

Legislation Text

File #: 24-344, **Version:** 1

PRESENTER:

Matthew Simmont, AICP, Planning Manager

SUBJECT:

Public hearing and consideration of an amendment to the Veramendi Master Framework Plan.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case No: CS24-0075

Applicant: ASA Properties
Garrett Mechler
P.O. Box 310699
New Braunfels, TX 78131
(830) 660-4755 | garrett.mechler@asaproperties.us.com

Owner: Veramendi PE Fremantle LLC
Peter James
P.O. Box 310699
New Braunfels, TX 78131
peter.james@asaproperties.com

Staff Contact: Mary Lovell
(830) 221-4051 | mlovell@newbraunfels.gov

Pursuant to a development agreement approved in 2013, development at Veramendi progresses through a specialized hierarchy of land entitlement processes. The Master Framework Plan is a high-level overview establishing a broad development framework for Veramendi by identifying:

- High-level development cells and land use designations;
- Major roadways;
- Centers and activity nodes; and
- Regional parks and a network of linear open spaces.

ISSUE:

Because the Master Framework Plan is a high-level, long-range plan, it is inevitable that amendments will need to be made over time as implementation of the project occurs. The Development Agreement anticipated this and outlines the processes for making amendments to the Master Framework Plan.

PROPOSED AMENDMENT: Sector Plans must conform to the Master Framework Plan. Sector Plan 7 proposes increasing the Resort Planning Area, a land use designation within the Master Framework Plan from

64 acres to 125 acres. Sector Plan 7 is located east of River Road and proposes Precinct 22 which encompasses the Resort Planning Area. This change requires an amendment to the Master Framework Plan.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. The proposed amendment responds to the implementation of the early phases of the project and the evolution of continued design and development in accordance with the Development Agreement.

Mailed Notification pursuant to state statute:

Public hearing notices were mailed to 94 owners of property within 200 feet of the subject property. To date, staff has received no responses.

Resource Links:

- Development Agreement, Sector Plans and Standards:
[≤https://www.newbraunfels.gov/1385/Learn-about-Veramendi>](https://www.newbraunfels.gov/1385/Learn-about-Veramendi)