

## Legislation Text

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**File #:** 19-286, **Version:** 1

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Presenter

*Stacy Snell, Assistant Director of Planning and Community Development*  
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**SUBJECT:**

Public hearing regarding the proposed amendment to Veramendi, Sector Plan 1A, within the Comal County Water Improvement District #1, encompassing 273.37 acres out of the Juan Martin de Veramendi Survey No.2, Abstract 3, including property adjacent to and east of the Oak Run Subdivision.

**BACKGROUND / RATIONALE:**

**Case No.:** PL-19-007

**Council District:** Outside City Limits

**Owner:** Veramendi PE-Darwin LLC (Peter James)  
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New Braunfels, TX 78131  
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[peter.james@asaproperties.us.com](mailto:peter.james@asaproperties.us.com)

**Engineer:** Pape-Dawson Engineers (Todd Blackmon, PE)  
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**This item was postponed from the City Council's March 25, 2019 meeting agenda at the applicant's request.**

Veramendi is a 2,445-acre mixed-use development located in the ETJ and Comal County Water Improvement District #1. The project is generally located north of Loop 337, east of the Oak Run subdivision, south of Hueco Springs Road and west of the Guadalupe River. Veramendi is subject to a development agreement entered into between the City and Word-Borchers Ranch Joint Venture on February 25, 2013.

Pursuant to the development agreement, the implementation of development begins with the preparation of sector plans. Typically a minimum of 100 acres, Sector Plans outline neighborhood structure (“precincts”); land use and intensity; parks; and access, connectivity and movement. A sector plan is required to be in compliance with the Master Framework Plan.

Sector Plan 1A, approved in November of 2016, facilitates single family, multifamily and a school. The developer is proposing to modify the area of Sector Plan 1A labeled as Precinct 15B (see Attachment 1, page 2 and Attachment 4). The proposed modifications include:

- A revision to the internal street layout  
The street revisions would reduce the lot layout and density for the purpose of preserving tree vegetation and increasing open space within Precinct 15B.
- Relocation of Park #1 within Precinct 15B  
The park location revision matches the revised street and lot layout and would provide for a larger open space and preservation of trees (see Attachment 2 for applicant’s summary of proposed changes).

The proposed changes are in accordance with the Guiding Principles of the Development and Design Control Document (DDCD).

With this application, the developer is also seeking approval of a revision to the Alternate Development Standard pertaining to maximum fence height (see Attachment 5). The proposed revision would change the maximum permitted height for side yard and rear yard fences abutting a park, accessway, green ribbon or other street, that are 50% or greater transparency, from 54 inches (4.5 feet) to 72 inches (6 feet).

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

<b>City Plan/Council Priority:</b> Word-Borchers Ranch Joint Venture Development Agreement Envision New Braunfels	Allow for advancement of the Veramendi project in accordance with the Development Agreement. <b>Action 1.3:</b> Encourage balanced and fiscally responsible land use patterns. <b>Action 3.2:</b> Consider multiple factors for guiding community growth, such as our downtown <b>and the natural environment.</b> <b>Action 3.13:</b> 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. <b>Action 4.1:</b> Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels. <b>Action 5.17:</b> Review and update Tree and Landscape ordinances to ensure New Braunfels remains a green city and expands its tree canopy. <b>Action 7.14:</b> Increase tree canopy for increased shade to encourage walking.
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**FISCAL IMPACT:**

N/A

**COMMITTEE RECOMMENDATION:**

The Planning Commission held a public hearing on March 5, 2019 and unanimously recommended approval (9-0-0).

**STAFF RECOMMENDATION:**

Staff recommends approval as the proposed Sector Plan revisions are in compliance with the Guiding Principles of the DDCCD, would result in a reduction in density over the Edwards Aquifer, and would preserve more trees. The proposed fence height revisions for predominately open fences would be more consistent with the backyard fences of the adjacent residential lots, which are allowed to be up to 96 inches (8 feet in height).

**Notification:**

Public hearing notices were sent to 99 owners of property within 200 feet of the Sector Plan 1A boundary. The City has received no responses.

**Attachments:**

1. Aerial Maps
2. Applicant's Summary of Changes to the Sector Plan
3. Proposed Sector Plan 1A Major Amendment
4. Precinct 15B Comparison Exhibit
5. Requested Alternate Development Standard
6. Notification Map