

Legislation Text

File #: 19-138, **Version:** 1

Presenter

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SUBJECT:

Public hearing and consideration of the proposed Veramendi Sector Plan 2 within the Veramendi Water Improvement District #1 encompassing approximately 564 acres out of the Juan Martin de Veramendi Survey No. 2 Abstract 3, including property fronting Loop 337, from approximately 500 feet east of Independence Drive extending eastward to approximately 4,000 feet east of Oakwood Church, excluding the church property, and property east of the intersection of Oak Run Parkway and Geneva Street.

BACKGROUND / RATIONALE:

Case #: PL-18-114

Council District: Outside the City Limits

Owner/Developer: Peter James
Veramendi PE-Darwin LLC
C\ ASA Properties
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New Braunfels, TX 78131
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Background

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 entered into between the City and Word-Borchers Ranch Joint Venture and approved by City Council on February 25, 2013.

The development agreement is the governing document for the project. Among other matters, its provisions and appendices contain a conceptual master plan (“Master Framework Plan”), design standards (“Design & Development Control Document” or “DDCD”), application and approval procedures, and required infrastructure and improvements.

The aforementioned Master Framework Plan establishes the broad spatial and development framework by identifying (among other items) high-level development cells and land use designations; major roadways; centers and activity nodes; and regional parks and a network of linear open spaces. The DDCD establishes principles, objectives, standards and procedures for design and development at Veramendi. The DDCD’s parameters direct the preparation of Sector Plans, Plats and Site Plans.

The implementation of development begins with the preparation of sector plans. A sector plan is a more detailed, but still high level, plan of a smaller segment of the project (typically a minimum of 100 acres). It outlines neighborhood structure (“precincts”); land use and intensity; parks; and access, connectivity and movement. A sector plan is required to be in compliance with the approved Master Framework Plan.

The proposed Sector Plan (Sector Plan 2) comprises 564 acres. It seeks to facilitate commercial, mixed use, multi-family, senior living, education, a regional park and new right-of-way within the designated areas. The proposed Sector Plan includes the creation of standards for the Large Format Retail Planning Sub Area and the Neighborhood Center Planning Area (Outstanding Development Standards), as well as the requisite Specialized Area Plans.

It also includes the standards and plans for Precinct 15A, Sector Plan 1A, which was approved by City Council in November, 2016. At that time, City Council agreed to defer the requirement to provide the Specialized Area Plan and Outstanding Development Standards for Precinct 15A until after Sector Plan 1A approval, but before approval of the final plat within Sector 1A. This is why they are included with the subject submittal.

Once approved, the plans and standards are included in an amended version of the DDCD. In conjunction with this, a broader series of amendments to the DDCD are also proposed. They include changes to reflect elements of approved Sectors 1 and 1A; modifications to ensure congruency with the proposed outstanding development standards; corrections to anomalies; and clarifications of terms and processes. Noteworthy proposed amendments include:

Block Length:

Clarification that block length requirements apply to all local streets within precincts.

Exterior Finish Materials:

Modifications ensure that development is consistent with the vision of the project to be superior, and at a minimum complementary, to city ordinances. At least 80 percent of all non-residential and multi-family buildings are required to be finished in a minimum of two primary building materials. Exterior Insulation Finish Systems (EIFS) has been removed as an allowed primary building material. Accent materials have also been limited to occupy no more than 20 percent of the façade.

Articulation:

Removal of the allowance of simple texture or color changes to qualify as required horizontal interruptions so that true projections/insets are required.

Low Impact Development (LID) encroachment allowances:

The setback requirements have been updated to allow for encroachment of LID features or other environmentally sound accessory facilities that should be incentivized project-wide.

Front Setback Trees:

Clarification to the front setback tree requirements is proposed in response to coordination with New Braunfels Utilities (NBU) easement requirements.

Definitions:

New definitions are proposed for the terms: 'Block Length, Maximum', 'Civic Space', 'Eye-level', 'Masonry Wall', 'Precinct', 'Public Common Space', 'Specialized Area' and 'Specialized Area Plan'. Modified definitions are proposed for the terms: 'Abutting', 'Adjacent', 'Adjoining', 'Contiguous', 'Street' and 'Street View'.

New Figures:

Several new figures (illustrations) have been included to provide extra clarity around the interpretation of standards.

Editorial Changes:

Various editorial changes are proposed to correct spelling, grammar, formatting and anomalies within the document. These changes are inconsequential to any of the standards.

Water, Wastewater & Stormwater Facilities

The drainage system for Sector Plan 2 includes 15 water quality ponds that will feed into natural drainage routes that lead to the two regional detention facilities. One of the regional detention facilities is located in Regional Park 1. The Public Works 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 2 as stipulated in the Development Agreement. The maximum impervious coverage will be reviewed and monitored with each application and permit to ensure collective compliance. Collaboration and cooperation with 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 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.

Street Layout

The proposed roadway network is in compliance with the Master Framework Plan and the standards within the DDCCD. The proposed sector plan includes one Principal Arterial (Roadway D); one Minor Arterial (Roadway F), two Collectors (Roadway C and the eastern extension of Oak Run Parkway); and one Local Street (Street A). Another Collector (Roadway B aka Borchers Boulevard) traverses the Sector Plan 2 area but was approved as part of Sector 1A. This road network will continue the progressive implementation of the project-wide road network.

Access & Connectivity

The Infrastructure & Services Supporting Framework Plan identifies Major Accessways along Roadway C, Roadway D, Roadway F, Oak Run Parkway, as well as within Regional Park 1 and the Linear Open Space network. The proposed sector plan is in compliance with this plan as the Major Accessways are marked on Sheet 7, and the proposed cross sections of the roadways include both a 6-foot wide sidewalk and a 5-foot wide bike lane.

Parks

The Park requirement is to have neighborhood parks located within ¼ mile of 90% of the proposed residential lots. The proposed sector plan includes 1 regional park and 3 linear open space parks. Additionally, 1 neighborhood park is required within Precinct 14 - the location of this park will be determined in accordance with the future land use and a note to this effect is included on Sheet 7 of the Sector Plan. In addition, 3 civic spaces will be provided in the Large Format Retail Planning Sub Area in accordance with the Specialized Area Plan.

Tree Protection

The Preliminary Tree Survey (Sheet 8 of the Sector Plan) indicates potential High Value Trees throughout the sector plan. A tree survey, protection plan and replacement plan will be submitted with each final plat. High Value Trees should be integrated into the design and layout to reduce the number of High Value Trees removed.

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

City Plan/Council Priority: Word-Borchers Ranch Joint Venture Development Agreement Envision New Braunfels	Allow for the advancement of the Veramendi project in accordance with the Development Agreement. 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 3.18: Encourage multifamily to disperse throughout the community rather than to congregate en masse. Action 4.1: Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels. Action 4.15: Include art and historic and interpretive signage in parks to encourage interest and appreciation. Action 7.9: Enact/enforce maximum block size limitations.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

The Planning Commission held a public hearing on February 5, 2019 and recommended approval of the applicant's request with all of the revisions made and presented pursuant to workshop discussion (8-0-0).

STAFF RECOMMENDATION:

Sector Plan 2 is consistent with the Master Framework Plan as required, and staff recommends approval subject to the following conditions:

In relation to the DDCD:

- Insert the approved Specialized Area Plans in Appendix 7.
- Upon agreement between the City and applicant, insert a Residential Building Permit Checklist in Appendix 1.
- Remove all redlines, incorporate attached final edits pursuant to Planning Commission workshop and public hearing recommendation, format the document for publication and thereafter submit copies to the City for recordkeeping.

Notification:

Public hearing notices were sent to 7 owners of property within 200 feet of the Sector Plan 2 boundary. The City has received no responses.

Attachments:

1. Aerial and Regional Transportation Plan Map

2. Additional proposed DDCD revisions pursuant to discussion at the January 8, 2019 Planning Commission meeting (highlighted in yellow)
3. Draft Planning Commission Meeting Minutes
4. Notification List and Map

Accompanying Draft Documents (web folder address):

<https://drive.google.com/drive/folders/1csAZuk-mqzSNH06nlyTPOtryVmHoyuthH>

1. Veramendi Sector Plan 2
2. Development & Design Control Document
3. Large Format Retail Planning Sub Area Specialized Area Plan
4. Regional Park 1 Specialized Area Plan
5. Neighborhood Center Planning Area (Precinct 15A) Specialized Area Plan