

Legislation Details (With Text)

File #:	18-706	Name:	
Type:	Report	Status:	Individual Item Ready
File created:	11/20/2018	In control:	City Council
On agenda:	12/10/2018	Final action:	
Title:	Public hearing and consideration of an amendment to the Veramendi Master Framework Plan.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Master Framework Plan Major Amendments, 2. Summary of Master Framework Plan Amendments		

Date	Ver.	Action By	Action	Result
12/10/2018	1	City Council		

Presenter

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

SUBJECT:

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

BACKGROUND / RATIONALE:

Case No.: CS-18-028

Council District: Outside City Limits

Applicant: ASA Properties
Peter James, CEO
P.O. Box 310699
New Braunfels, TX 78131
(830) 643-1338

Staff Contact: Matthew Simmont
msimmont@nbtexas.org
(830) 221-4058

The Veramendi master planned community project encompasses approximately 2,445 acres within the Comal County Water Improvement District #1. A Development Agreement for the Veramendi project (Word-Borchers Ranch Joint Venture) was approved by the New Braunfels City Council in February 2013. The Development Agreement and its Exhibits contain documents that set the regulatory framework, timeframes and development standards for future development on the Veramendi property.

Development at Veramendi will progress through a 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.

In order for development to advance at Veramendi, **Sector Plans** must be approved. Each Sector Plan must conform to the Master Framework Plan. To date, two Sector Plan applications have been approved at Veramendi: Sector 1 and Sector 1A.

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.

The developer has submitted an application for Sector Plan 2 that encompasses property north and adjacent to Loop 337. In order for Sector Plan 2 to be approved, the Master Framework Plan must first be amended to ensure conformance with the overall development plan and strategy. The proposed amendments to the Master Framework Plan are generally described below. Additional detailed information on the proposed amendments is illustrated on the attachments provided by the applicant.

1. The boundaries of Planning Area Pods have been adjusted.
2. The alignments of Major Roadways have been adjusted.
3. The boundaries of Regional Park 1 have moved by more than 500 feet.
4. The boundaries of Regional Park 1 Development Area have been revised.
5. Planning Area Designations have changed.

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

City Plan/Council Priority: Word-Borchers Ranch Joint Venture Development Agreement	Approval of amendments to the Master Framework Plan will allow for review and consideration of Sector Plan 2 to advance the Veramendi project in accordance with the Development Agreement.
---	---

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval. The proposed amendments respond to implementation of early phases of the project and the evolution of continued design and development in accordance with the Development Agreement.

ATTACHMENTS:

- Master Framework Plan Major Amendments Exhibit
- Summary of Master Framework Plan Amendments