

Legislation Text

File #: 17-550, Version: 1

Presenter/Contact
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SUBJECT:

Discuss and consider approval of the first reading of an ordinance amending the City of New Braunfels Code of Ordinances, Chapter 118, Platting, Article IV, Design Standards, Section 118-46 Streets.

BACKGROUND / RATIONALE:

This item was presented to City Council on August 14, 2017.

The proposed amendments are considered “clean-up” items in order to address inconsistencies, issues and current practice. They are limited and are not intended as a major change to platting requirements. It is anticipated that staff will present additional amendments to the platting ordinance as staff resources permit.

A brief summary of the proposed sections and amendments is provided below and will be presented in more detail at the meeting. A detailed redlined ordinance with specific changes is attached.

Section 118-46 (l) Landscaped islands and traffic calming

- Redefine “landscape islands” to “medians” and specify traffic function and sight distance requirements.
- Remove traffic calming design information including figures as most information is incorrect and outdated.
- List acceptable traffic calming options and specify design to meet established standards.

Section 118-46 (s) Pavement and rights-of-way widths, street grades and horizontal curves for public streets

- Address inconsistencies between ordinance text, ordinance street sections, approved thoroughfare plan and engineering street sections.
- Remove “sub-collector” classification as its function and applicability are nonstandard and unknown as a standard roadway classification.
- Remove “no parking residential collector” classification as its applicability does not allow for parking and access, and is limited in adequate functional width.
- Specify that different right-of-way shall be determined by City Council with recommendation from Planning Commission and staff (current practice).
- Remove street section figures and specify street information in text.
- Add “parkway” classification in accordance with the approved thoroughfare plan.
- Minimum grade of 0.5% was added.

- Minimum centerline radius was updated to meet standard design guidance.
- Text was added referencing AASHTO's A Policy on Geometric Design of Highways and Streets for design standards not referenced in the section.
- Text was added requiring TxDOT requirements for state highways.

Section 118-46 (y) Traffic impact analysis

- Replace "project" with "building permit" to be consistent with Chapter 114.
- Replace "form" with "worksheet" and add Traffic Impact Analysis (TIA) to be consistent with Chapter 114.
- Remove TIA worksheet from the code as the trip generation reference is outdated and the worksheet includes misspellings. The worksheet will be kept on file with Public Works, available on the city's website and be updated accordingly.

Section 118-46 (z) Street signs

- The developer is responsible for all street signs in the city and extraterritorial jurisdiction with approved construction plans.

Staff presented these items to area development engineers on March 23, 2017 and Planning Commission on May 2, 2017. A public hearing and recommendation was made at Planning Commission on July 5, 2017.

This item is for presentation only. Action and further discussion is planned for a future city council meeting.

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

N/A

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval of the proposed amendments to the City of New Braunfels Code of Ordinances, Chapter 118, Platting, Article IV, Design Standards, Section 118-46 Streets on July 5, 2017 on a motion that carried unanimously.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to the City of New Braunfels Code of Ordinances, Chapter 118, Platting, Article IV, Design Standards, Section 118-46 Streets.