

Legislation Text

File #: 21-200, Version: 1

Presenter/Contact

*Applicant/Owner: James Mahan, Solms Landing Development LLC
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SUBJECT:

PZ21-0027 Approval of proposed revisions to the Solms Landing Planned Development ("SLPD") Detail Plan, on approximately 98 acres out of the A M Esnaurizar A-20 Survey, addressed at 253 S. Kowald Lane.

BACKGROUND / RATIONALE:

Case No.: PZ21-0027

Council District: 5

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The subject property consists of 98 acres of land between Creekside Crossing (FM 306) and Kowald Lane. Solms Landing Planned Development ("SLPD") is a mixed-use development with a base zoning of MU-B High Intensity Mixed Use. The developer's intent is to bring together restaurants, shopping, lodging and a variety of residential options with open spaces that encourage internal walkability and pedestrian connection to other parts of the Creekside area.

Recent revisions to the SLPD Concept Plan and development standards were approved by City Council on February 8, 2021. These revisions removed a public street connection to the IH-35 frontage road, allowed increased building height and lot coverage, and added a new "condominium" housing type.

This proposed detail plan revision is consistent with the concept plan and development standards approved by City Council. The Planning Commission has approval authority for detail plans when a concept plan has been approved by City Council.

Surrounding Zoning and Land Use:

North - M-1A/ Commercial

South - Across Kowald, R-2, C-3/ Residential, commercial, agricultural

East - West Village PD, Creekside Wellness PD/ Single-family; commercial

West - B-1B, MU-B/ Manufactured home community, mini warehouse storage

Determination Factors:

In making a decision on zoning, the following factors are to be considered:

- Whether the permitted uses will be appropriate in the immediate area and their relationship to the area and to the City as a whole (*Permitted uses in SLPD remain a mix of residential and commercial, complementing the existing development trends in the Creekside area.*);
- Whether the change is in accord with any existing or proposed public schools, streets, water supply, sanitary sewers, and other utilities to the area. (*There do not appear to be any conflicts with these elements*).
- How other areas designated for similar development will be affected (*The proposed uses should not impact other areas designated for similar development*).
- Any other factors that will substantially affect the public health, safety, morals, or general welfare; (*There should be no other factors that substantially affect the public health, safety, morals, or general welfare. Drainage and utility issues will be addressed through the platting process*).
- Consistency with the Comprehensive Plan:

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

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| City Plan/Council Priority: Envision New Braunfels Comprehensive Plan | Consistent Actions: Action 1.3: Encourage balanced and fiscally responsible land use patterns. Action 2.33: Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and discourage sprawl. Action 3.22: Encourage venues within walking distance of neighborhoods and schools. Future Land Use Plan: The subject property is located in the Oak Creek Sub Area, along a transitional mixed-use corridor, and within an existing Market Center. |
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FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

The SLPD detail plan provides the increased housing units, vertical mixed-use development and walkable density encouraged by the Envision New Braunfels Comprehensive Plan and facilitates workforce housing as recommended in the Workforce Housing Study. Therefore, staff recommends approval of the revisions with the following conditions:

1. Revise the hammerhead to a cul-de-sac at the end of the public street north of Sophie Lane.

RESOURCE LINKS:

- Chapter 144, Sec. 3.5 (Planned Development Districts) of the City's Code of Ordinances:

[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)

- Chapter 144, Sec. 3.4-11 (MU-B) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)

ATTACHMENTS:

1. Aerial Map
2. Land Use Maps (Zoning, Existing, Future Land Use)
3. Approved and Proposed Detail Plans