

Legislation Text

File #: 19-438, **Version:** 1

Presenter

*Christopher J. Looney, Planning and Community Development Director
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SUBJECT:

Public hearing and consideration of a proposed amendment to the Veramendi Development Design & Control Document (DDCD).

BACKGROUND / RATIONALE:

Case #: ORD19-122

Council District: Outside City Limits

Developer: Veramendi PE - ASA Properties
Peter James
387 W. Mill Street, Suite 108
New Braunfels, TX 78130
(830) 643-1338

Applicant: UrbanPulse (Chris O'Conner)
PO Box 310699
New Braunfels, TX 78131
(831) 840-7235 chris@urbanpulse.biz

The Veramendi project encompasses approximately 2,445 acres within the Comal County Water Improvement District #1. A Development Agreement between the City and Veramendi was approved by the New Braunfels City Council in 2013. The Development Agreement sets the regulatory framework, timeframes and development standards.

Pursuant to the Development Agreement, the Development & Design Control Document (DDCD) was approved to establish principles, objectives, standards and procedures for design and development at Veramendi. The applicant is seeking a revision to the DDCD to allow for attached patios to encroach up to five (5) feet into the 15-foot required rear setback in the Neighborhood (Mixed Density) Residential Planning Area. The applicant has noted that a condensed buildable lot area has resulted from the requirement for a 20-foot-wide utility easement abutting the front boundary of residential lots.

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 Comprehensive Plan	Allow for advancement of the Veramendi project in accordance with the Development Agreement. Action 3.12: 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.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

The Planning Commission held a public hearing on June 4, 2019 and recommended approval with the condition that the lots adjacent to the Oak Run subdivision be restricted to not allow the proposed attached patio encroachment (9-0-0).

STAFF RECOMMENDATION:

Staff worked with the applicant regarding wording, definitions and illustrations to ensure implementation of the proposed new standards will result in the desired outcome. Therefore, staff recommends approval as the proposed revisions to the DDCCD are in compliance with the Guiding Principles and would result in the ability to provide usable and desirable backyard areas with residential developments.

Notification:

Public hearing notices were sent to 99 owners of property within 200 feet of the project boundary. Staff has received two responses.

Attachments:

1. Aerial Map
2. Applicant's Summary of Proposed Changes to the DDCCD
3. Proposed Revisions to the DDCCD
4. Draft Planning Commission Meeting Minutes
5. Notification List, Map and responses