

## Legislation Text

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**File #:** 21-48, **Version:** 1

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Presenter

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**SUBJECT:**

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

**BACKGROUND / RATIONALE:**

**Case No.:** ORD20-301

**Council District:** Outside City Limits

Developer&  
Applicant:

Peter James, Chief Executive Officer

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New Braunfels, TX 78130  
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The Veramendi master planned community encompasses over 2,400 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.

Pursuant to the Veramendi Development Agreement, the Development & Design Control Document (DDCD) has been approved to establish principles, objectives, standards and procedures for design and development at Veramendi. The idea was for a development pattern that borrowed more from New Urbanist styles than post World War II suburban sprawl styles.

The applicant is seeking to revise the DDCD to increase the maximum length allowed for alleys and service drives to add flexibility for neighborhood layouts. The applicant is currently designing a neighborhood with alley access lots and a shared common green at the front which provides housing type variety while preserving a significant stand of highly valued oak trees. However, the existing alley length development standard would limit this design at this location.

**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 Comprehensive Plan	Allow for advancement of the Veramendi project in accordance with the Development Agreement. <b>Action 3.16:</b> Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives.
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**FISCAL IMPACT:**

N/A

**COMMITTEE RECOMMENDATION**

The Planning Commission held a public hearing on January 5, 2021 and recommended approval (9-0-0).

**STAFF RECOMMENDATION:**

Approval. The DDCCD's current alley standard limits the flexibility originally intended for Veramendi. The applicant's proposed revisions to the design standards for alleys and service drives are in compliance with the Guiding Principles, would encourage and allow creative flexibility for alleys which provide additional connections and mobility options, and will meet the spirit and intent of Veramendi for improved and innovative neighborhoods.

**Notification:**

Public hearing notices were sent to 95 owners of property within 200 feet. The City has received no responses.

**RESOURCE LINKS:**

- Veramendi Development Agreement and Development & Design Control Document (DDCCD): <https://www.nbtexas.org/DocumentCenter/View/17409/DDCD-v31-FINAL-low-res>

**ATTACHMENTS:**

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