

## Legislation Text

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**File #:** 24-345, **Version:** 1

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**PRESENTER:**

Matthew Simmont, AICP, Planning Manager

**SUBJECT:**

Public hearing and consideration of the proposed Veramendi Sector Plan 7 within the Comal County Water Improvement District #1, encompassing approximately 466 acres out of the JM Veramendi Survey 2 Abstract 3, including property east of the intersection of Hueco Springs Loop Road and River Road within the Veramendi Project.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** ETJ

**BACKGROUND INFORMATION:**

Case #: SP24-0007

Applicant: ASA Properties  
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Veramendi is a 2,445-acre mixed-use development within the ETJ. It is generally located north of Loop 337, east of the Oak Run subdivision, south of Hueco Springs Road, and west of the Guadalupe River. The development is subject to the Veramendi Development Agreement between the City and Word-Borchers Ranch Joint Venture and approved by City Council on February 25, 2013.

Pursuant to the development agreement, the progression of development continues with the consideration of proposed sector plans. Sector Plans, a minimum of 100 acres, outline neighborhood structure (“precincts”); land use and intensity; parks; access, connectivity, and movement. A sector plan is required to be in compliance with the Master Framework Plan and development standards that are set out in the Development & Design

Control Document (DDCD). The adopted development agreement assigns the Planning Commission as the recommending body for sector plans and City Council as the decision-making body.

Sector Plan 7 seeks to facilitate single-family residential, a resort, HOA amenities, a community park, neighborhood parks, landscape amenity parks, and new right-of-way within the designated areas. Sector Plan 7 is primarily designated as a Resort Planning Area, Neighborhood (Mixed Density) Residential Planning Area and Park Planning Area.

The proposed Sector Plan 7 encompasses approximately 466 acres in the northern section of the Veramendi area between River Road, the Guadalupe River, Sector Plan 5 and Veramendi's north-eastern project boundary adjoining the Preiss Heights neighborhood. Sector Plan 7 includes five (5) precincts and additionally, the proposed Sector Plan consists of the following acreages: Resort Planning Area is 125.22 acres; Neighborhood (Mixed Density) Residential Planning Area is 255.54 acres; Community Facility is 3.16 acres; Park Planning Area is 67.85 acres; and Right of Way is 13.77 acres.

**ISSUE:**

With this application, the applicant is seeking approval of the following Alternate Development Standards:

1. The maximum block length requirement shall not apply to Blocks 177, 219, 221 and 222. The applicant has noted that Blocks 177, 219, 221 and 222 adjoin either the Guadalupe River, Resort and/or the Preiss Heights subdivision. The applicant noted that these are all areas where there is a need for pedestrian access and connectivity to be more intentionally designated as part of the connecting road network, the Community Park, and the HOA Amenities located on the Guadalupe River. Achieving block lengths that satisfy the Minimum Development Standard of 850 feet for these blocks is not considered to result in any additional benefit. Block lengths: Block 177, approximately 1,160 feet; Block 219, approximately 1,280 feet; Block 221, approximately 1,080 feet; and Block 222, approximately 1,200 feet.

The maximum block length requirement shall not apply to Blocks 184, 188, 195 and 217. The applicant notes that in relation to Blocks 184, 188, 195 and 217, access for pedestrians, bicycle and vehicles has been defined around logical and safe connection points considering the adjoining major roadways, local streets, parks, and open spaces, and accessways. Achieving block lengths that satisfy the Minimum Development Standard of 750 feet for these blocks is not considered to result in substantially more superior design outcomes than what is proposed. Block lengths: Block 184, approximately 840 feet; Block 188, approximately 860 feet; Block 195, approximately 800 feet; and Block 217, approximately 890 feet.

2. For road stubs that connect to Edwards Boulevard, a minimum of two (2) connections shall be continued into the project.
3. Minimum Lot Area and Size of Community Park: Minimum Lot Width: Average not less than 300 feet with the ability to locate two full size multipurpose fields (225 x 360 ft.). Minimum Lot Depth: Average

not less than 300 feet with the ability to locate two full size multipurpose fields (225 x 360 ft.).

4. For that part of a park's perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River, a school use, Gold Coast Drive or the Amenity Center in Sector Plan 7 Precinct 24, a minimum of 50% of the park's perimeter shall abut a minor roadway.
  
5. Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility or the park activations are located adjacent to a local road.

#### *Master Framework Plan*

The location and extent of planning areas proposed within Sector Plan 7 require that an amendment to the Master Framework Plan is approved due to the increase in size of the Resort Planning Area (constituting a change of greater than 10%). Per the Development Agreement, Major Amendments to the Master Framework Plan and amendments to the Supporting Framework Plans require a City Council decision.

#### *Land Use*

Sector Plan 7 is primarily designated as Neighborhood (Mixed Density) Residential Planning Area, Resort Planning Area, and Park Planning Area. The Resort Planning Area and the Park Planning Area are considered Specialized Areas.

The proposed residential density within the Neighborhood (Mixed Density) Planning Area ranges from 2.5 to 5.0 dwellings per acre (average of 3.75 dwellings per acre), with an indicative yield of 851-1701 dwellings. The residential blocks closest to the Guadalupe River are intended to have a minimum of 60% of the future lots with a frontage of 100 feet or greater. The Resort Planning Area is proposed to be expanded in area from what is currently approved on the Master Framework Plan from approximately 64 acres to 125 acres. Additional residential development (Multi-Family Residential and Single-Family Residential typologies) will be accommodated within the Resort Planning Area. The DDCD states that these uses are permitted in the Resort Planning Area.

The Master Framework Plan also identifies an Activity Node at the northern intersection of River Road and Gold Coast Drive. A Community Facility (HOA Amenity Center) is provided within Precinct 24 and located within 1,000 feet of the location shown in the Master Framework Plan. Two other HOA amenities are provided adjoining the Guadalupe River.

Several areas of park and open space are included in each neighborhood, including a Community Park (Informal Use) adjoining the western boundary of the Resort and two (2) private HOA Amenities along the Guadalupe River.

#### *Water, Wastewater & Stormwater Facilities*

Water quality treatment is being provided for the entirety of Sector Plan 7. Primary Best Management Practice's (BMP's) will be provided for all improvements in accordance with the TCEQ's Technical Guidance Manual. Secondary water quality treatment will be required for Sector Plan 7 and will be provided in accordance with requirements in the Development Agreement and DDCD. Section 5.14.1 of the Development Agreement allows

25% of the overall developed land to forgo the requirement for a secondary BMP. Should the developer decide to forgo provision of a second BMP for any portions of the balance of this sector, such will be designated later with the plat/design submittal and tracked on the summary spreadsheets included with each plat submittal. Conceptual locations of proposed BMP's are depicted on Sector Plan, Sheet 3. The final design of the proposed developments within each precinct will determine the actual location and configuration of primary and secondary BMP's. The BMP's depicted on the Sector Plan may be combined or divided into multiple BMP's as required by the final design.

Stormwater Management has been designed to conform to the requirements of the Development Agreement and the DDCD. Stormwater detention is being provided for the portion of Sector Plan 7 draining towards Blieders Creek by the existing Veramendi Regional Detention Facility. Detention will be provided for the watershed draining towards the existing Preiss Heights subdivision. Per the previously approved "Veramendi (River Pasture) Supplement report to Stormwater Management Plan dated May 2012," detention is not recommended within the watershed draining towards the Guadalupe River since it will cause increases in both flows and water surface elevations during the 100-year storm event. Therefore, no detention will be provided for the watershed drainage to the Guadalupe River.

The Transportation and Capital Improvements Department reviewed preliminary project drainage as provided for within the DDCD and the Development Agreement. Final drainage will be reviewed with the construction plans prior to final plat recordation as required by Section 118-51.e 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 in place at the time of the execution of the Development Agreement, February 23, 2013.

#### *Impervious Cover*

The sector plan identifies the maximum impervious coverage allowed per precinct with an overall maximum of 65% for Sector Plan 7 as stipulated in the Development Agreement. The maximum impervious coverage must be reviewed and monitored with each application and permit to ensure collective compliance. Collaboration and cooperation between the developer and builders will be required to ensure this requirement is met and maintained over time.

#### *Utilities*

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU) in compliance with the Utility Services Agreement and utility easements will be provided on the final plats. Utilities will be extended with the final plats. Utilities and infrastructure associated with Sector Plan 7 has been laid out to ensure it can be delivered in a timely, cost effective and equitable manner. Infrastructure items have been determined with collaboration with NBU in pursuance of the Utility Construction Cost Sharing Agreement, and long-term master planning for water, wastewater, and electrical services.

#### *Street Layout*

Each neighborhood is supported by a functional local street network that respects its residential setting, terrain and natural features, and balances access, permeability, connectivity, and safety. The design of Sector Plan 7 also promotes a high-level of pedestrian and bicycle movement via an integrated network of accessways. At a neighborhood level, pedestrian and bicycle connectivity has been provided in locations where safe and logical linkages can be made to the district's wide network of accessways and linear open spaces that connect with key centers, activity nodes and recreational areas.

#### *Traffic Impact*

The submitted traffic impact analysis (TIA) for the Sector Plan includes applicable precincts and comparison of the proposed development to the approved Project Transportation Plan. The TIA worksheet also includes a PTP land use density exhibit, project phasing exhibit and trip assignment exhibit. This information is consistent with the requirements of the Development Agreement and allows for the city to adequately track traffic impacts and required improvements.

### *Block Length*

The developer has requested Alternative Development Standard (ADS#1) that proposes eight (8) blocks within the Sector Plan to exceed the maximum block length requirement. The purpose of maximum block lengths is to promote a convenient and safe network of streets, bikeways and walkways while also promoting pedestrian and other non-motorized movement throughout the community.

Staff supports and recommends approval of seven (7) out of the eight (8) proposed block lengths that exceed the maximum block lengths as set forth in the DDCD, with justification as noted below:

- Block 177 exceeds the maximum block length requirement by approximately 300 feet. The proposed block length is supported since it is located along the Guadalupe River and adjacent to a HOA Amenity Center on one end and Community Park #30 on the other end. The proximity to the HOA Amenity Center and the Community Park promotes pedestrian and non-motorized movement.
- Block 219 exceeds the maximum block length requirement by approximately 430 feet. The block length is supported due its location along the Guadalupe River. It is also adjacent to an HOA Amenity and is adjacent to the Preiss Heights neighborhood.
- Block 221 and Block 222 exceed the maximum block length requirement by approximately 230 feet and 750 feet, respectively. The proposed block lengths are supported since they are located along properties within the Preiss Heights neighborhood. As with the proposal to only have two (2) stub connections into the Preiss Heights subdivision, staff supports the proposed block lengths to reduce potential impacts to Preiss Heights residents and staff recognizes that the two planned drainage areas along the blocks further prevent additional options such as trail connections to offset the block length.
- Block 188 and Block 195 exceed the maximum block length requirement by approximately 110 feet and 50 feet, respectively. The proposed block lengths are supported since they are located along major accessways that continue along the boundaries of Community Park #30.
- Block 217 exceeds the maximum block length requirement by approximately 140 feet. The block length is supported due its location near the Guadalupe River and its adjacency to the Resort Planning Area.

Staff does not support the block length proposal for Block 184, with justification as noted below:

- Block 184 exceeds the maximum block length requirement by 90 feet. The applicant proposes a path/trail along an accessway outside of the Block 184. Staff recommends that the path/trail be extended through Block 184 to provide a more direct path from the HOA Amenity Center within Sector Plan 7 to the Community Facility within Sector Plan 5, while also serving as a block length break location.

### *Access & Connectivity*

This Sector completes the full extent of Gold Coast Drive (which is identified in the Framework Plan), as well as extends Hill Country Drive into the Resort Planning Area, thereby providing a direct access to the Town Centre and further westward beyond the Veramendi area. All neighborhood cells have a minimum of two ingress/egress points to a major roadway.

The developer has requested Alternate Design Standard (ADS#2) to provide two (2) stub connections that connect to Edwards Boulevard. Staff supports ADS#2 as it achieves a more suitable level of integration and connectivity between Veramendi and Preiss Heights. The proposed stub connections are Dewberry Lane and Mockingbird Hill, which have been selected as the most suitable streets for allowing for connectivity between the two developments without promoting extensive traffic to the Preiss Heights neighborhood.

### *Parks*

Sector Plan 7 provides 67.85 acres of parks, including a Community Park (Informal Use); two (2) Neighborhood Parks (one adjoining the HOA Amenity Center and the other within Precinct 23), and a number of Landscape Amenity Parks, including along the bluff sections of the Guadalupe River, east and west of the Resort Planning Area. The Community Park (Informal Use) exceeds the minimum requirements outlined in the DDCD, with the exception of the western portion which has a minimum width of less than 160 feet due to the irregular shape of the lot and a portion of the park measuring at approximately 100 feet in width. An Alternative Development Standard (ADS#3) has been prepared as part of the Sector Plan 7 application to address this. Staff supports the Alternative Design Standard as it relates to Community Park #30 by allowing an exception to the minimum width due to the irregular shape of the lot and also due to the majority of the area of the lot meeting the requirement and the size of the proposed park is nearly twice the minimum standard.

The DDCD also sets forth requirements of where to locate parks, in relation to the location of other parks, rivers, or schools. Under the Design Guidelines, if a park does not share a common lot line with a park, river or school, then at least 50% of the parks should border a minor roadway. The applicant proposes two (2) Alternative Design Standards concerning Neighborhood Parks within Sector Plan 7.

Staff supports ADS #4 and ADS #5, with the justifications noted below:

- Neighborhood Park 29 adjoins Gold Coast Drive and although this is a considered a major accessway, the park is centrally located to allow a high level of access to the surrounding neighborhood. The developer intends to utilize design measures that will promote safety for park users.
- Neighborhood Park 28 adjoins the proposed HOA Amenity Center, which is a Community Facility. Staff agrees that for the purpose of this standard, the HOA Amenity Center is similar in function to a park and school.

### *Tree Protection*

An urban forester or certified arborist has not inspected the land subject to this application. A tree survey or a request for exemption will be required at the platting or building permitting stages.

The proposed Sector Plan 7 will allow for continued advancement of the Veramendi project in accordance with the Development Agreement which outlines innovative development concepts to achieve the vision of the original property owners and 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.

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

**Future Land Use Plan.** The subject property is located within the Veramendi Sub-Area and along a Scenic River Corridor.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff supports the applicant's positions on the proposed Alternative Development Standard and recommends approval of Sector Plan 7 as proposed with the following conditions:

1. An Amendment to the Master Framework Plan is required to reflect the revised area and boundary of the Resort Planning Area.
2. Update Block 184 to meet the block length requirement.
3. Update Sheet 7 to show the proposed changes to the area and boundary of the Resort Planning Area.
4. Provide a final digital file, per the requirements of Sec. 118-21. c. that meets the following:
  - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
  - b. Grid-scale.
  - c. All x-referenced files must not be in blocks.
  - d. Dwg format 2018 version or later.

**The Planning Commission held a public hearing on March 5, 2024, and unanimously recommended approval with conditions (7-0-0).**

*Mailed Notification pursuant to state statute:*

Public hearing notices were mailed to 75 owners of property within 200 feet of the subject property. To date, staff has received 8% responses in opposition.

*Resource Links:*

- Development Agreement, Sector Plans and Standards:  
<https://www.newbraunfels.gov/1385/Learn-about-Veramendi>