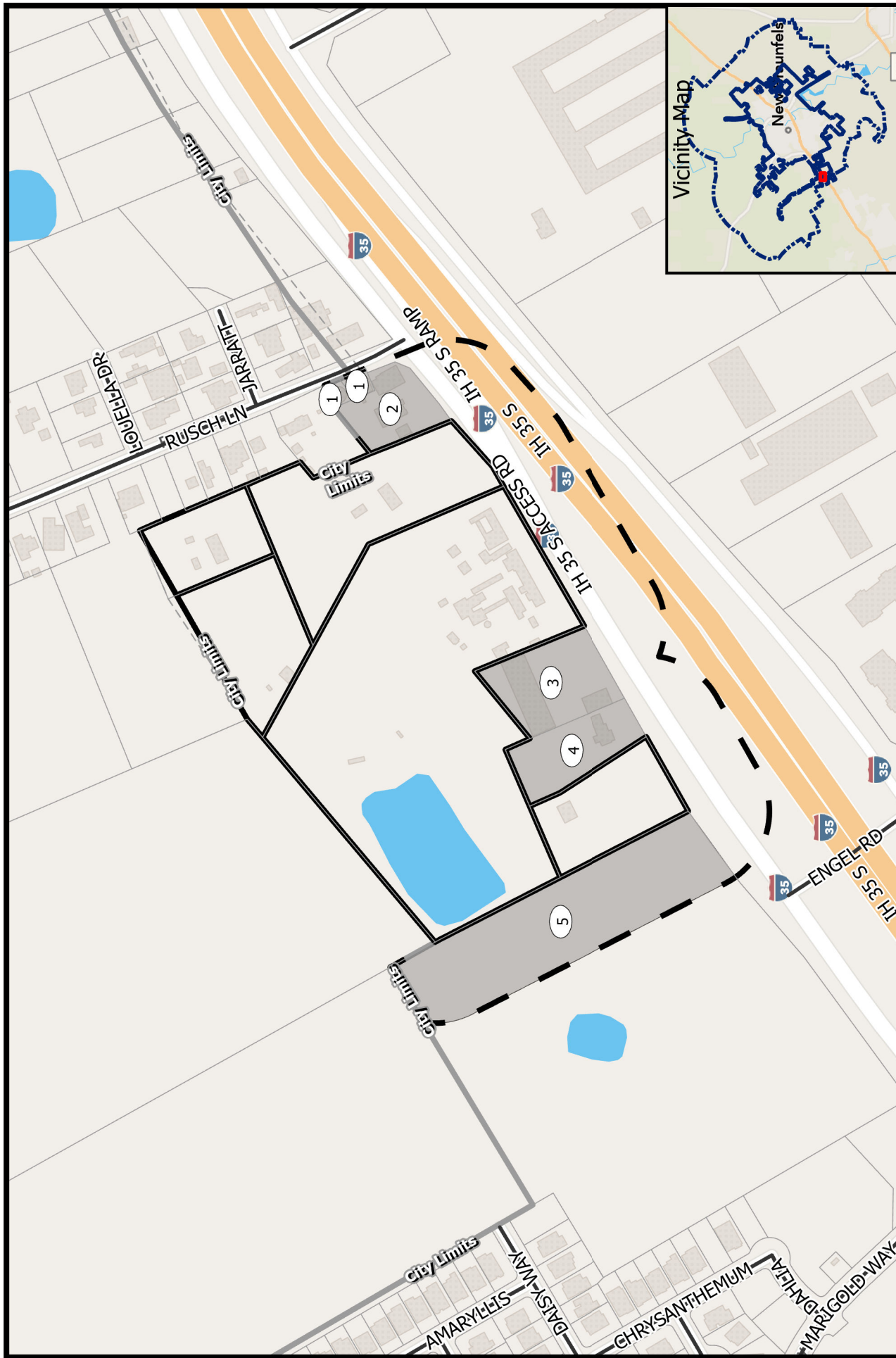
Address/Location: Lots 2, 3, 4, 5 and 6, Collins Estates, Unit 2, addressed at 5562, 5640 and 5686 IH 35 S and 203 and 223 Rusch Ln

PROPOSED SPECIAL USE PERMIT – CASE #SUP21-319

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|---------------------------------------|-----------------------------|
| 1. NEW BRAUNFELS CITY OF | 4. TURKEY CREEK RANCHES LTD |
| 2. ET ANIMAL REAL ESTATE INC | 5. MELLYN JOHN R & SUSAN |
| 3. NELSON CENTURY CAPITAL PARTNERS LP | |

SEE MAP

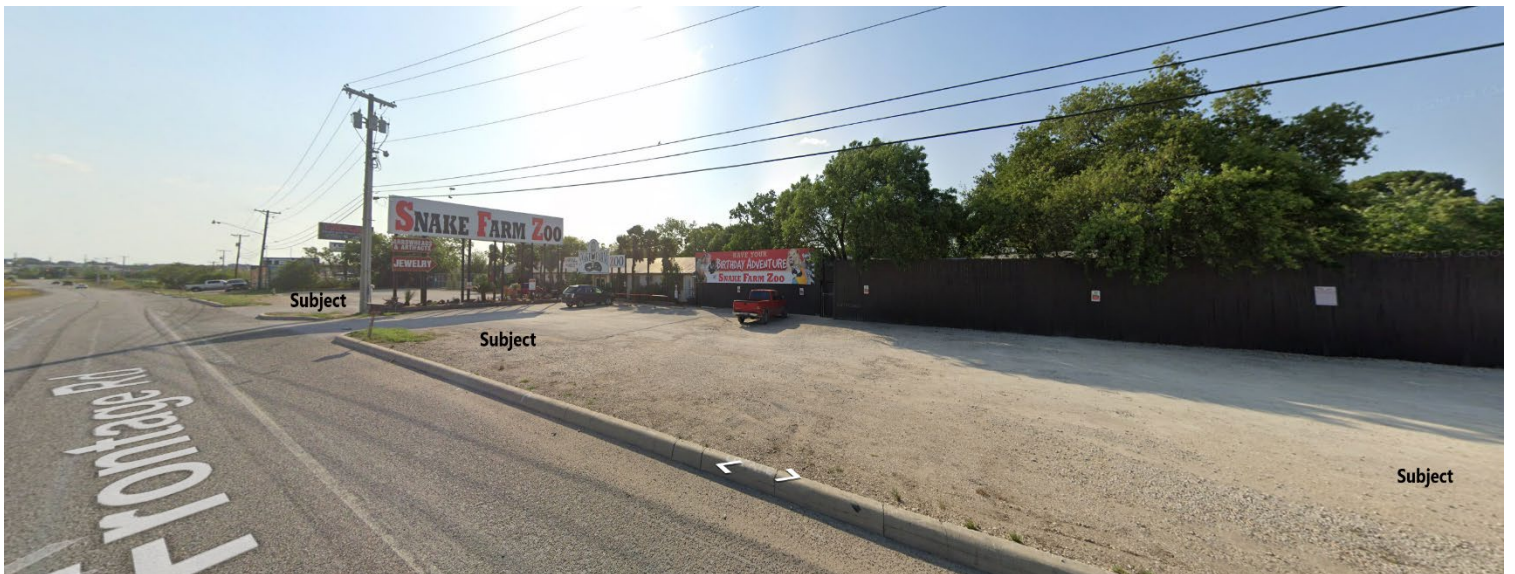


SUP21-319

Special Use Permit to expand existing land use



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.





10/6/2021

Agenda Item No. F)

PRESENTER:

Applicant: Urban Civil;

Owner: Northwest Crossing Owners Association, Inc.

SUBJECT:

REP21-328 Public hearing and consideration of the replat of Lot 81 Block 1, Northwest Crossing Unit 3, establishing Lots 81RA and 81RB.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 4

BACKGROUND INFORMATION:

Case #: REP21-328

Owner: Northwest Crossing Owners Association, Inc.
Ron Savage, President
378 Hampshire Street
New Braunfels, Texas 78130
(210) 393-2432

Engineer: Urban Civil
Brian Mendez
190 S. Seguin Avenue
New Braunfels, TX 78130
(830) 606-3913 bmendez@urbancivil.com

Case Manager: Holly Mullins
(830) 221-4054
hmullins@nbtexas.org

Description: Two lots on approximately 3.44 acres

Lot 81 is owned by the Northwest Crossing HOA and was platted in 2006 as a “reserve area” between Conrads Lane and the residential lots. It currently contains a playground and basketball court.

ISSUE:

The Owners Association is proposing to convey approximately one acre to New Braunfels Utilities (NBU) for an elevated water storage to provide additional capacity to the Kohlenberg Pressure Zone. The land is zoned R-1A-6.6 and therefore this is a residential replat, requiring a public hearing and notice to surrounding property

owners within the original subdivision.

The State of Texas mandates that a plat meeting the City's subdivision standards must be approved. Some opposition to the proposed use is being expressed. However, allowed uses are determined by the zoning district, not the platting of the property. Water storage facilities that are part of a public or municipal water system are allowed uses in all zoning districts.

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification (LOC) process 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. Final project drainage will be reviewed with any building permits submitted. No portion of this property is located within the 1% annual chance flood zone.

Utilities:

Electric, water and wastewater services for Northwest Crossing are provided by New Braunfels Utilities (NBU).

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan. 20 feet of right-of-way along Conrads Lane was dedicated with the original plat.

Hike and Bike:

The plat is in compliance with the City's Trails Plan. There are no bike lanes or off-street paths indicated on the plan along the subject property.

Sidewalks:

Residential sidewalks are required along Conrads Lane with this replat. Four-foot wide sidewalks will be constructed along Lots 81RA and 81RB by the property owner at the time of new development on each lot.

Roadway Impact Fees:

The subdivision is in Roadway Impact Fee Study Area 3, and fees are hereby assessed with the approval of this plat. Fees will be collected at time of building permit as indicated in the then current fee schedule for the intended use.

Parkland Dedication and Development:

The Northwest Crossing Master Plan was approved in 2000, prior to adoption of the Parkland Dedication and Development Ordinance. This replat is therefore not subject to parkland development or in-lieu fees.

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 notes below. Staff recommends approval of the proposed plat subject to the following Conditions of Approval:

1. Revise plat title to state: "Final Plat of Lots 81RA and 81RB, Block 1, Northwest Crossing Unit 3 being a Replat of Lot 81..." and include recording information. (NBCO 118-34).

2. Revise Owner/Developer information to remove NBU as an owner or provide proof of ownership, authorization letter, and signature block for NBU. (NBCO 118-21)
3. Revise line work to indicate both Lot 81RA and 81RB are within the boundary of the subdivision plat. (NBCO 118-29)
4. A temporary construction easement for purposes of site construction can be provided during the permitting process for site construction and is not required to be included on the plat. Choose one of the following to resolve: remove "Proposed" from the temporary construction easement and specify terms and conditions of the easement; record the temporary easement by separate instrument, reference document number on plat, and provide a copy to the City; or, provide the recorded document for the temporary easement at time of permitting. (NBCO 118-29)
5. Remove owner and recording information from within Lot 81RB. (NBCO 118-29)
6. Relabel Existing Plat exhibit as Area Being Replatted. (NBCO 118-34)
7. Provide accurate ROW width for Conrads Ln. (NBCO 118-29)
8. Revise Note 5 to remove [and the County] for plats within the City limits. (NBCO 118-51)
9. Revise Note 7 to state only: This subdivision is not subject to parkland dedication and development requirements. (NBCO 118-60)
10. Add plat note stating four-foot wide sidewalks will be constructed with property development ____ (specify location) along Conrads Lane at the time of new development on Lots 81RA and 81RB. (NBCO 118-49).
11. Add plat note stating ownership and maintenance responsibility of HOA lots. (NBCO 118-45)
12. Remove "Approved for Acceptance" and "Approved this the ____ day of ____ 2021 by the City of New Braunfels" located beneath. Include "and acceptance" into the Certificate of Approval above (NBCO 118-30).
13. Indicate a 20-foot wide utility easement fronting Conrads Lane and Northwest Blvd on Lot 81RB. (NBCO 118-48)

Approval Compliance:

To obtain 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.

Mailed notification:

Public hearing notices were sent to owners of 52 properties within 200 feet, 30 of which are within the Northwest Crossing Subdivision. To date we have received no responses in favor and one in opposition (#4).

Attachments:

1. Aerial Map
2. Replat
3. Notification Map
4. Photograph

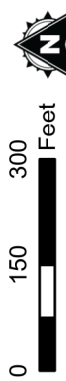


Aerial Exhibit

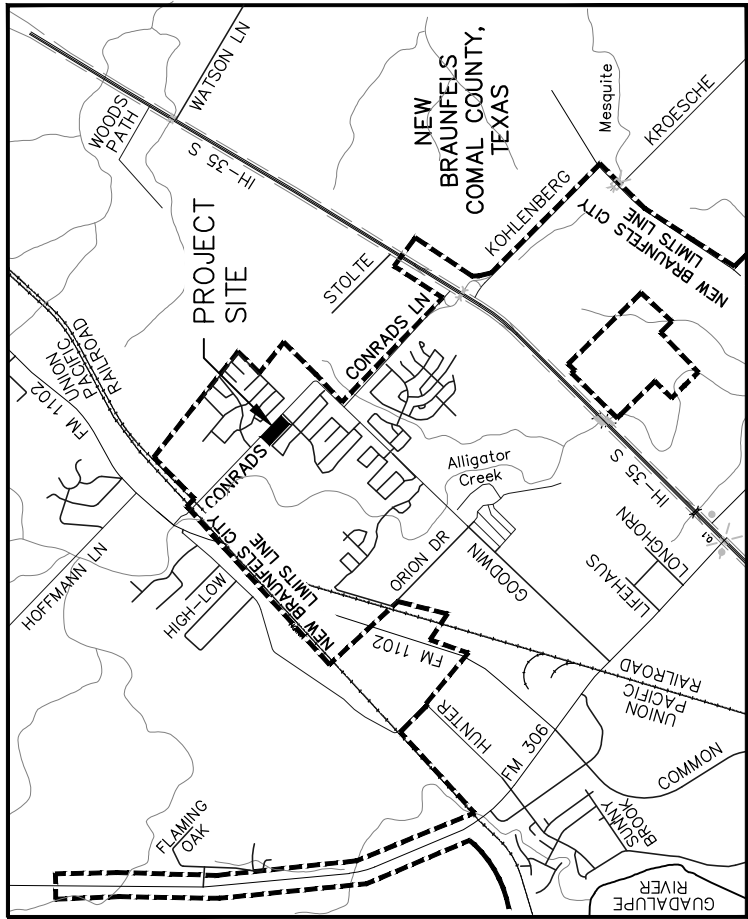
Vicinity Map



REP21-328 **Northwest Crossing Unit 3**



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



OWNER/DEVELOPER:
IAN TAYLOR, CEO
NEW BRAUNFELS UTILITIES
355 FM 306
NEW BRAUNFELS, TEXAS 78130

PURPOSE:
THE PURPOSE OF THIS REPLAT IS TO PLAT
LOT 81 INTO TWO LOTS, BEING LOT 81RA
AND LOT 81RB.

- Legend:
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN CIVIL" SET
 - ▲ 60D NAIL SET
- M.P.R.C.T MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS
ACRES

LOCATION MAP NOT TO SCALE

NBU NOTES

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

CHARLES
HOHENSEE and
ANGELIA HOHENSEE
1.402 ACRE TRACT
DOC. NO.
201306000515
O.P.R.C.C.T.

STATE OF TEXAS COUNTY OF COMAL

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the Replat of Northwest Crossing Unit 3, Establishing Lot 81RA and 81RB to the City of New Braunfels, County of Comal, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicated to the use of the Public all streets, alleys, parks, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

RON SAVAGE, PRESIDENT
NORTHWEST CROSSING OWNERS ASSOCIATION INC
378 HAMPSHIRE ST
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS COUNTY OF COMAL

This instrument was acknowledged before me this ____ day of _____, 2021,
by: _____.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS COUNTY OF COMAL

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the Replat of Northwest Crossing Unit 3, Establishing Lot 81RA and 81RB to the City of New Braunfels, County of Comal, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicated to the use of the Public all streets, alleys, parks, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

DONOVAN DOVE, VICE PRESIDENT
NORTHWEST CROSSING OWNERS ASSOCIATION INC
378 HAMPSHIRE ST
NEW BRAUNFELS, TEXAS 78130

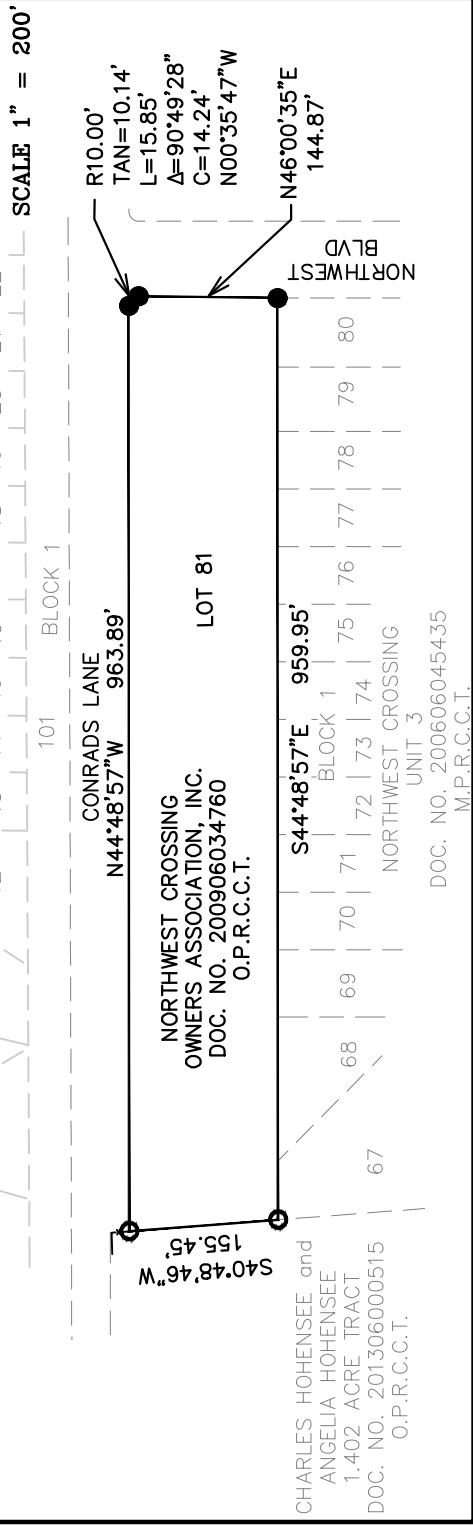
STATE OF TEXAS COUNTY OF COMAL

This instrument was acknowledged before me this ____ day of _____, 2021,
by: _____.

Notary Public, State of Texas
My Commission Expires: _____

NORTHWEST CROSSING UNIT 3 BEING A REPLAT OF LOT 81, BLOCK 1 ESTABLISHING LOT 81RA AND 81RB OF NORTHWEST CROSSING UNIT 3

EXISTING PLAT
NORTHWEST CROSSING UNIT
THREE



REPLAT ESTABLISHING LOT 81RA AND 81RB

CLOUD COUNTRY
SUBDIVISION UNIT ONE
DOC. NO. 201306032819
M.P.R.C.C.T.

101 BLOCK 1

CONRAD'S LANE S46°01'45"E
963.89'

PROPOSED 30-FT
TEMPORARY
CONSTRUCTION
EASEMENT
NORTHWEST CROSSING
OWNERS ASSOCIATION, INC.
DOC. NO. 200906034760
O.P.R.C.C.T.

LOT 81RA
0.98 AC.
(42767 SQ. FT.)

LOT 81RB
2.46 AC.
(107091 SQ. FT.)

SCALE 1" = 100'

R10.00'
TAN=10.15'
L=15.85'
Δ=89°10'27"
Chord=14.24'
S0°36'59"E

144.87'

NORTHWEST BLYD

SCALE 1" = 200'

CONRAD'S LANE N44°48'57"W 963.89'

LOT 81

NORTHWEST CROSSING
OWNERS ASSOCIATION, INC.
DOC. NO. 200906034760
O.P.R.C.C.T.

CHARLES HOHENSEE and
ANGELIA HOHENSEE
1.402 ACRE TRACT
DOC. NO. 201306000515
O.P.R.C.C.T.

S40°48'46"W 155.45'

R10.00'
TAN=10.14'
L=15.85'
Δ=90°48'28"
C=14.24'
N00°35'47"W

N46°00'35"E 144.87'

NORTHWEST BLYD

SCALE 1" = 100'

S44°48'57"E 959.95'

LOT 79

LOT 80

LOT 77

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PLANNING COMMISSION – OCTOBER 6, 2021 – 6:00PM

Council Chambers

Applicant/Owner: Brian Mendez

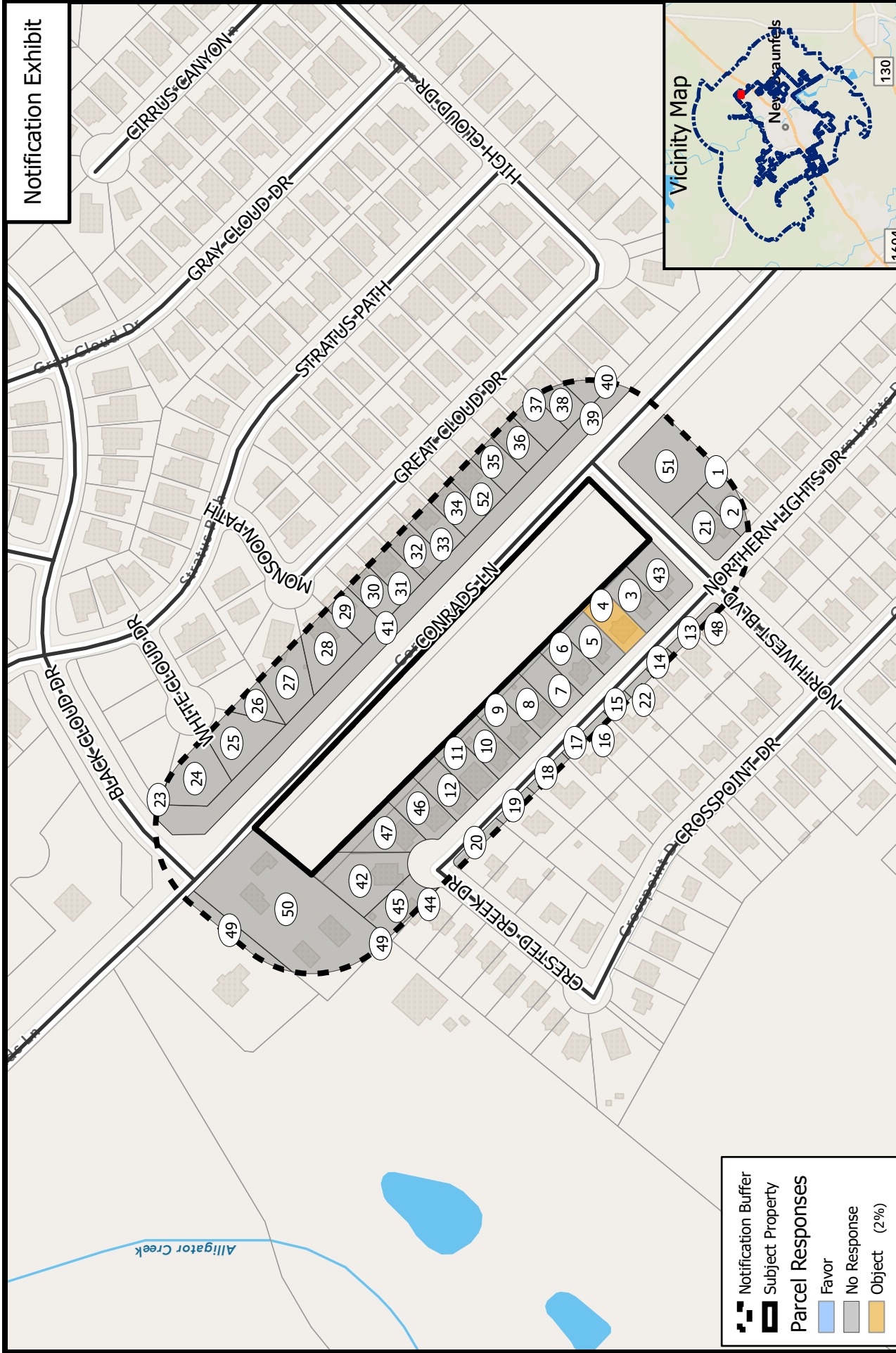
Address/Location: 3477 Northwest Blvd, Northwest Crossing Unit 3, Lot 81

PROPOSED REPLAT – CASE #REP21-328

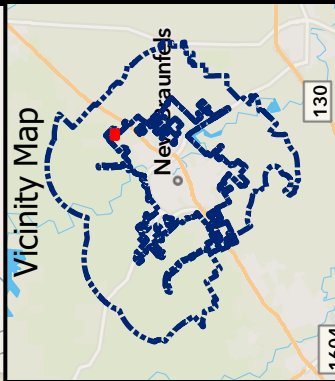
The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|-------------------------------------|----------------------------------------|
| 1. CASTLE WALKER LLC | 27. HOPPER ROBBYN |
| 2. CATES PAULA O | 28. YELDERMAN KARL E & REBECCA L |
| 3. BASS CODY & DANIELLE | 29. MOTOKALA MARTHA & FREEMAN |
| 4. PROPERTY OWNER | HANANDA |
| 5. HINES MERRIAH A & OLIVER H | 30. BOX JAMES B |
| 6. RAMIREZ SYLVIA | 31. ABBOTT KIMBERLY & JOSHUA |
| 7. VELA EDALIA | 32. CHAVARRIA PANFILO & CARLOTA |
| 8. VO DUONG T & THUY A B | 33. FRETWELL BRADLEY & LINDSEY |
| 9. EVERETT ELIZABETH E & STEVEN C | 34. PERKINS TERI & RAY O II |
| 10. CAMPBELL MONICA | 35. MARTINEZ RAYMOND M JR & KRISTAN N |
| 11. ROBINSON ROBERT L & LEGIA J | 36. DE LA GARZA ALEJANDRO DUQUE |
| 12. PARK VANCE & CHRISTINA | 37. DIVAN MARK & VALERIE |
| 13. WHITMER MAUREEN A | 38. MARTIN JAMES W |
| 14. MUNIZ VICTORIA M & KRISTOPHER D | 39. DELANY JESSICA M |
| LANFORD | 40. JOHNSON RICKY L & LORI A |
| 15. VARGAS RUDY JR | 41. CLOUD COUNTRY HOA |
| 16. PACHECO NATHAN & LATICIA | 42. COAST VILLAGE CAPITAL LLC |
| 17. WGH TEXAS LLC | 43. MARTINEZ RUDY III |
| 18. RUIZ BENJAMIN J ET AL | 44. ADAMS LANCE H & JAMI J |
| 19. GREEN JACOB A | 45. HILLER JOSH & GABBIE |
| 20. HERNANDEZ JENNIFER & ANTHONY | 46. OSTER RAEGAN E & CHIP |
| 21. GARCIA ROBERT & SUSAN VARGAS | 47. SCHWAB MICHAEL C |
| 22. VALDEZ ROLAND & ANDREA S | 48. HOLMES EVERETT |
| 23. GEHAN HOMES LTD | 49. HOHENSEE CHARLES D & ANGELIA A |
| 24. BELLA VISTA CMI LTD | 50. HOHENSEE CHARLES & ANGELIA |
| 25. HVH HOMES LLC | 51. NORTHWEST CROSSING OWNERS ASSN INC |
| 26. MILESTONE CLOUD COUNTRY | |
| DEVELOPMENT LTD | |

SEE MAP



Notification Exhibit



Notification Buffer

Subject Property

Parcel Responses

- Favor
- No Response
- Object (2%)

REP21-328 Northwest Crossing Unit 3



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Source: City of New Braunfels Planning
 Date: 9/27/2021



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #REP21-328 hm

174

Name: Saenz, A & E

I favor: _____

Address: 714 Northern Lgts Dr

I object: X (State reason for objection)

Property number on map: 4

Comments: (Use additional sheets if necessary) We do not wish for the HOA to use HOA funds to subdivide or build any other structures that require more financial upkeep or more people using the space behind our residence into late hours.

Signature: Lisa Saenz



10/6/2021

Agenda Item No. G)

PRESENTER:

Applicant: HMT Engineering & Surveying (William B. Ball, P.E.)

Owner: Veramendi PE - Brisbane, LLC (Peter James)

SUBJECT:

REP21-334 and WVR21-333 Discuss and consider approval of the replat for Lot 4, Block 12C, Veramendi Precinct 15A, Neighborhood Center with conditions and with a waiver to Section 118-45(b) of the Subdivision and Platting Ordinance, lot frontage.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Outside City Limits**BACKGROUND INFORMATION:**

Case #: REP21-334 and WVR21-333

Owner: Veramendi PE - Brisbane LLC (Peter James)
387 W. Mill Street
New Braunfels, TX 78130
(832) 515-6578 james.tipton@asaproperties.us.com

Applicant: HMT Engineering & Surveying (William B. Ball, P.E.)
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130
(830) 625-8555 billb@hmtnb.com

Case Manager: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: A 3.139 acre replat to create 3 non-residential lots.

The subject property is located approximately 230 feet east of the intersection of Oak Run Parkway and Geneva Street within Veramendi Sector Plan 1A.

ISSUE:

The subject property is Lot 4 within an existing 7 lot neighborhood commercial subdivision. The proposed replat of Lot 4 will establish 3 lots intended for commercial use.

Drainage:

The Public Works Department reviewed and approved preliminary project drainage with the original final plat as required by the Development Design & Control Document (DDCD), Section 118-51e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control and Design Manual. Final drainage will be reviewed with the commercial development permits.

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) in compliance with the Development Agreement. Water and wastewater services are constructed and accessible to the site. Utility easements are provided as required by NBU.

Transportation Plan:

The proposed replat is in compliance with the Master Framework Plan, Sector Plan 1A and the Plat Design Code. Oak Run Parkway was platted with an adjacent subdivision and has been constructed.

Access

The applicant is requesting a waiver from the requirement to have frontage on an improved dedicated public street for Lot 4R-3

Staff is not opposed to the request because there is no compelling need for lots in a commercial center with shared drives to have street frontage when there is an access easement to ensure perpetual access for maintenance and service of the properties. The waiver criteria are provided in Commission Findings.

Sidewalks:

There are existing six-foot wide public sidewalks along Oak Run Parkway.

Transportation Improvement Fees:

Transportation Improvement Fees are hereby assessed with approval of the replat. Transportation Improvement Fees are collected at time of building permit as indicated in the Development Agreement fee schedule for the intended use.

Parkland Dedication and Development:

This subdivision is compliant with the parkland requirements that are set forth within the DDCCD.

Tree Protection:

A tree survey was submitted indicating high value trees located within the plat. A tree preservation and mitigation summary were also submitted. Notes on the plat address tree protection and tree replacement measures that are required with this subdivision. Compliance with tree protection and landscaping requirements will continue to be reviewed with commercial permitting.

Commission Findings:

The adopted Subdivision Platting Ordinance indicates the Planning Commission shall not approve/recommend approval of a waiver unless it makes findings based upon the evidence presented to it in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity.
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will

generally achieve the same result or intent as the standards and regulations prescribed herein; and

3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinances(s) of the City.

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 and requested waiver with the following Conditions of Approval:

1. Add recordation information for all adjacent and contiguous easements and subdivisions (*NBCO 118-29 (b)*).
2. Remove sidewalk / accessways notes #1 and #3 as they are not applicable to this subdivision plat (*NBCO 118-21(c)*).
3. Remove plat note #18 as it is not applicable to this subdivision plat (*NBCO 118-21(c)*).
4. Remove plat note #12 as it is not applicable to this subdivision plat (*NBCO 118-21(c)*).
5. Revise the owner signature blocks to reflect the complete subdivision name (*NBCO 118-30*).
6. Revise the location map to accurately reflect the subject subdivision plat boundary (*NBCO 118-29*).
7. Label front easement to Oak Run Parkway 20-foot U.E. (*DDCD, Sec. 14.3.9*).
8. Add the standard NBU note that each lot will be served water and sewer at owner's expense (*DDCD, Sec. 14.3.9*).

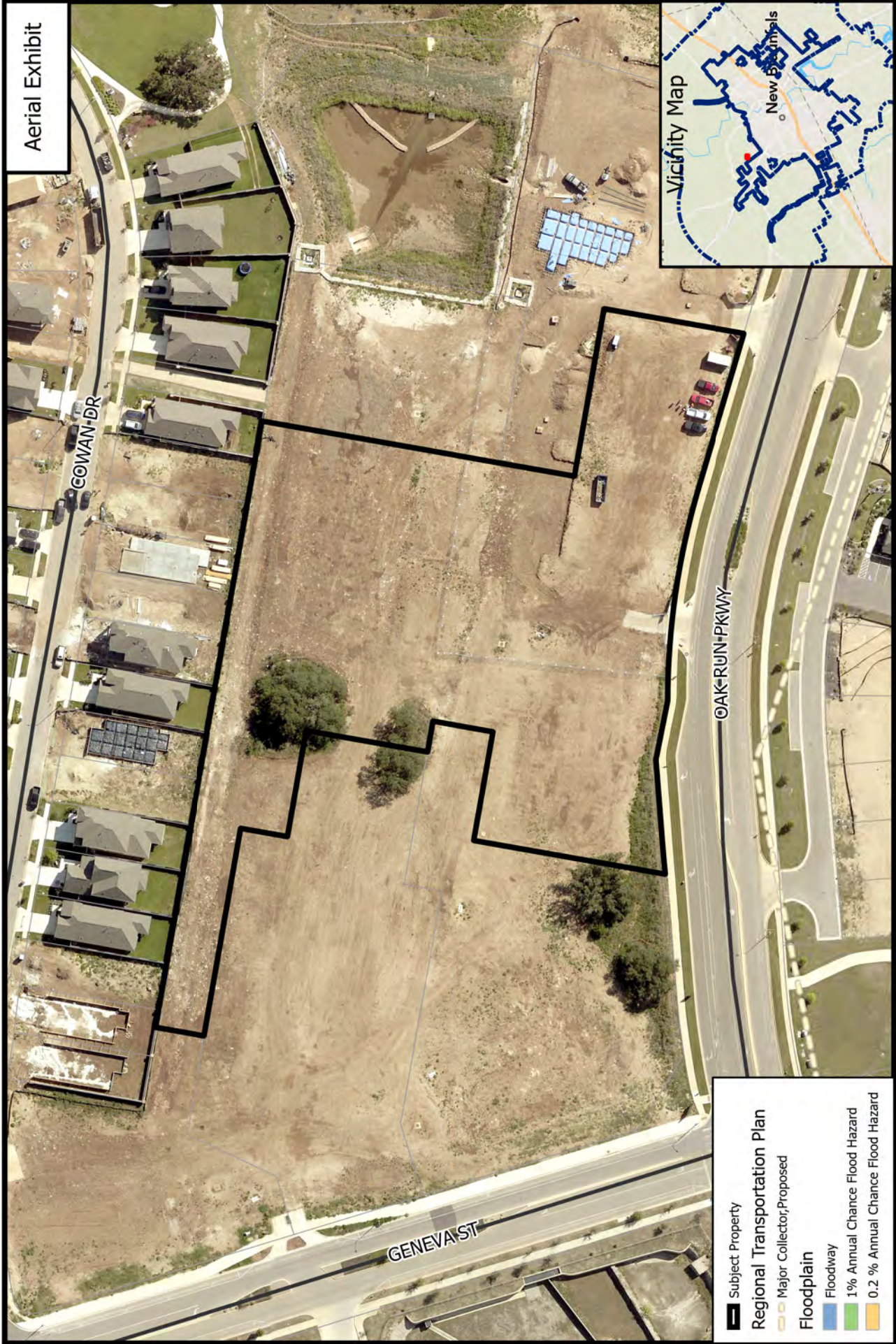
Approval Compliance:

To obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(k)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the final plat approved if the response adequately addresses each Condition of Approval.

Attachments:

Aerial Map

Proposed Final Plat



Aerial Exhibit

COWAN DR

GENEVA ST

OAK RUN PKWY

Vicinity Map

- Subject Property
- Regional Transportation Plan
- Major Collector, Proposed
- Floodplain
- Floodway
- 1% Annual Chance Flood Hazard
- 0.2 % Annual Chance Flood Hazard



PLAT21-REP21-334 Veramendi Precinct 15A Replat

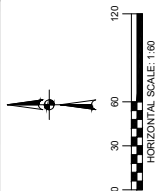


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FINAL PLAT OF VERAMENDI PRECINCT 15A, NEIGHBORHOOD CENTER ESTABLISHING VERAMENDI PRECINCT 15A, NEIGHBORHOOD CENTER, BLOCK 12C, LOTS 4R-1, 4R-2, AND 4R-3

BEING A REPLAT OF LOT 4, BLOCK 12C, NEW BRAUNFELS, TEXAS AS RECORDED
IN DOCUMENT NO. 202006000979, COMAL COUNTY, TEXAS.

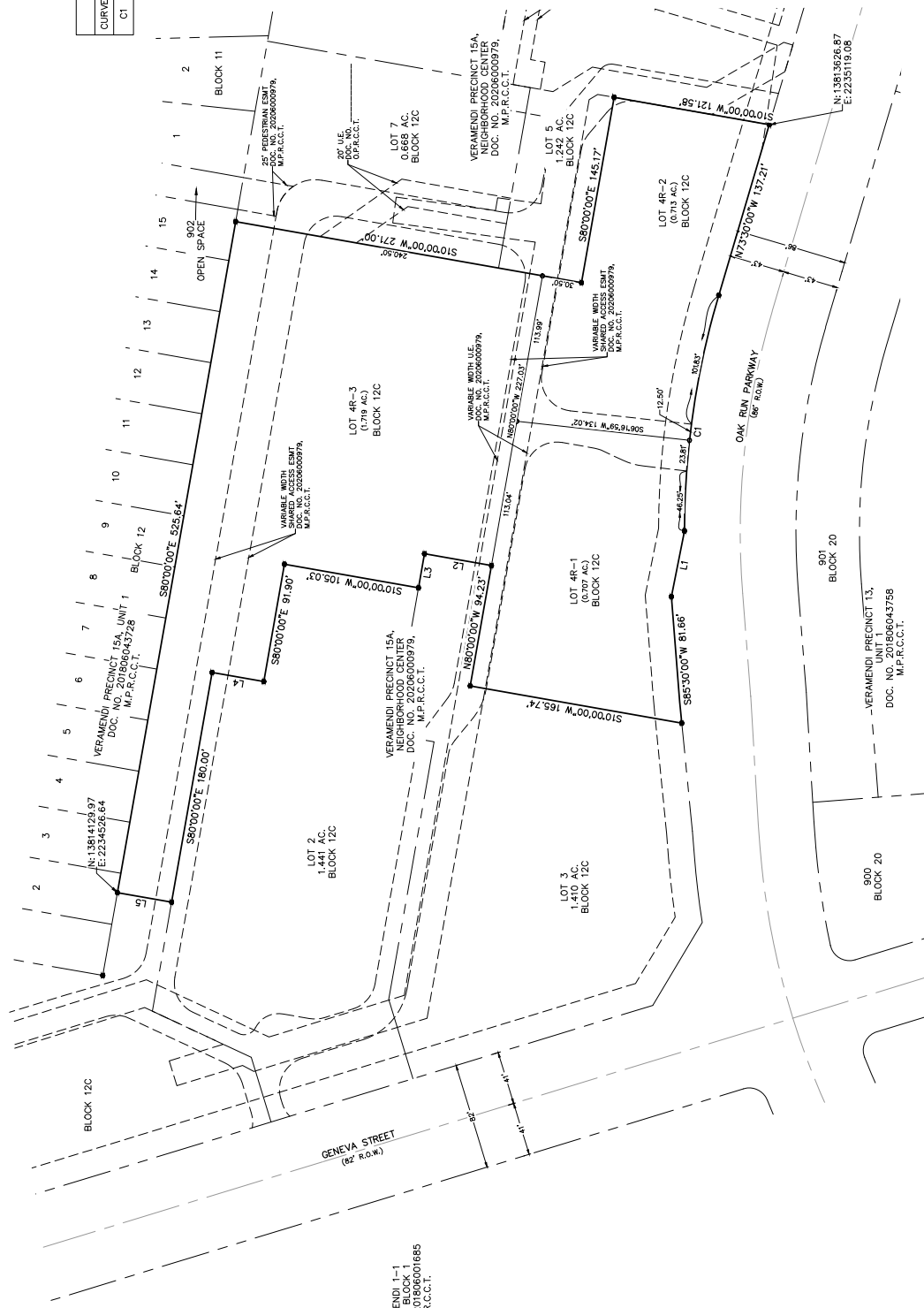
THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 4 INTO 3 SEPARATE LOTS.



- LEGEND:
- = FND 1/2" IRON PIN W/ "NMT" (UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/ "NMT" (UNLESS NOTED OTHERWISE)
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT OF WAY
 - M.P.R.C.C.T. = METROPOLITAN PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH
C1	184.39'	643.00'	016°25'50"	92.83'	183.76'
					N81°42'55"W

LINE TABLE	
LINE #	DIRECTION
L1	51.64' N78°43'05"W
L2	52.47' S10°00'00"W
L3	26.70' N80°00'00"W
L4	40.50' S10°00'00"W
L5	42.50' N10°00'00"E



VERAMENDI 1-1
LOT 1, BLOCK 1
DOC. NO. 201806043758
M.P.R.C.C.T.

PLAT PREPARED SEPTEMBER 7, 2021



200 S. CASTELL AVE, STE. 100
NEW BRAUNFELS, TX 78130
TBBE FIRM F-10081
TBBPLS FIRM 10153600

10/6/2021

Agenda Item No. H)

PRESENTER:

Applicant: HMT Engineering & Surveying;
Owner: Town Creek Texas LP

SUBJECT:

WVR21-335 Discuss and consider a waiver request from Section 118-43(b) to not require the extension of Fredericksburg Road to be constructed to the property line with the proposed Town Creek Subdivision Phase 4.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 1

BACKGROUND INFORMATION:

Case #: WVR21-335

Owner: TC Town Creek Texas LP
David Wolters
P.O. Box 303115
Austin, Texas 78130
(512) 633-2245 wolters.david@gmail.com

Engineer: Chris Van Heerde, P.E.
HMT Engineering & Surveying
290 S. Castell Avenue, Suite 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Case Manager: Holly Mullins
(830) 221-4054 hmullins@nbtexas.org

Town Creek is a 66-acre mixed use development located at the intersection of Walnut Avenue and N. Academy Avenue, and adjacent to Dry Comal Creek. The planned development zoning was approved in 2006 to create a unique, walkable community with a range of housing and business opportunities.

Phase 4 is the final phase of the subdivision to be platted. It contains the dedication of Fredericksburg Road right-of-way from Academy Avenue to the north property boundary where it meets Union Pacific Railroad right-of-way.

Extension of street construction:

The applicant is requesting a waiver from the requirement to construct the street extension to the

property line. Instead, they are proposing to stop construction of Fredericksburg Road and sidewalks 75 feet from the property line to allow ease of connection for a future at-grade railroad crossing. The applicant states that, should an overpass or underpass be constructed, the Fredericksburg roadway will need to be demolished at least 300 feet back from the property line to accommodate the construction. (See attached justification letter.)

The Code of Ordinances requires public improvements to be extended to the property boundary for future connection. Fredericksburg Road is on the City's Regional Transportation Plan as a Minor Collector, so right-of-way dedication and construction of the collector street are required with the Phase 4 plat. Furthermore, the Fredericksburg Road connection between Landa Street and Academy Avenue is on the Roadway Impact Fee Capital Improvement Plan.

Staff does not support the waiver request. Due to the circumstances of the development and potential grade separation, staff supports right-of-way dedication and escrow deposit for the construction of the collector street and sidewalks to the UPRR right-of-way in accordance with Section 118-52. It is anticipated that the City will further assess the connection through the Roadway Impact Fee Program. Access or other permanent use along the section of right-of-way shall be restricted due to a potential grade separation.

ISSUE:

Waiver criteria are provided below in Commission Findings.

Commission Findings:

The adopted Subdivision Platting Ordinance indicates the Planning Commission shall not approve/recommend approval of a waiver unless it makes findings based upon the evidence presented to it in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity.
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and
3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinance(s) of the City.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends denial of the street extension waiver. Staff recommends right-of-way dedication, escrow deposit for the construction of the collector street and sidewalks to the UPRR right-of-way, and restricting access or other use for a potential grade separation.

Resource Links:

Chapter 118-43(b) Design Standards Generally, of the City's Code of Ordinances:

[Sec. 118-43. - Generally. | Code of Ordinances | New Braunfels, TX | Municode Library](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-43GE)
<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-43GE>

Attachments:

1. Aerial Map
2. Plat Waiver Justification Letter
3. Photograph

Aerial Map



Town Creek Plat Waiver WVR21-335

Source: City of New Braunfels GIS
Date: 9/23/2021



290 S. Castell Avenue, Ste 100
 New Braunfels, TX 78130
 TBPE-FIRM F-10961
 TBPLS FIRM 10153600

September 7, 2021

Mr. Garry Ford, P.E.
 City of New Braunfels
 550 Landa Street
 New Braunfels TX 78130

RE: Waiver Request - Town Creek Phase 4
 Section 118-43(b) – Request for Fredericksburg ROW Pavement Section Held Back from Property Line

Dear Garry,

Fredericksburg Right-of-Way located within Town Creek Phase 4 Plat is required by Section 118-43(b) to stub the pavement section to the adjacent property owned by a railroad. A section of the code is pasted below for reference. I am writing this letter to request the Fredericksburg pavement and sidewalks be held back from the Railroad property line. The Fredericksburg Right-of-Way would still be dedicated to the Railroad property line. Justification for this request is further explained in the following paragraphs.

“Wherever, the subject property adjoins undeveloped land, or wherever required by the city to serve the public good, utilities and drainage systems shall be extended to adjacent property lines to allow connection of these utilities and drainage systems by adjacent property owners when such adjacent property is platted and/or developed.”

Should a railroad crossing be pursued in the future, we are left with three options:

1. Overpass: This option would require removing almost the entire length of Fredericksburg pavement section back to N. Academy Ave to allow for bridge construction. This option would also remove proposed driveway aprons along Fredericksburg Ave.
2. Underpass: This option would require removing the entire length of Fredericksburg pavement back to N. Academy for the underpass construction, causing the same conflict with proposed driveway aprons as option 1.
3. At-Grade Crossing: This option would require a railroad crossing agreement with Union-Pacific Railroad and could be pursued in the future as a viable option. However, to gain this road as an at-grade crossing, the removal of other more hazardous crossings in New Braunfels would be required. We believe this to be the best option available and are designing the proposed roadway to accept an at-grade crossing.

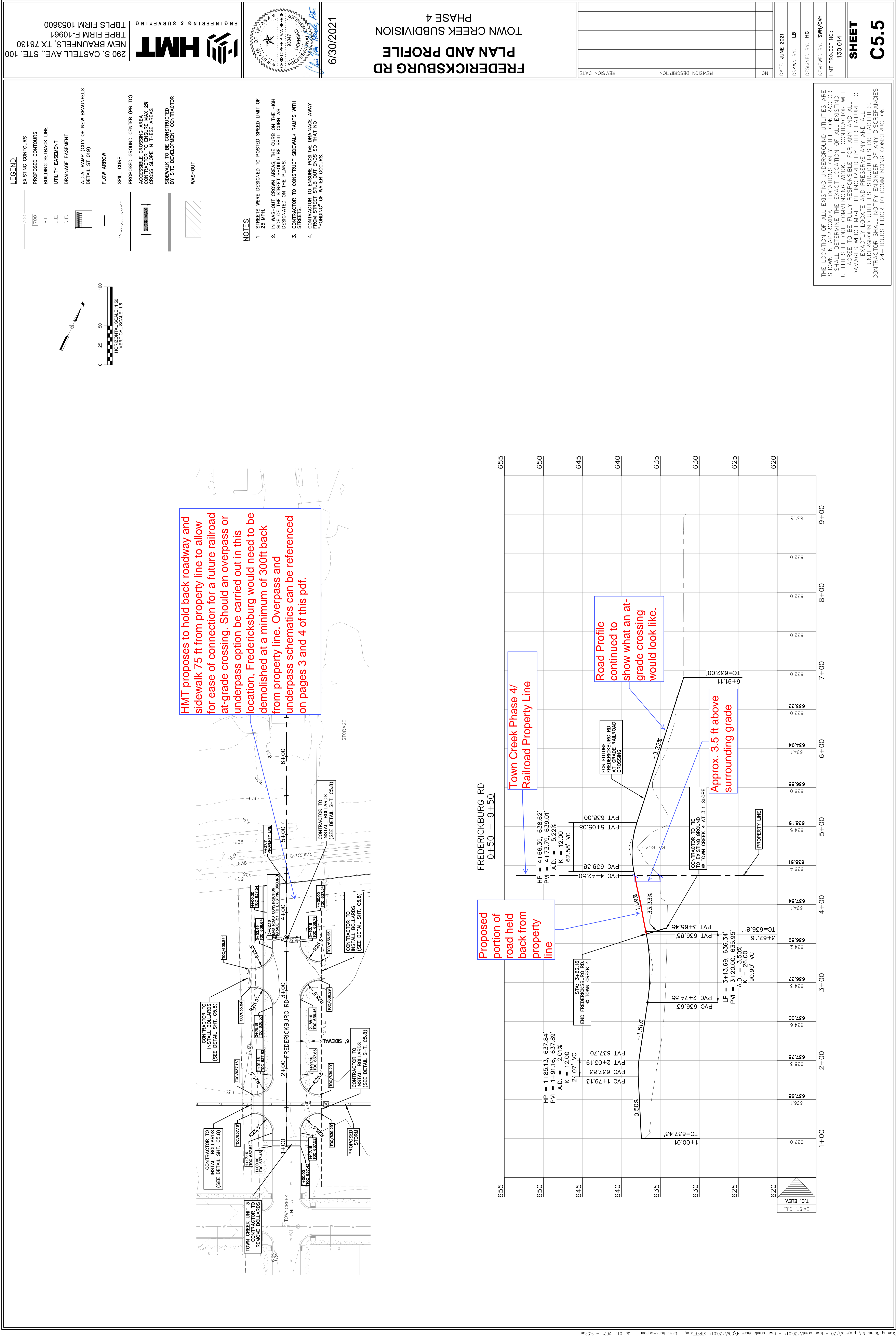
The exhibit attached in this application package depicts our proposed at-grade crossing design. If the pavement and sidewalk stub at property line, a dead-end would be stubbed 3.5 ft above surrounding grade. This would block opportunity of a smooth connection of a proposed walking path running along the northern perimeter of Block 5 in Phase 3 and Block 16 in Phase 4. In support of connecting the Town Creek subdivision with the Dry Comal Creek trail system and no current plans of connecting Fredericksburg at the railroad crossing, we believe stubbing the pavement to the property line does not serve the best interest of the public or Town Creek residents. It is our opinion holding this stub back from the property line will generate better pedestrian fluidity to the Town Creek Subdivision and avoid a dead-end condition 3.5 ft above surrounding grades. Additionally, we believe this dead-end street would come to be used as a parking area that could cause enforcement issues for the City.

We respectfully request an approval for the Fredericksburg pavement section to be held back as the attached exhibit shows. Please contact me if you have any questions or concerns.

Thank you,

A handwritten signature in blue ink that reads "Chris Van Heerde, PE". The signature is written in a cursive, flowing style.

Chris Van Heerde, PE
Managing Partner
HMT Engineering & Surveying



DATE: MAY 2015

BROWN BY: KRK

DESIGNED BY: GJM

CHECKED BY: CVH

REVIEWED BY: SMH

PROJECT NO.: 130.003.103

TC TEXAS GP, LLC

979 N. ACADEMY

NEW BRAUNFELS, TEXAS 78130

CIVIL SITE CONSTRUCTION PLANS

CIVIL SITE CONSTRUCTION PLANS

FREDRICKSBURG

BRIDGE EXHIBIT

DRAFT

CIVIL SITE CONSTRUCTION PLANS

ENGINEERING & SURVEYING

HMT

410 N. SECUN AVE.

NEW BRAUNFELS, TEXAS 78130

PH: (830)625-8555

FAX: (830)625-8556

WWW.HMTNB.COM

TBPE FIRM F-10961

SHEET X OF 20

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

Bridge Exhibits are included as a visual reference for Options 1 and 2 described in the letter of explanation. The roadway shown is an outdated version of Fredericksburg and N. Academy intersection.

DESIGN SPEED = 25 MPH

Station	Existing Elev.	Proposed Elev.
0+00	631.39	631.97
1+00	633.50	635.99
2+00	643.85	639.44
3+00	648.84	632.8
4+00	658.54	632.9
5+00	662.57	636.8
6+00	662.58	634.3
7+00	666.36	634.4
8+00	670.03	634.7
8+76.03	643.63	634.9



Intersection of Fredericksburg Road & Academy Avenue

This portion of Fredericksburg was platted with Phase 3 and is under construction.



Fredericksburg Road between Landa Street and railroad tracks

10/6/2021

Agenda Item No. I)

PRESENTER:

Jeff Jewell, Economic & Community Development Director

SUBJECT:

Appointment of a Planning Commission representative to the Workforce Housing Advisory Committee.

DEPARTMENT: Economic & Community Development

COUNCIL DISTRICTS IMPACTED: City-wide

BACKGROUND INFORMATION:

The Workforce Housing Advisory Committee is tasked with addressing the community's affordable and workforce housing needs, raising awareness about the challenges of affordable and available workforce housing and advising the City Council on providing solutions for a full range of workforce housing choices for households of all incomes, ages, and abilities.

The Committee has a total of 11 members with one designated representative from the following six entities: GNB Chamber of Commerce, NBEDC, NB Housing Authority, New Braunfels Utilities, Planning Commission and Habitat for Humanity. The remaining five members are selected at large and must be residents of the City or ETJ. Preference is given to individuals representing the following organizations: Community Development Advisory Committee, Four Rivers Association of Realtors, GNB Home Builders Association, McKenna Foundation, local banking or mortgage industry and NB Housing Partnership.

The Planning Commission member position on the committee currently expires November 2021. The Planning Commission needs to recommend one of its members to fill the position on the committee. The committee meets on the third Thursday of every month at 4pm at City Hall.

ISSUE:

Workforce Housing Advisory Committee appointments require City Council approval.

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

10/6/2021

Agenda Item No. J)

PRESENTER:

Brenadette Faust, Project Specialist

SUBJECT:

Appointment of a Planning Commission representative to the Bond Advisory Committee.

DEPARTMENT: Public Works

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

In preparation for the seating of a Bond Advisory Committee to support a proposed 2023 Bond Election, a representative from the Planning Commission for appointment to the Bond Advisory Committee is requested. The Bond Advisory Committee is tasked with reviewing proposed projects, assessing resident and city needs, considering resident input and board recommendations, and making recommendations to City Council. Bond Advisory committee members can expect to meet frequently and will be a crucial element in the development of projects for the proposed bond ballot.

Formal appointment is anticipated in November or December with committee meetings beginning in January 2022.

ISSUE:

Bond Advisory Committee appointments require City Council approval.

FISCAL IMPACT:

NA

RECOMMENDATION:

NA

10/6/2021

Agenda Item No. K)

PRESENTER:

Christopher J. Looney, AICP, Planning & Development Services Director

SUBJECT:

Appointment of a Planning Commission representative to the Unified Development Code Citizens Advisory Committee

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

At their meeting on Monday, September 27, City Council endorsed the composition of the UDC Citizens Advisory Committee. The make-up includes a Planning Commissioner to be appointed from the Commission.

ISSUE:

FISCAL IMPACT:

RECOMMENDATION:

