

Legislation Details (With Text)

File #: 17-749 **Name:**

Type: Report **Status:** Individual Item Ready

File created: 11/6/2017 **In control:** City Council

On agenda: 11/27/2017 **Final action:**

Title: Discuss and consider approval of a waiver from the sidewalk requirement for the replat of a portion of Lots 13, 14, 18, and 19, City Block 1015, Establishing Lots 18R and 19r, City Block 1015.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial and Regional Transportation Plan Map, 2. Application, 3. Reduced Plat, 4. Sidewalk Exhibit, 5. Photographs of Subject Property, 6. Sec. 118-49 Sidewalks, 7. Sec. 118-11 Waiver, 8. Excerpt from Planning Commission Meeting Minutes of November 7, 2017

Date	Ver.	Action By	Action	Result
11/27/2017	1	City Council		

Presenter

*Christopher Looney, Planning and Community Development Director
clooney@nbtexas.org*

SUBJECT:

Discuss and consider approval of a waiver from the sidewalk requirement for the replat of a portion of Lots 13, 14, 18, and 19, City Block 1015, Establishing Lots 18R and 19r, City Block 1015.

BACKGROUND / RATIONALE:

Case No.: PL-17-120

Council District: 6

Owners/Applicants: Brewer Investment Properties (Jesse W. Brewer)
475 S. Academy
New Braunfels, TX 78130

Surveyor: HMT Engineering & Surveying (Mark Conlan, RPLS)
410 N. Seguin Ave.
New Braunfels, TX 78130
(830) 625-8555

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

The subject property consists of 0.33 of an acre zoned "SND-1" Special Neighborhood District-1, and is within the Sophienburg Hill Historic District. The property is a double frontage parcel with frontage

on both S. Academy Avenue and Hill Avenue and is improved with a single family residence facing S. Academy Avenue. This home was constructed in 1937 and was designated a Historic Landmark in 2014.

Section 118-49 of New Braunfels' Platting Ordinance requires the installation of a 4-foot wide sidewalk at the time of individual residential lot improvement. The applicant is requesting a waiver from this requirement adjacent to both Hill and Academy Avenues. He cites there are no sidewalks within the existing neighborhood or general area. The nearest sidewalks are approximately 490 feet away on Academy Avenue in front of the Sophienburg Museum, and 495 feet away on Castell Avenue at the intersection with Butcher Street (Attachment 6).

On November 7, 2017, the Planning Commission approved the applicant's replat of this tract and recommended approval of this waiver request. In considering this waiver request, the Planning Commission had three options:

1. To deny the waiver and require the sidewalk construction at the time of new development on the property;
2. To recommend the applicant escrow the estimated amount of the sidewalk for construction by the City at a later date; or
3. To recommend waiving the sidewalk requirement.

The Platting Ordinance authorizes waivers to be approved when an undue hardship will result from strict compliance with a provision of the Ordinance, or where the purpose of the regulation may be served to a greater extent by an alternative proposal, so that substantial justice may be done and the public interest is secured. A waiver may not be approved unless it is found 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.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

√	No	City Plan/Council Priority: 2006 Comprehensive Plan Pros and Cons Based on Policies Plan	Pros: None. Cons: Goal 25B-6 Sidewalks should be provided for all new development, offset from street wherever possible. The Comprehensive Plan encourages sidewalk construction.
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FISCAL IMPACT:

Cost of sidewalk construction may be at the City's expense in the future if the waiver is granted.

COMMITTEE RECOMMENDATION:

The Planning Commission voted to recommend waiving the sidewalk requirement (6-0-0) with Commissioners Laskowski and Sonier absent.

STAFF RECOMMENDATION:

Sidewalk connectivity is important for safe mobility as well as for community health. The surrounding area is a residential neighborhood and sidewalks will facilitate safe and convenient pedestrian mobility. Therefore, staff recommends denial of the request in order to have the sidewalk network be constructed in this established historic neighborhood over time.

ATTACHMENTS:

1. Aerial and Regional Transportation Plan Map
2. Application
3. Reduced Plat
4. Sidewalk Exhibit
5. Photographs of Subject Property
6. Section 118-49 Sidewalks
7. Section 118-11 Waiver
8. Excerpt from Planning Commission Meeting Minutes of November 7, 2017