



November 25, 2020

Mr. Christopher J. Looney
Director Planning & Community Development
City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

Via: Delivery

Dear Chris,

VERAMENDI DEVELOPMENT & DESIGN CONTROL CODUMENT (DDCD)
REQUEST FOR AMENDMENT

We submit this request to amend the Veramendi Development & Design Control Document (DDCD).

Included with this request:

- Written response explaining the proposed amendments.
- Proposed amendment as redline of current DDCCD Page 108

We trust this information is sufficient to allow for your review and subsequent approval of this request to amend the Veramendi DDCCD.

If you require any additional information, please contact us at (832) 515.6578 or emily.lane@asaproperties.us.com.

Sincerely,
ASA PROPERTIES

Peter James
Chief Executive Officer

VERAMENDI DEVELOPMENT & DESIGN CONTROL DOCUMENT: REQUEST FOR AMENDMENT

1.1 BACKGROUND

The Veramendi Development & Design Control Document (DDCD) is Exhibit E of the Development Agreement and was first approved by City Council on April 22, 2013.

In the most recent submittal, an area of land is being platted that contains a significant stand of high valued oak trees. In order to save, highlight, and incorporate these trees into the subdivision design, an alley has been proposed as access for a row of lots along a block with a length of approximately 550 feet. This exceeds the DDCD minimum standard creating an undue burden on the potential of the property. If not amended, this would not only make the opportunity infeasible for this product and design, but also eliminate these substantial trees. This current requirement discards a creative solution for this and future layouts and waives the universally desired enhanced streetscape that comes with alley loaded product. Within this amendment, we, in working with City Staff, are proposing that the maximum length of an alley be increased to 750 feet to match the requirement set forth in the DDCD for local street block length.

1.2 PROPOSED AMENDMENT

Section 14.3.7 Alleys and Service Drives

Summary of Proposed Amendment:

1.3 Alleys and service drives shall not exceed 750 ft. in length without providing access at the midsection of the alley to a public street.

Response:

This proposed maximum length will be inline with the requirement set forth in the City Code and will allow for more variety and creative product design in lot layout, tree preservation, and final constructed experience of the development.

14.3.7 Alleys and Service Drives

MINIMUM DEVELOPMENT STANDARD		ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
General	<p>1.1 Any lot may be accessed by an alley or service drive. Alleys shall be identified as public or private on the Plat. If designated as a private alley, the following shall be added as a Plat Note: "All private alleys shall be maintained the HOA or POA".</p> <p>1.2 Alley pavement and ROW widths shall comply with Section 14.3.5, Development Standard 13.1. For the purpose of this Development Standard, service drives shall comply with the pavement and ROW widths required for an alley.</p> <p>1.3 Alleys and service drives shall not exceed <u>450-750</u> ft. in length without providing access at the midsection of the alley to a public street.</p> <p>1.4 Where two alleys or utility easements intersect or turn at a right angle, a cut off or corner clip of not less than 10 ft. from the normal intersection of the lot line or easement boundary line shall be provided along each lot line or easement boundary line.</p>	<p>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I. Code Purpose: 13.2 I, II, III.</p>

14.3.8 Accessways

MINIMUM DEVELOPMENT STANDARD		ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
General	<p>1.1 Accessways shall be consistent with an approved Sector Plan.</p> <p>1.2 Where additional accessways are required at the plat stage, such accessways shall comply with Section 13.3.5.</p>	<p>Guiding Principle Objectives: 3.2 II, VI. Code Purpose: 13.2 I, II, III.</p>

14.3.9 Utility Easements

MINIMUM DEVELOPMENT STANDARD		ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Location & Design	<p>1.1 The location and design specification of utility easements shall be consistent with an approved Sector Plan.</p> <p>1.2 Where additional easements are required at the plat stage, such easements shall comply with Section 1.1.1.</p>	<p>Guiding Principle Objectives: 8.2 I, II. Code Purpose: 13.2 I, II, III.</p>