

Legislation Details (With Text)

File #:	21-97	Name:	
Type:	Recommendation	Status:	Individual Item Ready
File created:		In control:	Planning Commission
On agenda:	9/27/2021	Final action:	
Title:	PZ20-0332 Public hearing and recommendation to City Council regarding proposed revisions to the Town Creek Planned Development (TCPD) concept plan and development standards, on approximately 66 acres located at N. Academy Avenue and N. Walnut Avenue.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Aerial Map, 2. Land Use Maps, 3. Approved & Proposed Exhibits, 4. Response Map		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presenter/Contact

*Applicant: Chris Van Heerde, HMT Engineering & Surveying
(830) 625-8555 - chrisvh@hmtnb.com*

SUBJECT:

PZ20-0332 Public hearing and recommendation to City Council regarding proposed revisions to the Town Creek Planned Development (TCPD) concept plan and development standards, on approximately 66 acres located at N. Academy Avenue and N. Walnut Avenue.

BACKGROUND / RATIONALE:

Case No.: PZ20-0332

Council District: 1

Applicant: Chris Van Heerde, P.E.
HMT Engineering & Surveying
290 S. Castell Avenue
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Owner: TC Town Creek Texas LP
David Wolters, General Partner
979 N. Academy Avenue
New Braunfels, TX 78130
(512) 633-2245 david@towncreektexas.com

Staff Contact: Holly Mullins

(830) 221-4054 hmullins@nbtexas.org

Town Creek is a 66-acre mixed use development located on Walnut Avenue between the Dry Comal Creek and Union Pacific Railroad tracks. The planned development zoning was approved in 2006 to create a unique, walkable community with a range of housing and business opportunities.

Fredericksburg Road

The concept plan currently includes an extension of Fredericksburg Road from Landa Street across the railroad tracks to North Academy Avenue. However, Union Pacific Railroad (UPRR) has not approved an at-grade crossing at this location, so the extension would require an under- or overpass. The applicant cites logistical constraints to constructing anything but an at-grade crossing, including existing driveways on Fredericksburg between Landa Street and the railroad tracks, and inadequate space to install an underpass or overpass. Therefore, the applicant is proposing to modify the concept plan by removing the Fredericksburg Road extension as a public street.

Other Revisions

The only other proposed revision to the Planned Development is the addition of one new Neighborhood Connector street and two alleys (highlighted on Attachment 3) to accommodate additional residential development in Phase 4.

ISSUE:

Connecting Fredericksburg Road across the railroad tracks to Landa Street is a challenging project. However, the connection will improve existing and future mobility as well as emergency service access to Town Creek and the adjacent area. Town Creek neighborhood connections are identified as an Action Item in the Envision New Braunfels Comprehensive Plan, as are enhanced connections and mobility community wide. Removing the public street from the Town Creek Planned Development Concept Plan at this time will eliminate any chance of connection in the future and will require amending the Regional Transportation Plan, and may also necessitate an amendment to Envision New Braunfels.

The minimum requirement for secondary access is not dependent on the Fredericksburg connection. Secondary access to the development is being achieved by extending Guenther Avenue via a bridge across Dry Comal Creek. This access point will be completed by the developer, and will have to be accepted by the City prior to recording final plats or issuing building permits for Phases 3 and 4 of Town Creek.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the additional Neighborhood Connector street and alleys in Phase 4 of Town Creek; however, staff does not recommend the concept plan revision to remove Fredericksburg Road unless City Council approves the removal of the extension of Fredericksburg Road from the City of New Braunfels Regional Transportation Plan.

Notification:

Public hearing notices were sent to 100 owners of property inside Town Creek and within 200 feet of the request. To date, the City has received one response in favor (#96) and one in objection (#37).

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing Land Use, Future Land Use)
3. Approved and Proposed Concept Plan (Exhibits B & C)
4. Notification Map