Legislation Text

File #: 21-239, **Version:** 1

Presenter
Christopher J. Looney, AICP, Planning and Development Services Director
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SUBJECT:
Public hearing and first reading of an ordinance regarding a proposed revision to the Town Creek Planned Development (TCPD) concept plan and development standards, on approximately 66 acres located at North Academy and North Walnut Avenues.

BACKGROUND / RATIONALE:
Case No.: PZ20-0332

Council District: 1

Applicant: Chris Van Heerde, P.E.
HMT Engineering & Surveying
290 S. Castell Avenue
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Owner: TC Town Creek Texas LP
David Wolters, General Partner
979 N. Academy Avenue
New Braunfels, TX 78130
(512) 633-2245 david@towncreektexas.com

Staff Contact: Holly Mullins
(830) 221-4054 hmullins@nbtexas.org

Town Creek is a 66-acre mixed use development located on Walnut Avenue between the Dry Comal Creek and Union Pacific Railroad tracks. The developer's planned development zoning was approved in 2006 to create a unique, walkable community with a range of housing and business opportunities.

Street Network Revisions
The proposed TCPD concept plan revision includes the addition of one new Neighborhood Connector street and two alleys (highlighted on Attachment 3) to accommodate residential development in Phase 4.

Fredericksburg Road
The TCPD concept plan currently includes an extension of Fredericksburg Road from North Academy Avenue across the railroad tracks to Landa Street. The applicant's original request included removal of the Fredericksburg Road extension from the City's Regional Transportation Plan and from the concept plan. The applicant stated Union Pacific Railroad (UPRR) has not approved an at-grade crossing on Fredericksburg Road, and cited logistical constraints to constructing an over- or underpass. Following discussion at the Planning Commission meeting, and staff's recommendation that the extension remain on the Transportation Plan with further evaluation of the design requirements and constraints, the applicant withdrew this portion of their request.

ISSUE:
The addition of one Neighborhood Connector street and two alleys is consistent with existing development patterns in Town Creek and with the TCPD intent to create a walkable community with alley-loaded residences. It is supported by the Envision New Braunfels Comprehensive Plan Action 7.11 to allow for smaller/narrower streets and lot size variety within individual subdivisions.

FISCAL IMPACT:
N/A

COMMITTEE RECOMMENDATION:
The Planning Commission held a public hearing on March 2, 2021 and recommended approval of the proposed revision to add a Neighborhood Connector street and alleys, without the removal of Fredericksburg Road. (8-0-0 with Commissioner Gibson absent)

STAFF RECOMMENDATION:
Staff recommends approval of the additional Neighborhood Connector street and alleys in Phase 4 of Town Creek.

Notification:
Public hearing notices were sent to 100 owners of property inside Town Creek and within 200 feet of the request. To date, the City has received three responses in favor (#15, 91, 96) and 23 in objection, representing 9% of the notification area. Objection was primarily in response to the removal of the Fredericksburg Road extension.

Attachments:
1. Aerial Map
2. Land Use Maps (Zoning, Existing Land Use, Future Land Use)
3. Current and Proposed Concept Plan Exhibits B & C
4. Notification Map & Responses
5. Ordinance