



Memo

TO: City of New Braunfels **DATE:** November 29, 2018
FROM: Todd Blackmon, P.E. **PROJECT** 7620-76
Managing Vice President - New Braunfels **NO.:**
CC: ASA Properties, LLC
RE: Veramendi Sector Plan 1A Modification 2

Relationship to Guiding Principles

The modifications to the Veramendi Sector Plan 1A outlined herein include a revision to internal street layout within Precinct 15B. These street revisions reduce lot layout and density for the purpose of preserving tree vegetation and increasing open space within Precinct 15B. These changes are in general accordance with the Guiding Principles of the Development and Design Control Document.

Development Standards

Precinct 15B is in general compliance with the applicable minimum development standard as detailed in the Sector Design Code.

- Water and sewer infrastructure will be designed in accordance with Utility Service Agreement requirements. 8" water mains will be constructed within the rights-of-way for internal roadways within Precinct 15B. The proposed mains will tie into the proposed 12" main in Geneva Street.
- Drainage infrastructure will be designed in accordance with the sector design code. Onsite water quality requirements will be met with construction of two batch detention basins. These water quality basins will be designed in accordance with TCEQ requirements as outlined in the TCEQ Technical Guidance Manual and will serve as the primary BMP for Precinct 15B as specified in the Veramendi DDCD. Runoff from Precinct 15B will be conveyed to the north through a temporary earthen channel and discharge into the Blieders Creek flood control basin. This basin will serve as the secondary BMP for Precinct 15B as specified in the Veramendi DDCD. Future development of areas north of Precinct 15B will likely include modification of the aforementioned earthen channel.

Code H is not applicable as no overlay codes are applicable to this Sector Plan.

Code I, Landscaping and Lighting Code, is applicable to Sector 1.

- Street trees will be provided within the right of way.
- Sight distance and visibility will be provided at all intersections.

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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ATTACHMENT 2

- Street lights will be provided in accordance with this section.

Supporting Reports and Plans

A TIA worksheet has been completed and attached to this submittal.

A TIA update is not required with this amendment to Sector Plan 1A as its proposed uses are consistent with the approved TIA.

Summary of Revisions to Plan Sheets

The following is a summary of revisions to the Veramendi Sector Plan 1A plan sheets.

- Cover Sheet (Sheet 1 of 8)
 - Revise internal street, lot and block configuration within Precinct 15B
- Sector Plan 1A (Sheet 2 of 8)
 - Revise flow arrows to reflect new internal street configuration within Precinct 15B
 - Add temporary offsite earthen channel drainage outfall from Precinct 15B to the Blieder's Creek dam.
- Drainage (Sheet 3 of 8)
 - Adjust flow arrows to reflect aforementioned park/street revision
 - No other revisions
- Utilities (Sheet 4 of 8)
 - Update background to reflect aforementioned Precinct 15B layout
 - No revisions to major water and sewer infrastructure
- Utilities (Sheet 5 of 8)
 - No revisions
- Parkland (Sheet 6 of 8)
 - Revise location of Park #1 within Precinct 15B to match revised street and lot layout.
 - Shift 0.25-mile park radius for Park #1. This shift results in no change to the number of lots located within the radii.
 - Update background to reflect revised street layout in Precinct 15B.
 - No other revisions
- Preliminary Tree Survey (Sheet 7 of 8)

- Update background to reflect aforementioned revised Precinct 15B layout
 - This revision results in a significant increase in tree preservation
 - No other revisions
- Master Framework Plan Exhibit (Sheet 8 of 8)
 - No revisions
- Street Orientation Exhibit
 - Revise block layout to reflect aforementioned Precinct 15B layout revision
 - Revise calculation table
 - The Sector Plan is still compliant with Street Orientation requirements as 30% or more of blocks have one axis within plus or minus 15 degrees of geographical east/west and the east/west length of those blocks are at least as long as the north/south length of the block.

END OF MEMO

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