

Legislation Text

File #: 20-798, **Version:** 1

Presenter

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SUBJECT:

Public hearing and first reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 118 Subdivision Platting, Section 46 Streets, regarding temporary turnarounds.

BACKGROUND / RATIONALE:

Council District: All

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Development standards within the Subdivision Platting Ordinance ensure that as the city continues to develop and grow the street network grows with it, providing connectivity and allowing full development of all properties to be realized. To accomplish this goal, streets are required to be “stubbed” to adjacent un-platted property so they can be extended with future development expanding the transportation network and enhancing mobility. When the length of such a stubbed street exceeds the depth of one lot or 250 feet, whichever is less, a temporary turnaround is required. The purpose of temporary turnarounds (cul-de-sac or hammerhead) is to allow fire and solid waste trucks, as well as passenger vehicles, an opportunity to turn around safely and go back down a street without backing up long distances or making other unsafe maneuvers.

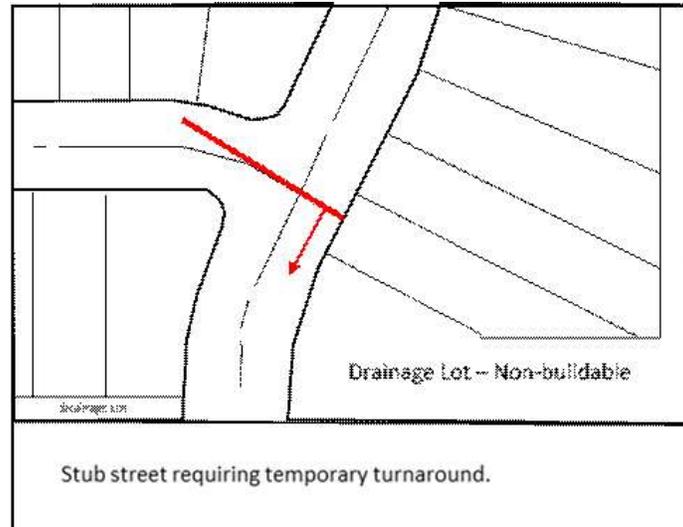
There has been an increase in the number of waiver requests to this requirement as subdivision designs have evolved to include a drainage lot or other non-buildable lot behind a residential lot, resulting in a stubbed street exceeding one lot in depth (see attached examples).

The proposed ordinance amendment clarifies the intent of “the depth of one lot”, which is when buildable lots only have access from the stubbed street that requires solid waste or fire service to drive down the stubbed street, the temporary turnaround is required regardless of the length of the street, and to ensure there is a safe place for all vehicles to turn around in the event they accidentally drove down the street.

Sec. 118-46. - Streets.

- (i) *Dead-end streets.* Permanent dead-end streets shall be prohibited except as short stubs to permit future expansion and shall not exceed the depth of one lot or 250 feet, whichever is less, unless a temporary turnaround is installed in accordance with subsection (j).

- (j) *Temporary turnarounds.* Temporary turnarounds shall be required if:
- (1) the stub street ~~exceeds the depth of~~ extends beyond one buildable lot or 250 feet, whichever is less; or,
 - (2) where the buildable lot width fronts and only has access to the stub street. For purposes of this subsection only, a stub street is measured from the centerline of the nearest intersecting street with the stub street, as illustrated below.



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

Envision New Braunfels Comprehensive Plan	Action 1.11 Update policies and codes to achieve development patterns that implement the goals of this plan.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

The Planning Commission held a public hearing on November 4, 2020 and recommended approval (6-0-0 with Chair Edwards, and Commissioners Tubb and Gibson absent).

STAFF RECOMMENDATION:

Approval.

RESOURCE LINKS:

- Section 118-46
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

ATTACHMENTS:

1. Examples of Stub Streets
2. Planning Commission Minutes
3. Ordinance