

Legislation Text

File #: 21-851, **Version:** 1

PRESENTER:

Applicant: KFW Engineers

Owner: Southstar at Mayfair, LLC

SUBJECT:

WVR21-280 Discuss and consider a waiver to Section 118-44(b) to allow block length to exceed 1,200 feet for three blocks within the proposed Gatehouse Subdivision.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Owner: Southstar at Mayfair, LLC (Thad Rutherford)
1110 Vintage Way
New Braunfels, TX 78132
(512) 923-9160 thad@southstarcommunities.com

Applicant: KFW Engineers (Nicholas Reynolds, P.E.)
162 W. Mill St.
New Braunfels, TX 78130
(830) 220-6042 nreynolds@kfwengineers.com

Staff Contact: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

Description: Proposed subdivision consisting of 256 single-family residential lots on 73.12 acres

The subject property is located in the ETJ in Comal County on the east side of FM 1102 (Hunter Rd.) approximately one-half mile south of Watson Lane, adjacent to the Crossings at Havenwood Subdivision and across FM 1102 from the Country Hills North Subdivision.

Section 118-44 of the Subdivision and Platting Ordinance defines a block as “a unit of land bounded by streets, other transportation or utility rights-of-way, parks, streams, waterways, or any other barrier to the continuity of development.” The length of a block is measured along the axis of the block. Block lengths shall not exceed 1,200 feet except along arterial streets where the maximum block length is 1,600 feet. The proposed subdivision has 3 block lengths exceeding the maximum allowed block length of 1,200 feet.

The block length denoted as “Phase 1” on the attached exhibit is 1,290 feet, exceeding the maximum block

length by 90 feet. The applicant notes the existing subdivision to the east (The Crossings at Havenwood) does not provide an opportunity for connectivity through street stubs that would allow the proposed Gatehouse Subdivision to provide interconnectivity and a break in the block length.

The block length denoted as “Phase 1 & 2” on the attached exhibit is 1,970 feet, exceeding the maximum block length by 770 feet. The property line adjacent the block is bound by the Union Pacific Railroad track. The attached proposed master plan exhibit includes a proposed Future Parkway through the Gatehouse Master Planned Development based upon the City’s adopted Regional Transportation Plan as that will be an elevated crossing and provide connectivity to the tracts south of the existing railroad.

The block length denoted as “Phase 3 & 4” on the attached exhibit is 2,890 feet, exceeding the maximum block length by 1,690 feet. The applicant states this block is also adjacent to the existing Union Pacific Railroad track and exhibits the same constraints a mentioned above for the Phase 1 and 2 block length.

ISSUE:

Waiver criteria are provided below in Commission Findings.

Commission Findings:

The adopted Subdivision Platting Ordinance indicates the Planning Commission shall not approve/recommend approval of a waiver unless it makes findings based upon the evidence presented to it in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity.
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and
3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinance(s) of the City.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff does not oppose the applicant’s request for block length waivers on the 3 blocks within the proposed Gatehouse Subdivision Master Plan as the applicant has demonstrated physical barriers adjacent the east and south property lines that limit development options for compliance with the code requirement for maximum block length.

Resource Links:

Chapter 118-44(b) Blocks, of the City’s code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-44BL

Attachments:

Aerial Map
Applicant's Plat Waiver Justification Letter
Proposed Master Plan Layout