



**CITY OF NEW BRAUNFELS, TEXAS  
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**

**TUESDAY, MARCH 5, 2024 at 6:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT  
EMERGENCY ON-CALL PERSONNEL.**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the February 6, 2024 Regular Meeting [24-250](#)  
Minutes.

[2-6-2024 PC Minutes](#)

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to [planning@newbraunfels.gov](mailto:planning@newbraunfels.gov). Emailed comments will be distributed to the Planning Commission.*

**5. BRIEFINGS**

No Items

**6. CONSENT AGENDA**

*All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.*

A) Approval of the Amended Planning Commission 2024 [24-326](#)  
Calendars for Zoning Applications and Plat Applications  
[2024 PC Meeting Calendars FINAL AMENDED2](#)

B) FP24-0043 Approval of the final plat establishing [24-252](#)  
Kyndwood Unit 1, with conditions.  
Applicant: HMT Engineering & Surveying; Joseph Sandoval P.E.

[Aerial Map](#)

[Final Plat](#)

- C) FP24-0046 Approval of the final plat establishing Voges [24-266](#)  
Unit 3, with conditions.

Applicant: HMT Engineering & Surveying; Eric Ply, P.E.

[Voges Unit 3 Final Plat](#)

[Aerial Map](#)

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) SP24-0007 Public hearing and recommendation to City [24-110](#)  
Council regarding the proposed Veramendi Sector Plan  
7, within the Comal County Water Improvement District  
#1, encompassing approximately 570 acres out of the  
JM Veramendi Survey 2 Abstract 3, including property  
east of the intersection of Hueco Springs Loop Road  
and River Road within the Veramendi Project.

Applicant: ASA Properties; Garrett Mechler

Owner: Veramendi PE Fremantle LLC (C/- ASA Properties LLC); Peter James

[Aerial](#)

[Applicant's Summary Report with Alternative Development Standard](#)

[Proposed Sector Plan 7](#)

[Resort Planning Area Specialized Area Plan](#)

[Community Park Specialized Area Plan](#)

[Notification Map, List & Responses](#)

- B) PZ24-0031 Public hearing and recommendation to City [24-233](#)  
Council to rezone approximately 5 acres out of the  
William Pate Survey, Abstract 259, from C-1Br78  
(General Business District with Restrictions) to C-1A  
(Neighborhood Business District), currently addressed at  
2025 FM 725 & 167 Pecan Bluff.

Applicant: Killen, Griffin & Farrimond

Owner: Peregrine Schertz Holdings, LLC and HW Pecan Crossing, LLC

[City Maps](#)

[District Comparison Table](#)

[2007-58](#)

[TIA Determination Letter & Form](#)

[Subject Property Photos](#)

[Notification Map, List, & Responses](#)

**8. STAFF REPORT**



No Items

**9. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



## Planning Commission Agenda Item Report

550 Landa Street  
New Braunfels, TX

**3/5/2024**

Agenda Item No. A)

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**Planning Commission  
Regular Meeting Minutes  
February 6, 2024**

**Members Present**

Chair Lee Edwards  
Vice-Chair Ron Reaves  
Angela Allen  
Kurt Andersen-Vie  
Bernard Miedema  
Chad Nolte  
Jerry Sonier

**Staff Present**

Jean Drew, Assistant Director of Planning & Development Services  
Matthew Simmont, Planning Manager  
Amanda Mushinski, Planner  
Colton Barker, Assistant Planner

**Members Absent**

Taylor Chafin  
Cinderella Von Hach

**1. CALL TO ORDER**

The meeting was called to order by Chair Edwards at 6:00pm.

**2. ROLL CALL**

Roll was called and a quorum was declared.

**3. APPROVAL OF MINUTES**

Motion by Commissioner Sonier, seconded by Commissioner Anderson-Vie, to approve the Regular Meeting Minutes of January 3, 2024, as presented. Motion carried (7-0-0).

**4. CITIZENS COMMUNICATION**

No one spoke.

**5. BRIEFINGS**

No items.

**6. CONSENT AGENDA**

**A) Approval of the Amended Planning Commission 2024 Calendars for Zoning Applications and Plat Applications.**

**B) FP23-0506 Approval of the final plat establishing Veramendi Precinct 18, Unit 2, with conditions.**  
*(Applicant: LJA Engineering, Inc.; Priscilla G. Flores; Owner: ASA Properties; Garrett Mechler; Case Manager: Matthew Simmont, Planning Manager)*

**C) FP23-0507 Approval of the final plat establishing Veramendi Precinct 19, Unit 1, with conditions.**  
*(Applicant: LJA Engineering, Inc.; Priscilla G. Flores; Owner: ASA Properties; Garrett Mechler; Case Manager: Matthew Simmont, Planning Manager)*

Motion by Commissioner Sonier, seconded by Commissioner Miedema, to approve the consent agenda as presented. Motion carried (7-0-0).

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

**A) PZ24-0002 Public hearing and recommendation to City Council to rezone 18.1 acres out of the John Noyes Survey 259, Abstract 430, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed as 5467 FM 482.** *(Applicant: HMT Engineering; Owner: New Braunfels Utilities; Case Manager: Amanda Mushinski, Planner)*

Amanda Mushinski presented the above-mentioned item.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Ryan Kelso, elaborated on the request and stated they were available for any questions.

Discussion followed on the proposed site plan, communication efforts with neighboring residents, access to the property, topography of the project site, drainage and flooding, lighting regulations, and residential buffering requirements.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

The following individuals spoke on the item: John Guthrie and Michelle Englert.

Brief discussion followed on public notification.

Edwards invited the applicant to respond.

Kelso discussed the proposed site plan and addressed concerns raised by earlier speakers.

Discussion followed on project site topography and drainage.

Chair Edwards closed the public hearing.

Matthew Simmont provided clarification on residential buffering requirements.

Chair Edwards asked if there were further discussion or a motion.

Motion by Vice-Chair Reaves, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of 18.1 acres out of the John Noyes Survey 259, Abstract 430, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed as 5467 FM 482. Motion carried (7-0-0).

**B) PZ24-0003 Public hearing and recommendation to City Council to zone approximately 59 acres out of the Francisco Rodriguez Survey 99, Abstract 484, to M-1A (Light Industrial District), currently addressed as 5467 FM 482. (Applicant: HMT Engineering; Owner: New Braunfels Utilities; Case Manager: Amanda Mushinski, Planner)**

Amanda Mushinski presented the above-mentioned item.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Ryan Kelso stated they were available for any questions.

Chris Van Heerde clarified the City Council meeting date for where the voluntary annexation request would be heard and considered.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

The following individual asked questions regarding the request: John Guthrie

Discussion followed on how the proposed development would affect neighboring residences, the topography of the project site, and proposed building heights.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Sonier, seconded by Commissioner Andersen-Vie, to recommend approval to the City Council regarding the proposed rezoning of approximately 59 acres out of the Francisco Rodriguez Survey 99, Abstract 484, to M-1A (Light Industrial District), currently addressed as 5467 FM 482. Motion carried (7-0-0).

- C) SUP23-501 Public hearing and recommendation to City Council to rezone 0.1194 acres out of the Milltown Subdivision, Block 1, Lot 15, from M-2 (Heavy Industrial District) to M-2 SUP (Heavy Industrial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 639 Oasis Street. (Applicant/Owner: Darren William Saxton; Case Manager: Amanda Mushinski, Planner)**

Mushinski presented the above-mentioned item.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Applicant Darren Saxton elaborated on the request.

Discussion followed on the previous condition of the home and how it had been restored.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Andersen-Vie, seconded by Commissioner Sonier, to recommend approval to the City Council regarding the proposed rezoning of 0.1194 acres out of the Milltown Subdivision, Block 1, Lot 15, from M-2 (Heavy Industrial District) to M-2 SUP (Heavy Industrial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 639 Oasis Street. Motion carried (7-0-0).

**8. STAFF REPORT**

No items.

**9. ADJOURNMENT**

There being no further business, Chair Edwards adjourned the meeting at 6:39pm.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date



## Planning Commission Agenda Item Report

550 Landa Street  
New Braunfels, TX

**3/5/2024**

Agenda Item No. A)

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# 2024 Planning Commission Meeting Calendar for Zoning Applications

<b>Zoning Application</b> <b>12:00pm Deadline</b> <i>Monday 5 weeks before</i> <i>Planning Commission</i> <i>unless otherwise noted</i>	<b>Latest Date Zoning Signs Must</b> <b>be Placed on Property</b> <b>(Applicant's responsibility)</b> <i>12 businessdays before</i> <i>Planning Commission</i> <i>unless otherwise noted</i>	<b>Planning Commission</b> <b>Meeting Date</b> <b>6:00 pm Council Chambers</b> <i>1<sup>st</sup> Tuesday unless</i> <i>otherwise noted</i>
Monday, November 27, 2023	Friday, December 15, 2024	Wednesday, January 3, 2024 <sup>1</sup>
Wednesday, January 3, 2024 <sup>1</sup>	Friday, January 19, 2024	Tuesday, February 6, 2024
Monday, January 29, 2024	Friday, February 16, 2024	Tuesday, March 5, 2024
Monday, February 26, 2024	Friday, March 15, 2024	Tuesday, April 2, 2024
Monday, April 1, 2024	Friday, April 19, 2024	Tuesday, May 7, 2024
Monday, April 29, 2024	Friday, May 17, 2024	Tuesday, June 4, 2024
Tuesday, May 28, 2024 <sup>2</sup>	Friday, June 14, 2024	Tuesday, July 2, 2024
Monday, July 01, 2024	Friday, July 19, 2024	Wednesday, August 7, 2024 <sup>3</sup>
Monday, July 29, 2024	Friday, August 16, 2024	Tuesday, September 3, 2024
Monday, August 26, 2024	Friday, September 13, 2024	Wednesday, October 2, 2024 <sup>4</sup>
Monday, September 30, 2024	Friday, October 18, 2024	Wednesday, November 6, 2024 <sup>5</sup>
Monday, October 28, 2024	Friday, November 15, 2024	Tuesday, December 3, 2024
Monday, December 02, 2024	Friday, December 20, 2024	Tuesday, January 7, 2025

1 Moved from Tuesday to Wednesday due to New Year's Day (observed) on January 2, 2024

2 Moved from Monday to Tuesday due to Memorial Day on May 27, 2024

3 Moved from Tuesday to Wednesday due to City Council conflict

4 Moved from Tuesday to Wednesday due to National Night Out on October 1, 2024

5 Moved from Tuesday to Wednesday due to election day

# 2024 Planning Commission Meeting Calendar for Platting Applications

<b>Plat Application Deadline</b> <b>8:00AM-12:00PM only</b> <i>Monday 4 weeks before Planning meeting unless otherwise noted</i>	<b>Staff Plat Review Meeting</b> <b>(Completeness Check)</b> <i>Thursday after Plat Application Deadline unless otherwise noted</i>	<b>Planning Commission</b> <b>Meeting Date</b> <b>6:00 pm Council Chambers</b> <i>1<sup>st</sup> Tuesday unless otherwise noted</i>
Monday, December 4, 2023	Friday, December 8, 2023	Wednesday, January 3, 2024 <sup>1</sup>
Monday, January 8, 2024	Friday, January 12, 2024	Tuesday, February 6, 2024
Monday, February 5, 2024	Friday, February 9, 2024	Tuesday, March 5, 2024
Monday, March 4, 2024	Thursday, March 8, 2024	Tuesday, April 2, 2024
Monday, April 8, 2024	Friday, April 12, 2024	Tuesday, May 7, 2024
Monday, May 6, 2024	Friday, May 10, 2024	Tuesday, June 4, 2024
Monday, June 3, 2024	Friday, June 7, 2024	Tuesday, July 2, 2024
Monday, July 8, 2024	Friday, July 12, 2024	Wednesday, August 7, 2024 <sup>4</sup>
Monday, August 5, 2024	Friday, August 9, 2024	Tuesday, September 3, 2024
Tuesday, September 3, 2024 <sup>3</sup>	Friday, September 6, 2024	Wednesday, October 2, 2024 <sup>2</sup>
Monday, October 7, 2024	Friday, October 11, 2024	Wednesday, November 6, 2024 <sup>5</sup>
Monday, November 4, 2024	Friday, November 8, 2024	Tuesday, December 3, 2024
Monday, December 9, 2024	Friday, December 13, 2024	Tuesday, January 7, 2025

1 Moved from Tuesday to Wednesday due to New Year's Day (observed) on January 2, 2024

2 Moved from Tuesday to Wednesday due to National Night Out on October 1, 2024

3 Moved from Monday to Tuesday due to Labor Day on September 2, 2024

4 Moved from Tuesday to Wednesday due to City Council conflict

5 Moved from Tuesday to Wednesday due to election day



3/5/2024

Agenda Item No. B)

**PRESENTER:**

Applicant: HMT Engineering &amp; Surveying; Joseph Sandoval P.E.

**SUBJECT:**

FP24-0043 Approval of the final plat establishing Kyndwood Unit 1, with conditions.

**DEPARTMENT:** Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** ETJ**BACKGROUND INFORMATION:**

Case #: FP24-0043

Owner: Richard Mott  
Lennar Homes  
NE Loop 410, Suite 1155  
San Antonio, TX 78216

Engineer: Joseph Sandoval P.E.  
HMT Engineering & Surveying  
290 S Castell Ave, Suite 100  
New Braunfels, TX 78130  
(830) 625-8555 | [plats@hmtnb.com](mailto:plats@hmtnb.com)

Case Manager: Mary Lovell  
(830) 221-4051 | [mlovell@newbraunfels.gov](mailto:mlovell@newbraunfels.gov)

Description: A 28.61-acre final plat establishing 140 lots for single-family residential development.

The Kyndwood Subdivision is a single-family residential development located on the northwest side of the City. The subdivision is located entirely within the City's extraterritorial jurisdiction (ETJ). The approved master plan for the Kyndwood Subdivision consists of a total of 8 units/phases, 240.42-acres, and a total of 1080 residential lots.

**ISSUE:**

This final plat is approximately 28-acres in area and proposes the establishment of 140 residential lots, dedication of rights-of-way, and common areas for drainage, utilities, and open space.

**Drainage:**

The Public Works Department reviewed and approved final project drainage with the construction plans as required by Section 118-31 of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control Design Manual. Drainage improvements will be constructed at the time of subdivision construction.

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**Utilities:**

Water and wastewater will be provided by the Crystal Clear Special Use District (CCSUD) and electric facilities will be provided by New Braunfels Utilities (NBU). Public utility easements are being dedicated along street frontages. Utilities will be extended as part of this plat in accordance with the approved construction plans.

**Transportation Plan:**

This proposed plat is in compliance with the City's Regional Transportation Plan (RTP) and the approved Master plan.

Kyndwood Trail will be designed and constructed as a residential collector street sections. All other streets to be dedicated and constructed within this plat are proposed to be local streets that are 50-feet in width. Street names have been approved by Comal County and are indicated on the plat.

**Hike and Bike:**

This proposed plat is in compliance with the City's Hike and Bike Trails Plan. No off-street trails are required to be dedicated with this final plat.

**Sidewalks**

Four (4) foot wide sidewalks will be constructed by the developer per city standards at the time of street construction along all frontages abutting common area lots. Four (4) foot wide sidewalks will be constructed by the home builder per city standards at the time of building construction along all remaining street frontages.

**Roadway Impact Fees:**

The subdivision is located outside of the City Limits and therefore is not subject to Roadway Impact Fees.

**Parkland Dedication and Development:**

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. Per the approved Master Plan for this subdivision, land has been set aside for a private park within Unit 1 and the developer intends to construct park improvements on the private park as a credit toward parkland ordinance requirements.

As a fiscal surety, the developer is required to pay parkland dedication and development fees for the proposed single-family residential dwelling units prior to plat recordation. Since a private park is proposed, only a portion of the fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. With the development of up to 140 single-family residential dwelling units, park fees in the amount of \$314,440 are required to be paid prior to plat recordation.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

To meet the requirements of the Subdivision Platting Ordinance and other adopted codes, the applicant's proposed final plat must comply with the conditions noted below. Staff recommends approval of the applicant's proposed final plat with the following Conditions of Approval:

1. Include a certificate of recordation to the plat in compliance with NBCO 118-30(e).
2. Number all open space, park, and drainage lots with lot numbers (ex. 900, 901, etc.) (NBCO 118-21(c)).
3. Show an easement that guarantees access to TXDOT right of way or show evidence that the property

- 
- owned by Comal County is within the right of way. (NBCO 118-29(b)(2)).
4. Provide street name approval letter prior to recordation (NBCO 118-28(d)).
  5. Remove unlabeled dash lines that are shown along nonresidential lot frontages (NBCO 118-21(c)).
  6. Remove NBU and Crystal Clear SUD from the signature block (NBCO 118-21(c)).
  7. Remove incomplete references to recorded documents if they do not have a document number or by removing blank spaces (NBCO 118-29(b)(1)).
  8. Add the following note (NBCO 118-49(d)):  
“Four (4) foot sidewalks will be constructed by the developer per city standards at the time of the subdivision street construction along:
    - a. (Reference the applicable road names, lot numbers and block numbers of parks and open space lots)
    - b. (Reference the applicable road names, lot numbers and block numbers of drainage lots)
    - c. (Reference the applicable road names, lot numbers and block numbers of any other common lot areas)
  9. State and label the grid state plane coordinates (two decimal places) that are the farthest from each other on two corners of the outer boundary. (Ord. 118-21(c)).
  10. Change all the bearings and distances of the outer boundary to a clockwise rotation. (Ord. 118-21(c))
  11. A final digital plat must be submitted when proceeding with recordation, the format must be in: (NBCO 118-21(c))
    - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
    - b. Grid-scale.
    - c. All x-referenced files must not be in blocks.
    - d. Dwg format 2018 version or earlier.

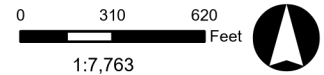
**Approval Compliance:**

To obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(b)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the final plat approved if the response adequately addresses each Condition of Approval.





# FP24-0043 Kyndwood Unit 1 - Final Plat





Drawing Name: T:\337 - Lennar Homes\038 - Kyndwood Unit 1\Plat\Kyndwood Unit 1 Plat.dwg User: kolbyp Jul 05, 2023 - 4:36pm

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER AND SEWER SERVICES BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT. ELECTRIC SERVICES WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0295F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:  
A. KYNDWOOD TRL, FLATHEAD, TAHOE AVE, SHAW TREE, AND ELDORADO.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT(S) PER BUILDABLE LOT WITH A MAXIMUM OF 140 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295  
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

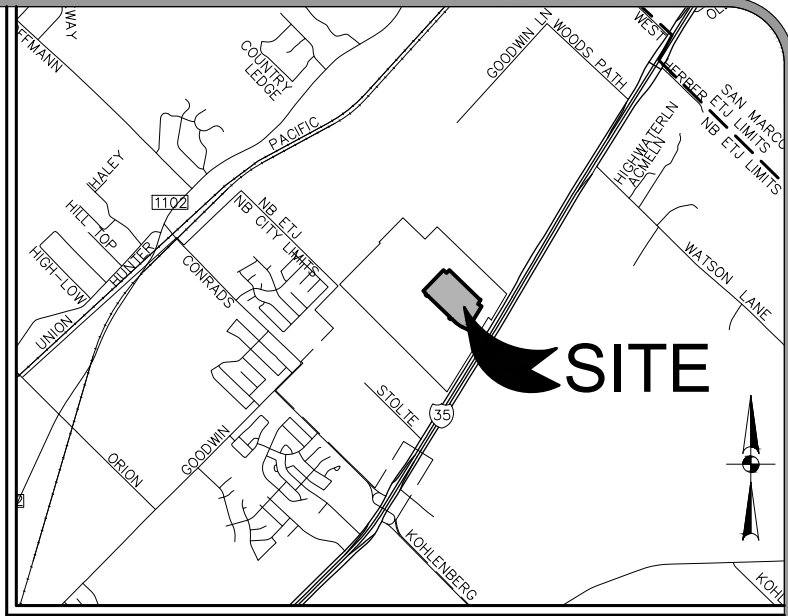
PLAT PREPARED July 5, 2023



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

# FINAL PLAT ESTABLISHING KYNDWOOD UNIT 1

BEING A 28.61 ACRE PORTION OF A 186.183 ACRE TRACT OUT OF THE NANCY KENNER SURVEY NO. 2, ABSTRACT NO. 306, COMAL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 240.485 ACRE TRACT RECORDED IN VOLUME 762, PAGE B, (NO DESCRIPTION) SEE VOLUME 153, PAGES 331-333, DEED RECORDS COMAL COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR ONE (1) POINT OF ACCESS TO INTERSTATE HIGHWAY 35 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 130.00 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE PLANNING COMMISSION OF THE CITY OF NEW  
BRAUNFELS, TEXAS.

\_\_\_\_\_  
CHAIRMAN

APPROVED FOR ACCEPTANCE

\_\_\_\_\_  
DATE PLANNING DIRECTOR

\_\_\_\_\_  
DATE CITY ENGINEER

\_\_\_\_\_  
DATE NEW BRAUNFELS UTILITIES

\_\_\_\_\_  
DATE CRYSTAL CLEAR SPECIAL UTILITY DISTRICT

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, COMAL COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE KYNDWOOD UNIT 1 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
BY: RICHARD MOTT - AUTHORIZED AGENT  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT ESTABLISHING  
KYNDWOOD UNIT 1

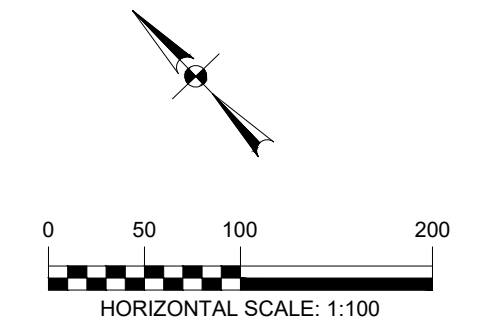
BEING A 28.61 ACRE PORTION OF A 186.183 ACRE TRACT OUT OF THE NANCY KENNER SURVEY NO. 2, ABSTRACT NO. 306, COMAL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 240.485 ACRE TRACT RECORDED IN VOLUME 762, PAGE B, (NO DESCRIPTION) SEE VOLUME 153, PAGES 331-333, DEED RECORDS COMAL COUNTY, TEXAS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	64.58'	740.00'	005°00'00"	32.31'	64.56'	N61°14'28"W
C2	247.60'	800.00'	017°43'59"	124.80'	246.61'	N54°52'27"W
C3	26.75'	15.00'	102°09'32"	18.58'	23.34'	S82°54'47"W
C4	6.29'	177.40'	002°01'57"	3.15'	6.29'	N33°02'08"E
C5	20.98'	15.05'	079°52'25"	12.60'	19.32'	N05°51'20"W
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'	S88°59'33"W
C7	22.95'	15.00'	087°40'02"	14.40'	20.78'	N00°09'32"E
C8	97.41'	540.00'	010°20'08"	48.84'	97.28'	N38°30'25"W
C9	69.81'	800.00'	005°00'00"	34.93'	69.79'	S61°14'26"E
C10	24.87'	15.00'	095°00'00"	16.37'	22.12'	S16°14'26"E
C11	22.86'	15.00'	087°18'53"	14.31'	20.71'	N74°55'01"E
C12	199.20'	704.09'	016°12'34"	100.27'	198.53'	S53°43'00"E
C13	23.56'	15.00'	090°00'00"	15.00'	21.21'	S01°00'27"E
C14	24.29'	15.00'	092°47'05"	15.75'	21.72'	S89°36'55"E

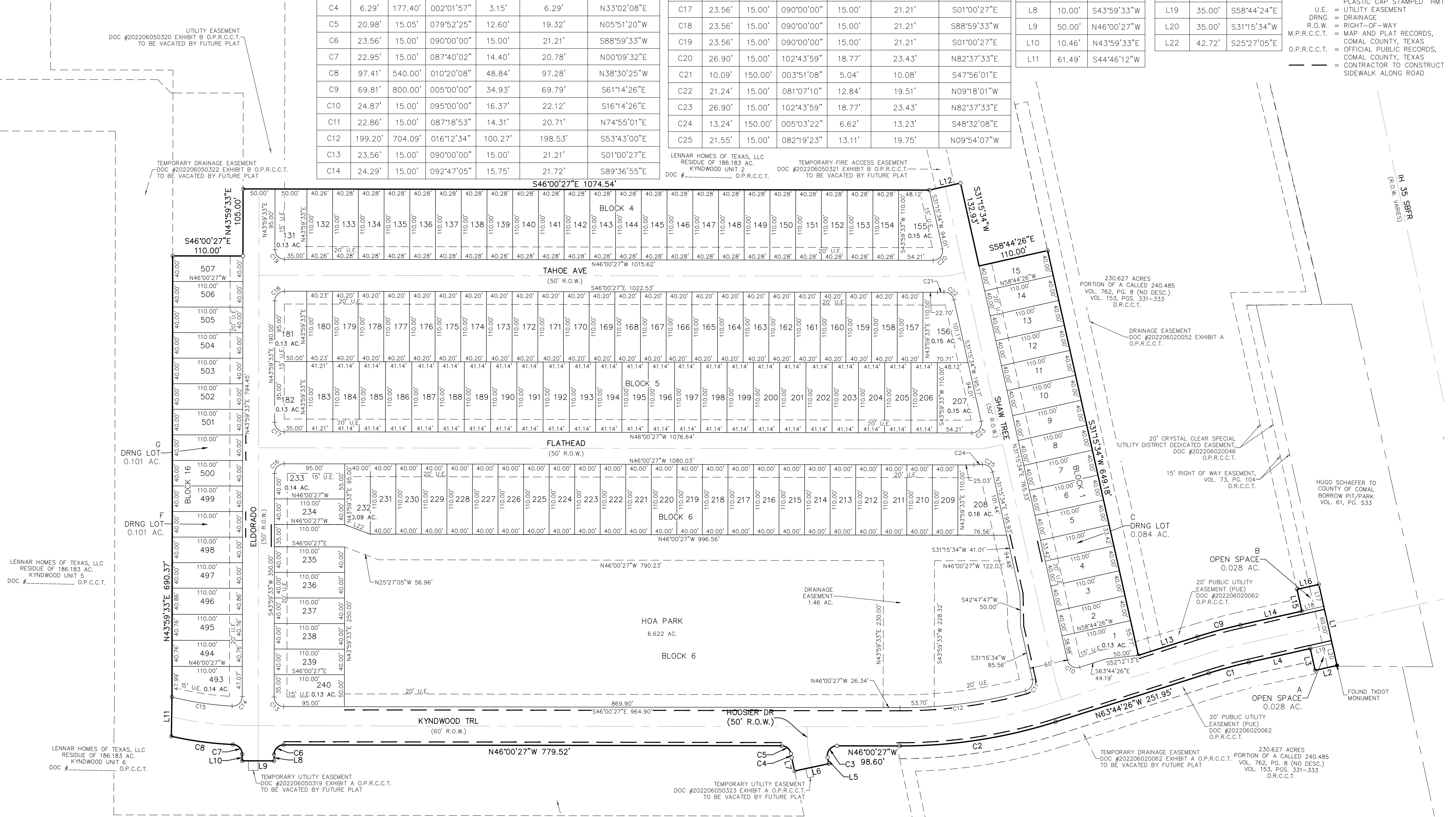
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C15	95.47'	480.00'	011°23'46"	47.89'	95.31'	S37°31'30"E
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	S88°59'33"W
C17	23.56'	15.00'	090°00'00"	15.00'	21.21'	S01°00'27"E
C18	23.56'	15.00'	090°00'00"	15.00'	21.21'	S88°59'33"W
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	S01°00'27"E
C20	26.90'	15.00'	102°43'59"	18.77'	23.43'	N82°37'33"E
C21	10.09'	150.00'	003°51'08"	5.04'	10.08'	S47°56'01"E
C22	21.24'	15.00'	081°07'10"	12.84'	19.51'	N09°18'01"W
C23	26.90'	15.00'	102°43'59"	18.77'	23.43'	N82°37'33"E
C24	13.24'	150.00'	005°03'22"	6.62'	13.23'	S48°32'08"E
C25	21.55'	15.00'	082°19'23"	13.11'	19.75'	N09°54'07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	130.00'	S31°15'34"W
L2	35.00'	N58°44'26"W
L3	35.00'	N31°15'34"E
L4	98.75'	N58°44'24"W
L5	10.00'	S31°50'01"W
L6	55.00'	N58°09'59"W
L7	21.36'	N31°50'01"E
L8	10.00'	S43°59'33"W
L9	50.00'	N46°00'27"W
L10	10.46'	N43°59'33"E
L11	61.49'	S44°46'12"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	50.00'	S58°44'26"E
L13	96.89'	S63°44'26"E
L14	98.75'	S58°44'28"E
L15	35.00'	N31°15'34"E
L16	35.00'	S58°44'26"E
L17	35.00'	S31°15'34"W
L18	35.00'	S58°44'28"E
L19	35.00'	S58°44'24"E
L20	35.00'	S31°15'34"W
L22	42.72'	S25°27'05"E



LEGEND:  
● = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)  
○ = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
U.E. = UTILITY EASEMENT  
DRNG = DRAINAGE  
R.O.W. = RIGHT-OF-WAY  
M.P.R.C.C.T. = MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS  
--- = CONTRACTOR TO CONSTRUCT  
SIDEWALK ALONG ROAD



PLAT PREPARED July 5, 2023



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

TEMPORARY DRAINAGE EASEMENT  
DOC #202206050322 EXHIBIT B O.P.R.C.C.T.  
TO BE VACATED BY FUTURE PLAT

LENNAR HOMES OF TEXAS, LLC  
RESIDUE OF 186.183 AC.  
KYNDWOOD UNIT 3  
DOC #----- O.P.R.C.C.T.

3/5/2024

Agenda Item No. C)

**PRESENTER:**

Applicant: HMT Engineering &amp; Surveying; Eric Ply, P.E.

**SUBJECT:**

FP24-0046 Approval of the final plat establishing Voges Unit 3, with conditions.

**DEPARTMENT:** Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** ETJ**BACKGROUND INFORMATION:**

Case #: FP24-0046

Owner: Rausch Coleman Homes  
4058 N College Avenue St 300 Box 9  
Fayetteville, AR 72703

Engineer: Eric Ply, P.E.  
HMT Engineering & Surveying  
290 S Castell Ave, Suite 100  
New Braunfels, TX 78130  
(830) 625-8555 | plats@hmtnb.com

Case Manager: Colton Barker  
(830) 221-4274 | cbarker@newbraunfels.gov

Description: A 23.25-acre final plat establishing 139 lots for single-family residential.

The Voges Subdivision is a single-family residential development located on the south side of the City. The subdivision is located entirely within City's extraterritorial jurisdiction (ETJ). The approved master plan for the Voges Subdivision consists of a total of 4 units/phases and 240.42-acres.

**ISSUE:**

This final plat is approximately 23-acres in area and proposes the establishment of 139 residential lots, 3 drainage lots, dedication of rights-of-way, and common areas for drainage, utilities, and open space.

**Drainage:**

The Public Works Department reviewed and approved final project drainage with the construction plans as required by Section 118-31 of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control Design Manual. Drainage improvements will be constructed at the time of subdivision construction.

**Utilities:**

Water will be provided by the Green Valley Special Utility District (GVSUD), wastewater will be provided by

---

Guadalupe-Blanco River Authority (GBRA), and electric facilities will be provided by Guadalupe Electric Cooperative (GVEC). Public utility easements are being dedicated along street frontages. Utilities will be extended as part of this plat in accordance with the approved construction plans.

**Transportation Plan:**

This proposed plat is in compliance with the City's Regional Transportation Plan (RTP) and the approved Master plan.

All streets dedicated and constructed within this plat are proposed to be local streets that are 50-feet in width. Street names have been approved by Guadalupe County and are indicated on the plat.

**Hike and Bike:**

This proposed plat is in compliance with the City's Hike and Bike Trails Plan. No off-street trails are required to be dedicated or constructed with this final plat.

**Sidewalks**

Four (4) foot wide sidewalks will be constructed by the developer per city standards at the time of street construction along all frontages abutting common area lots / nonresidential lots. Four (4) foot wide sidewalks will be constructed by the home builder per city standards at the time of building construction along all remaining street frontages.

**Roadway Impact Fees:**

The subdivision is located outside of the City Limits and therefore is not subject to Roadway Impact Fees.

**Parkland Dedication and Development:**

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. Per the approved Master Plan for this subdivision, land has been set aside for two private parks within Unit 1 and Unit 2 and the developer intends to construct park improvements on the private park as a credit toward parkland ordinance requirements.

As a fiscal surety, the developer is required to pay parkland dedication and development fees for the proposed single-family residential dwelling units prior to plat recordation. Since a private park is proposed, only a portion of the fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. With the development of up to 139 single-family residential dwelling units, park fees in the amount of \$241,304 are required to be paid prior to plat recordation.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

To meet the requirements of the Subdivision Platting Ordinance and other adopted codes, the applicant's proposed final plat must comply with the conditions noted below. Staff recommends approval of the applicant's proposed final plat with the following Conditions of Approval:

1. Revise plat note 13 to reflect the number of residential lots indicated on the application form. (NBCO 118-21(c))
2. Change all the bearings and distances of the outer boundary to a clockwise rotation. (NBCO 118-21(c))
3. The outer boundary does not qualify as an accurate boundary. An accurate boundary is required for the plat. (NBCO 118-29(b)(1) & (c))



- 
4. A final digital plat must be submitted when proceeding with recordation the format must be in: (NBCO 118-21(c))
    - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
    - b. Grid-scale.
    - c. All x-referenced files must not be in blocks.
    - d. Dwg format 2018 version or earlier.
  5. Please be advised: The document number for Voges Unit 2 must be filled in on this plat prior to its recordation. (NBCO 118-29(b)(1))

**Approval Compliance:**

To obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(b)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the final plat approved if the response adequately addresses each Condition of Approval.

Drawing Name: K:\248 - Rausch Coleman Homes\010 - Voges Subdivision Unit 3\Plot\Voges Unit 3 Plat.dwg User: matta Feb 14, 2024 - 9:13am

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICES BY GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD). SEWER SERVICES WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA). ELECTRIC SERVICES WILL BE PROVIDED BY GUADALUPE ELECTRIC COOPERATIVE (GVEC), TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:  
A. CAMEMBERT ST - LOT 923, BLOCK 2.  
B. MONASTRELL LN - LOT 924, BLOCK 12.  
C. JARLSBERG LN - LOT 923, BLOCK 2, AND LOT 920, BLOCK 4 (UNIT 2).  
D. SHIRAZ AVE - LOT 904, BLOCK 2(UNIT 1).  
E. RIOJA WAY/TALEGGIO AVE SAC - LOT 924, BLOCK 12.  
F. SAUVIGNON PT - LOT 925, BLOCK 16.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:SHIRAZ AVE, CAMEMBERT ST, RAGSDALE AVE, SAUVIGNON PT, JARLSBERG LN, MONASTRELL LAN, PINOT WAY, RIOJA WAY, TALEGGIO AVE, AND STILTON AVE.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT(S) PER BUILDABLE LOT WITH A MAXIMUM OF 133 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- LOT 923 (DRAINAGE), BLOCK 2, LOT 924 (DRAINAGE), BLOCK 12, LOT 925 (DRAINAGE), BLOCK 16, WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.

GVSUD NOTES:

EASEMENT CERTIFICATE  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULLY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WIT THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCOTED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295  
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED FEBRUARY 14, 2024



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING  
VOGES, UNIT 3

BEING A 23.25 ACRE TRACT SITUATED IN THE SARAH DeWITT SURVEY NO. 48. ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 45.004 ACRE TRACT, RECORDED IN DOCUMENT NO. 201999025809, AND A PORTION IN A 30.3030 ACRE TRACT, RECORDED IN DOCUMENT NO. 201999025812, ALL IN THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

GBRA NOTES:

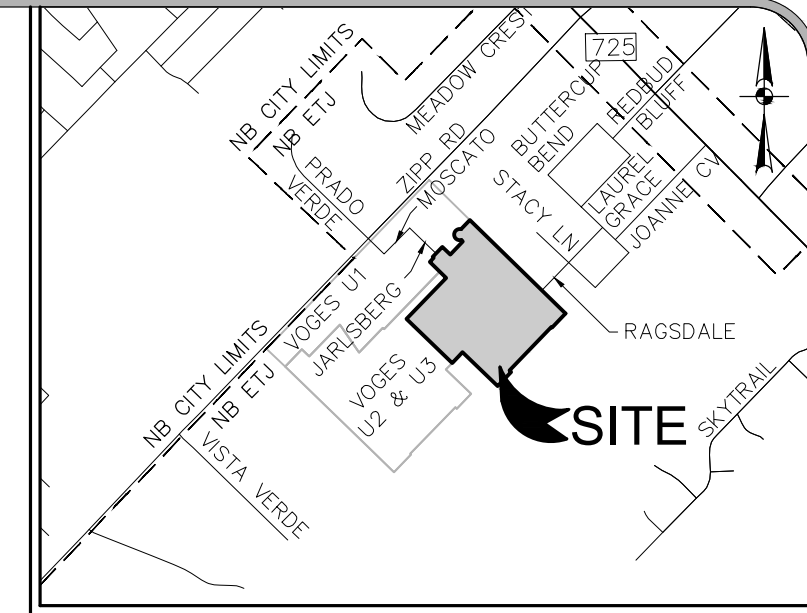
- PROVIDE DEDICATED EASEMENTS IN THE NAME OF GBRA. EASEMENTS SHALL NOT OVERLAP OR BE WITHIN RESIDENTIAL LOTS.
- WHERE OUTSIDE OF PUBLIC RIGHT-OF-WAY, PROVIDE DEDICATED EASEMENTS WITH A MINIMUM WDTN EQUAL TO PIPE OUTSIDE DIAMETER, ROUNDED UP TO THE NEAREST FOOT, PLUS 10 FEET MINIMUM ON EACH SIDE. FOR EASEMENTS WITH MULTIPLE PIPES, PROVIDE 10 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN PIPES. PROVIDE ADDITIONAL WIDTH FOR EASEMENTS THAT ARE NOT LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY.
- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAN FOR WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

GVEC NOTES:

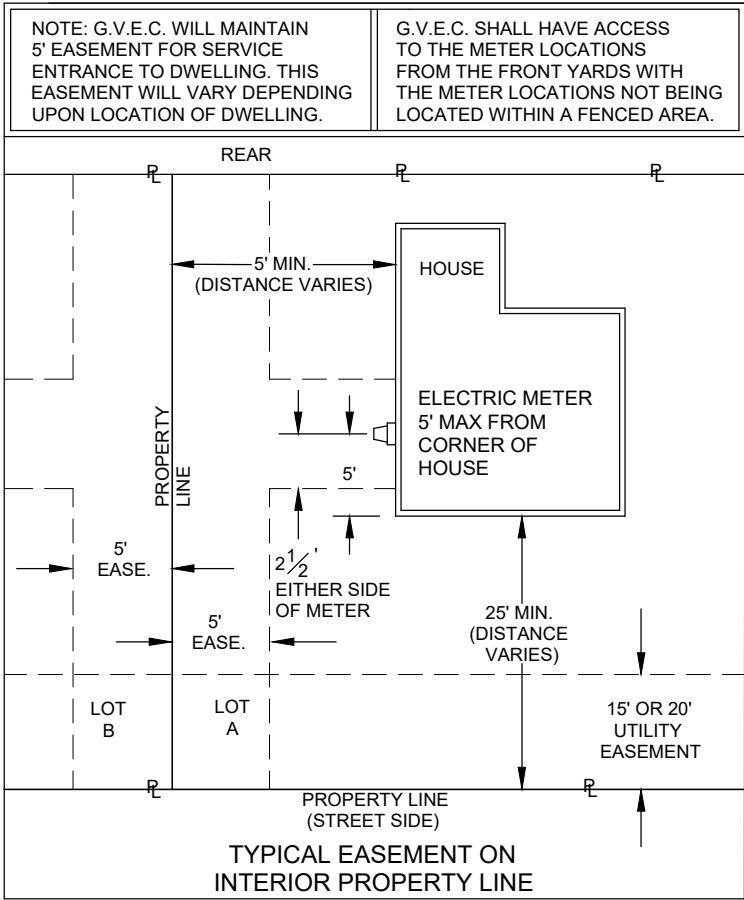
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF VOGES UNIT 3 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



LOCATION MAP  
NOT TO SCALE



APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE PLANNING COMMISSION OF THE CITY OF NEW  
BRAUNFELS, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE PLANNING DIRECTOR  
DATE CITY ENGINEER

STATE OF TEXAS  
COUNTY OF GUADALUPE

STATE OF TEXAS  
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VOGES, UNIT 3 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

RAUSCH COLEMAN HOMES SAN ANTONIO, LLC  
BY: \_\_\_\_\_  
4059 N. COLLEGE, SUITE 300, BOX 9  
FAYETTEVILLE, AR 72703

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY \_\_\_\_\_

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.37'	S46°05'21"E
L2	96.70'	N46°05'21"W
L3	120.00'	S44°13'48"W
L4	12.31'	S46°05'21"E
L5	50.00'	S43°54'39"W
L6	80.00'	N44°08'19"E
L7	7.38'	N46°05'21"W
L8	120.00'	S43°54'28"W
L9	99.94'	S46°05'21"E
L10	8.52'	N46°05'21"W
L11	10.00'	S43°54'39"W
L12	13.12'	S43°54'39"W
L13	13.47'	S46°05'21"E
L14	13.92'	S46°03'52"E
L15	10.77'	S43°54'39"W
L16	38.14'	S43°54'39"W
L17	16.20'	S46°05'21"E
L18	11.00'	S46°05'21"E
L19	13.58'	S43°54'39"W

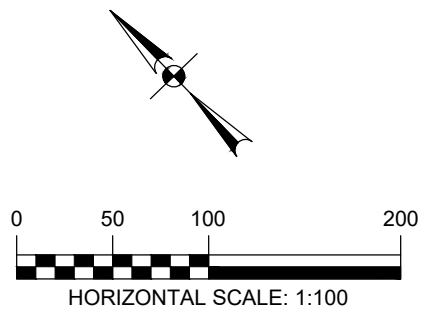
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH
C1	185.10'	49.95'	212°18'25"	-172.46'	95.96'
C2	23.56'	15.00'	090°00'00"	15.00'	21.21'
C3	23.56'	15.00'	090°00'00"	15.00'	21.21'
C4	23.56'	15.00'	090°00'00"	15.00'	21.21'
C5	10.18'	15.00'	038°52'15"	5.29'	9.98'
C6	146.38'	50.00'	167°44'30"	465.62'	99.43'
C7	10.18'	15.00'	038°52'15"	5.29'	9.98'
C8	10.18'	15.00'	038°52'15"	5.29'	9.98'
C9	146.38'	50.00'	167°44'30"	465.62'	99.43'
C10	10.18'	15.00'	038°52'15"	5.29'	9.98'
C11	23.54'	15.00'	089°54'40"	14.98'	21.20'
C12	23.54'	15.00'	089°54'40"	14.98'	21.20'
C13	23.56'	15.00'	090°00'00"	15.00'	21.21'
C14	306.31'	65.00'	270°00'00"	-65.00'	91.92'
C15	23.54'	15.00'	089°54'40"	14.98'	21.20'
C16	23.59'	15.00'	090°05'21"	15.02'	21.23'
C17	10.18'	15.00'	038°52'15"	5.29'	9.98'
C18	146.38'	50.00'	167°44'30"	465.62'	99.43'
C19	10.18'	15.00'	038°52'15"	5.29'	9.98'
C20	6.02'	15.00'	023°00'48"	3.05'	5.98'
C21	4.15'	15.00'	015°51'26"	2.09'	4.14'
C22	23.90'	15.00'	091°16'50"	15.34'	21.45'
C23	23.23'	15.00'	088°43'10"	14.67'	20.97'
C24	23.72'	15.04'	090°23'20"	15.14'	21.34'
C25	23.56'	15.00'	090°00'00"	15.00'	21.21'
C26	23.56'	15.00'	090°00'00"	15.00'	21.21'
C27	23.56'	15.00'	090°00'00"	15.00'	21.21'
C28	10.18'	15.00'	038°52'15"	5.29'	9.98'
C29	146.38'	50.00'	167°44'30"	465.62'	99.43'
C30	10.18'	15.00'	038°52'15"	5.29'	9.98'
C31	23.56'	15.00'	090°00'00"	15.00'	21.21'
C32	23.56'	15.00'	090°00'00"	15.00'	21.21'
C33	23.56'	15.00'	090°00'00"	15.00'	21.21'
C34	23.56'	15.00'	090°00'00"	15.00'	21.21'
C35	23.56'	15.00'	090°00'01"	15.00'	21.21'
C36	23.56'	15.00'	090°00'01"	15.00'	21.21'
C37	25.18'	65.00'	022°11'34"	12.75'	25.02'
C38	111.70'	80.00'	080°00'00"	67.13'	102.85'
C39	140.83'	100.02'	080°40'46"	84.94'	129.48'
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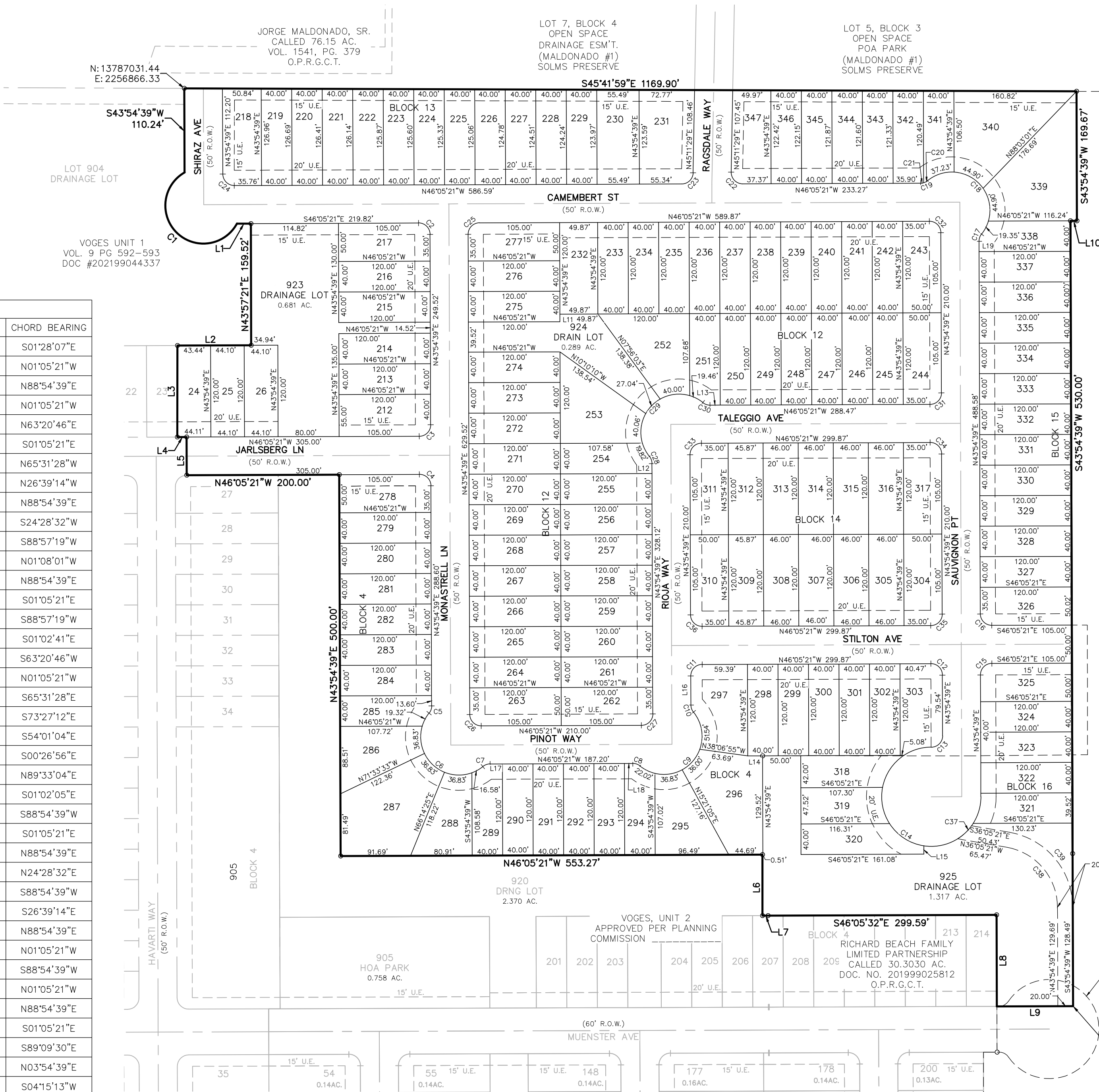
290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

# FINAL PLAT ESTABLISHING VOGES, UNIT 3

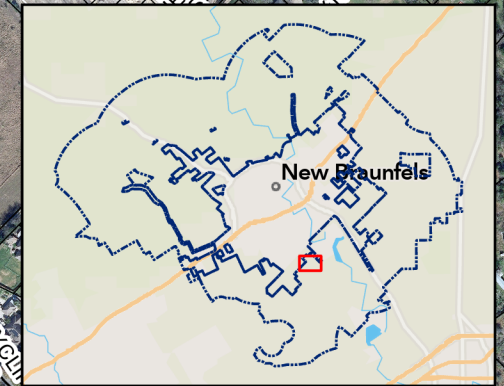
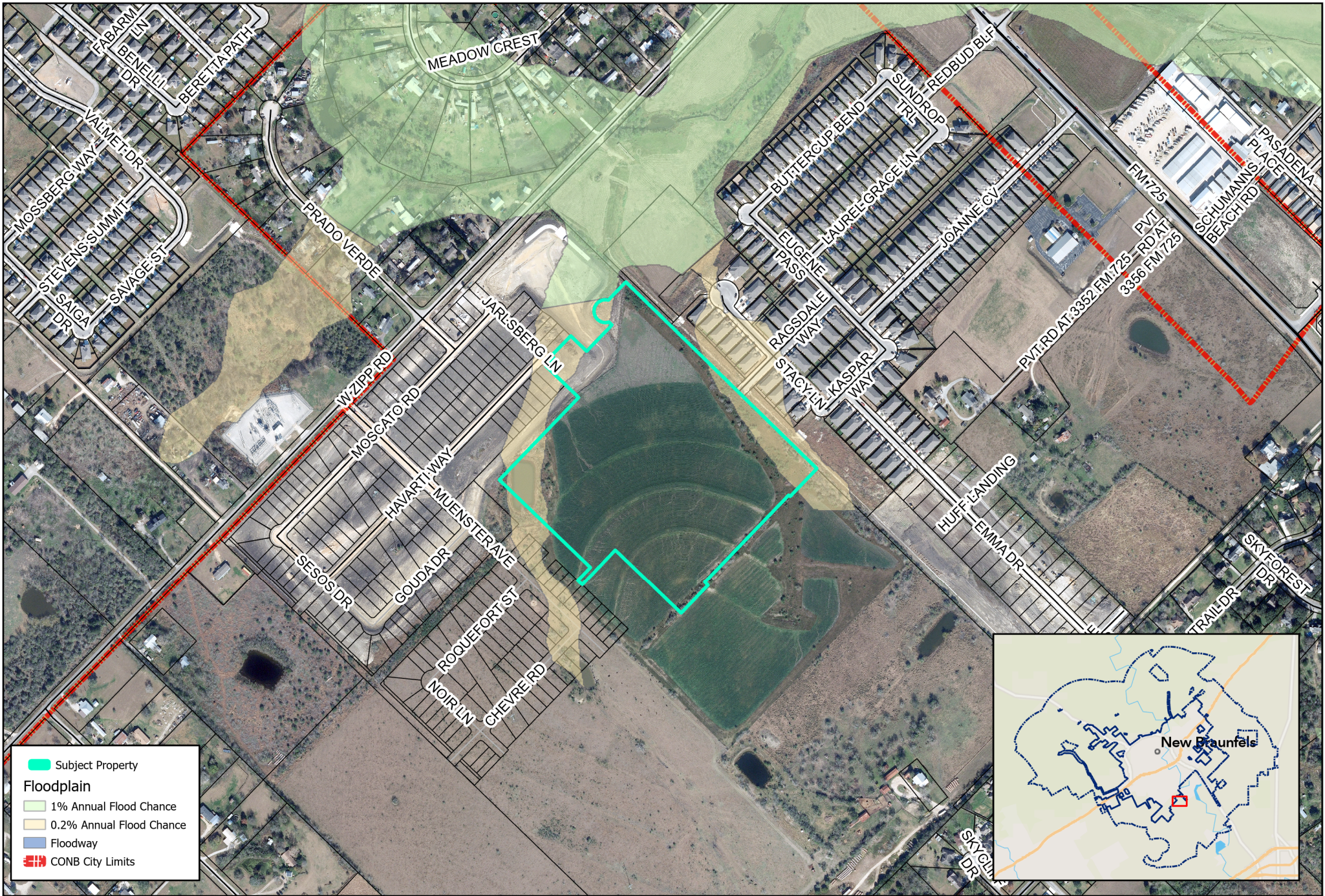
BEING A 23.25 ACRE TRACT SITUATED IN THE SARAH DeWITT SURVEY NO. 48.  
ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 45.004  
ACRE TRACT, RECORDED IN DOCUMENT NO. 201999025809, AND A PORTION IN A  
30.3030 ACRE TRACT, RECORDED IN DOCUMENT NO. 201999025812, ALL IN THE  
OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



- LEGEND:
- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
  - U.E. = UTILITY EASEMENT
  - UTIL = UTILITY
  - DRNG = DRAINAGE
  - A&M = ACCESS & MAINTENANCE
  - R.O.W. = RIGHT-OF-WAY
  - M.P.R.G.C.T. = MAP AND PLAT RECORDS,  
GUADALUPE COUNTY, TEXAS
  - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,  
GUADALUPE COUNTY, TEXAS







# FP24-0046 Voges Unit 3 - Final Plat



3/5/2024

Agenda Item No. A)

**PRESENTER:**

Applicant: ASA Properties; Garrett Mechler

Owner: Veramendi PE Fremantle LLC (C/- ASA Properties LLC); Peter James

**SUBJECT:**

SP24-0007 Public hearing and recommendation to City Council regarding the proposed Veramendi Sector Plan 7, within the Comal County Water Improvement District #1, encompassing approximately 570 acres out of the JM Veramendi Survey 2 Abstract 3, including property east of the intersection of Hueco Springs Loop Road and River Road within the Veramendi Project.

**DEPARTMENT:** Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** ETJ**BACKGROUND INFORMATION:**

Case #: SP24-0007

Applicant: ASA Properties  
Garrett Mechler  
P.O. Box 310699  
New Braunfels, TX 78131  
(830) 660-4755 | garrett.mechler@asaproperties.us.com

Engineer: Jocelyn Perez  
Pape-Dawson Engineers  
(830) 632-5633 | jperez@pape-dawson.com

Owner: Veramendi PE Fremantle LLC  
Peter James  
P.O. Box 310699  
New Braunfels, TX 78131  
peter.james@asaproperties.com

Staff Contact: Mary Lovell  
(830) 221-4051 | mlovell@newbraunfels.gov

Veramendi is a 2,445-acre mixed-use development within the ETJ. It is generally located north of Loop 337, east of the Oak Run subdivision, south of Hueco Springs Road, and west of the Guadalupe River. The development is subject to the Veramendi Development Agreement between the City and Word-Borchers Ranch Joint Venture and approved by City Council on February 25, 2013.

Pursuant to the development agreement, the progression of development continues with the consideration of proposed sector plans. Sector Plans, a minimum of 100 acres, outline neighborhood structure ("precincts"); land use and intensity; parks; access, connectivity, and movement. A sector plan is required to be in compliance

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with the Master Framework Plan and development standards that are set out in the Development & Design Control Document (DDCD). The adopted development agreement assigns the Planning Commission as the recommending body for sector plans and City Council as the decision-making body.

Sector Plan 7 seeks to facilitate single-family residential, a resort, HOA amenities, a community park, neighborhood parks, landscape amenity parks, and new right-of-way within the designated areas. Sector Plan 7 is primarily designated as Resort Planning Area, Neighborhood (Mixed Density) Residential Planning Area and Park Planning Area.

The proposed Sector Plan 7 encompasses approximately 466 acres of land in the northern section of the Veramendi project area between River Road, the Guadalupe River, Sector Plan 5 and Veramendi's north-eastern project boundary adjoining Preiss Heights Subdivision. Sector Plan 7 includes five (5) precincts and additionally, the proposed Sector Plan consists of the following acreages: Resort Planning Area is 125.22 acres; Neighborhood (Mixed Density) Residential Planning Area is 255.54 acres; Community Facility is 3.16 acres; Park Planning Area is 67.85 acres; and Right of Way is 13.77 acres.

#### **ISSUE:**

With this application, the applicant is seeking approval of the following Alternate Development Standards:

1. The maximum block length requirement shall not apply to Blocks 177, 219, 221 and 222. The applicant has noted that Blocks 177, 219, 221 and 222 adjoin either the Guadalupe River, Resort and/or the Preiss Heights Subdivision. The applicant noted that these are all areas where there is a need for pedestrian access and connectivity to be more intentionally designated as part of the connecting road network, the Community Park, and the HOA Amenities located on the Guadalupe River. Achieving block lengths that satisfy the Minimum Development Standard of 850 ft. for these blocks is not considered to result in any additional benefit. Block lengths: Block 177, approximately 1,160 feet; Block 219, approximately 1,280 feet; Block 221, approximately 1,080 feet; and Block 222, approximately 1,200 feet.

The maximum block length requirement shall not apply to Blocks 184, 188, 195 and 217. The applicant notes that in relation to Blocks 184, 188, 195 and 217, access for pedestrians, bicycle and vehicles has been defined around logical and safe connection points considering the adjoining major roadways, local streets, parks, and open spaces, and accessways. Achieving block lengths that satisfy the Minimum Development Standard of 750 ft. for these blocks is not considered to result in substantially more superior design outcomes than what is proposed. Block lengths: Block 184, approximately 840 feet; Block 188, approximately 860 feet; Block 195, approximately 800 feet; and Block 217, approximately 890 feet.

2. For road stubs that connect to Edwards Boulevard, a minimum of two (2) connections shall be continued into the project.
3. Minimum Lot Area and Size of Community Park: Minimum Lot Width: Average not less than 300 ft. with the ability to locate two full size multipurpose fields (225 x 360 ft.). Minimum Lot Depth: Average

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not less than 300 ft. with the ability to locate two full size multipurpose fields (225 x 360 ft.).

4. For that part of a park's perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River, a school use, Gold Coast Drive or the Amenity Center in Sector Plan 7 Precinct 24, a minimum of 50% of the park's perimeter shall abut a minor roadway.
5. Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility or the park activations are located adjacent to a local road.

#### *Master Framework Plan*

The location and extent of planning areas proposed within Sector Plan 7 require that an amendment to the Master Framework Plan is approved due to the increase in size of the Resort Planning Area (constituting a change of greater than 10%). Per the Development Agreement, Major Amendments to the Master Framework Plan and amendments to the Supporting Framework Plans require a Council decision.

#### *Land Use*

Sector Plan 7 is primarily designated as Neighborhood (Mixed Density) Residential Planning Area, Resort Planning Area, and Park Planning Area. The Resort Planning Area and the Park Planning Area are considered Specialized Areas.

The proposed residential density within the Neighborhood (Mixed Density) Planning Area ranges from 2.5 to 5.0 dwellings per acre (average of 3.75 dwellings per acre), with an indicative yield of 851-1701 dwellings. The residential blocks closest to the Guadalupe River are intended to have a minimum of 60% of the future lots with a frontage of 100 ft. or greater. The Resort Planning Area is proposed to be expanded in area from what is currently approved on the Master Framework Plan from approximately 64 acres to 125 acres. Additional residential development (Multi-Family Residential and Single-Family Residential typologies) will be accommodated within the Resort Planning Area. The DDCD states that these uses are permitted in the Resort Planning Area.

The Master Framework Plan also identifies an Activity Node at the northern intersection of River Road and Gold Coast Drive. A Community Facility (HOA Amenity Center) is provided within Precinct 24 and located within 1,000 ft of the location shown in the Master Framework Plan. Two other HOA Amenities are provided adjoining the Guadalupe River.

Several areas of park and open space are included in each neighborhood, including a Community Park (Informal Use) adjoining the western boundary of the Resort and two (2) private HOA Amenities along the Guadalupe River.

#### *Water, Wastewater & Stormwater Facilities*

Water quality treatment is being provided for the entirety of Sector Plan 7. Primary Best Management Practice's (BMP's) will be provided for all improvements in accordance with the TCEQ's Technical Guidance Manual. Secondary water quality treatment will be required for Sector Plan 7 and will be provided in accordance with requirements in the Development Agreement and DDCD. Section 5.14.1 of the Development Agreement allows

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25% of the overall developed land to forgo the requirement for a secondary BMP. Should the developer decide to forgo provision of a second BMP for any portions of the balance of this sector, such will be designated later with the plat/design submittal and tracked on the summary spreadsheets included with each plat submittal. Conceptual locations of proposed BMP's are depicted on Sector Plan, Sheet 3. The final design of the proposed developments within each precinct will determine the actual location and configuration of primary and secondary BMP's. The BMP's depicted on the Sector Plan may be combined or divided into multiple BMP's as required by the final design.

Stormwater Management has been designed to conform to the requirements of the Development Agreement and the DDCD. Stormwater detention is being provided for the portion of Sector Plan 7 draining towards Blieders Creek by the existing Veramendi Regional Detention Facility. Detention will be provided for the watershed draining towards the existing Preiss Heights Subdivision. Per the previously approved "Veramendi (River Pasture) Supplement report to Stormwater Management Plan dated May 2012," detention is not recommended within the watershed draining towards the Guadalupe River since it will cause increases in both flows and water surface elevations during the 100-year storm event. Therefore, no detention will be provided for the watershed drainage to the Guadalupe River.

The Public Works Department reviewed preliminary project drainage as provided for within the DDCD and the Development Agreement. Final drainage will be reviewed with the construction plans prior to final plat recordation as required by Section 118-51.e of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual in place at the time of the execution of the Development Agreement, February 23, 2013.

#### *Impervious Cover*

The sector plan identifies the maximum impervious coverage allowed per precinct with an overall maximum of 65% for Sector Plan 7 as stipulated in the Development Agreement. The maximum impervious coverage must be reviewed and monitored with each application and permit to ensure collective compliance. Collaboration and cooperation between the developer and builders will be required to ensure this requirement is met and maintained over time.

#### *Utilities*

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU) in compliance with the Utility Services Agreement and utility easements will be provided on the final plats. Utilities will be extended with the final plats. Utilities and infrastructure associated with Sector Plan 7 has been laid out to ensure it can be delivered in a timely, cost effective and equitable manner. Infrastructure items have been determined with collaboration with NBU in pursuance of the Utility Construction Cost Sharing Agreement, and long-term master planning for water, wastewater and electrical services.

#### *Street Layout*

Each neighborhood is supported by a functional local street network that respects its residential setting, terrain and natural features, and balances access, permeability, connectivity, and safety. The design of Sector Plan 7 also promotes a high-level of pedestrian and bicycle movement via an integrated network of accessways. At a neighborhood level, pedestrian and bicycle connectivity has been provided in locations where safe and logical linkages can be made to the district's wide network of accessways and linear open spaces that connect with key centers, activity nodes and recreational areas.

#### *Traffic Impact*

The submitted traffic impact analysis (TIA) for the Sector Plan includes applicable precincts and comparison of



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the proposed development to the approved Project Transportation Plan. The TIA worksheet also includes a PTP land use density exhibit, project phasing exhibit and trip assignment exhibit. This information is consistent with the requirements of the Development Agreement and allows for the city to adequately track traffic impacts and required improvements.

### *Block Length*

The developer has requested Alternative Development Standard (ADS#1) that proposes eight (8) blocks within the Sector Plan to exceed the maximum block length requirement. The purpose of maximum block lengths is to promote a convenient and safe network of streets, bikeways and walkways while also promoting pedestrian and other non-motorized movement throughout the community.

Staff supports and recommends approval of seven (7) out of the eight (8) proposed block lengths that exceed the maximum block lengths as set forth in the DDCD, with justification as noted below:

- Block 177 exceeds the maximum block length requirement by approximately 300 feet. The proposed block length is supported since it is located along the Guadalupe River and adjacent to a HOA Amenity Center on one end and Community Park #30 on the other end. The proximity to the HOA Amenity Center and the Community Park promotes pedestrian and non-motorized movement.
- Block 219 exceeds the maximum block length requirement by approximately 430 feet. The block length is supported due its location along the Guadalupe River. It is also adjacent to an HOA Amenity and is adjacent to the Preiss Heights Subdivision.
- Block 221 and Block 222 exceed the maximum block length requirement by approximately 230 feet and 750 feet, respectively. The proposed block lengths are supported since they are located along properties within the Preiss Heights Subdivision. As with the proposal to only have two (2) stub connections into the Preiss Heights Subdivision, staff supports the proposed block lengths to reduce potential impacts to Preiss Heights residents and staff recognizes that the two planned drainage areas along the blocks further prevent additional options such as trail connections to offset the block length.
- Block 188 and Block 195 exceed the maximum block length requirement by approximately 110 feet and 50 feet, respectively. The proposed block lengths are supported since they are located along major accessways that continue along the boundaries of Community Park #30.
- Block 217 exceeds the maximum block length requirement by approximately 140 feet. The block length is supported due its location near the Guadalupe River and its adjacency to the Resort Planning Area.

Staff does not support the block length proposal for Block 184, with justification as noted below:

- Block 184 exceeds the maximum block length requirement by 90 feet. The applicant proposes a path/trail along an accessway outside of the Block 184. Staff recommends that the path/trail be extended through Block 184 to provide a more direct path from the HOA Amenity Center within Sector Plan 7 to the Community Facility within Sector Plan 5, while also serving as a block length break location.

### *Access & Connectivity*

This Sector completes the full extent of Gold Coast Drive (which is identified in the Framework Plans), as well

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as extends Hill Country Drive into the Resort Planning Area, thereby providing a direct access to the Town Centre and further westward beyond the Veramendi project area. All neighborhood cells have a minimum of two ingress/egress points to a major roadway.

The developer has requested Alternate Design Standard (ADS#2) to provide two (2) stub connections that connect to Edwards Boulevard. Staff supports ADS#2 as it achieves a more suitable level of integration and connectivity between Veramendi and Preiss Heights Subdivision. The proposed stub connections are Dewberry Lane and Mockingbird Hill, which have been selected as the most suitable streets for allowing for connectivity between the two developments without promoting extensive traffic to the Preiss Heights Subdivision.

### *Parks*

Sector Plan 7 provides 67.85 acres of parks, including a Community Park (Informal Use); two (2) Neighborhood Parks (one adjoining the HOA Amenity Center and the other within Precinct 23), and a number of Landscape Amenity Parks, including along the bluff sections of the Guadalupe River, east and west of the Resort Planning Area. The Community Park (Informal Use) exceeds the minimum requirements outlined in the DDCD, with the exception of the western portion which has a minimum width of less than 160 ft due to the irregular shape of the lot and a portion of the park measuring at approximately 100 feet in width. An Alternative Development Standard (ADS#3) has been prepared as part of the Sector Plan 7 application to address this. Staff supports the Alternative Design Standard as it relates to Community Park #30 by allowing an exception to the minimum width due to the irregular shape of the lot and also due to the majority of the area of the lot meeting the requirement and the size of the proposed park is nearly twice the minimum standard.

The DDCD also sets forth requirements of where to locate parks, in relation to the location of other parks, rivers, or schools. Under the Design Guidelines, if a park does not share a common lot line with a park, river or school, then at least 50% of the parks should border a minor roadway. The applicant proposes two (2) Alternative Design Standards concerning Neighborhood Parks within Sector Plan 7.

Staff supports ADS #4 and ADS #5, with the justifications noted below:

- Neighborhood Park 29 adjoins Gold Coast Drive and although this is a considered a major accessway, the park is centrally located to allow a high level of access to the surrounding neighborhood. The developer intends to utilize design measures that will promote safety for park users.
- Neighborhood Park 28 adjoins the proposed HOA Amenity Center, which is a Community Facility. Staff agrees that for the purpose of this standard, the HOA Amenity Center is similar in function to a park and school.

### *Tree Protection*

An urban forester or certified arborist has not inspected the land subject to this application. A tree survey or a request for exemption will be required at platting or building permitting.

The proposed Sector Plan 7 will allow for continued advancement of the Veramendi project in accordance with the Development Agreement which outlines innovative development concepts to achieve the vision of the original property owners and is consistent with the following actions from Envision New Braunfels:

- Action 1.3: Encourage balanced and fiscally responsible land use patterns.
- Action 3.13: 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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- Action 4.1: Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff supports the applicant's positions on the proposed Alternative Development Standard and recommends approval of Sector Plan 7 as proposed with the following conditions:

1. An Amendment to the Master Framework Plan is required to reflect the revised area and boundary of the Resort Planning Area.
2. Update Sheet 7 to show the proposed changes to the area and boundary of the Resort Planning Area.
3. Provide a final digital file, per the requirements of Sec. 118-21. c. that meets the following:
  - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
  - b. Grid-scale.
  - c. All x-referenced files must not be in blocks.
  - d. Dwg format 2018 version or later.

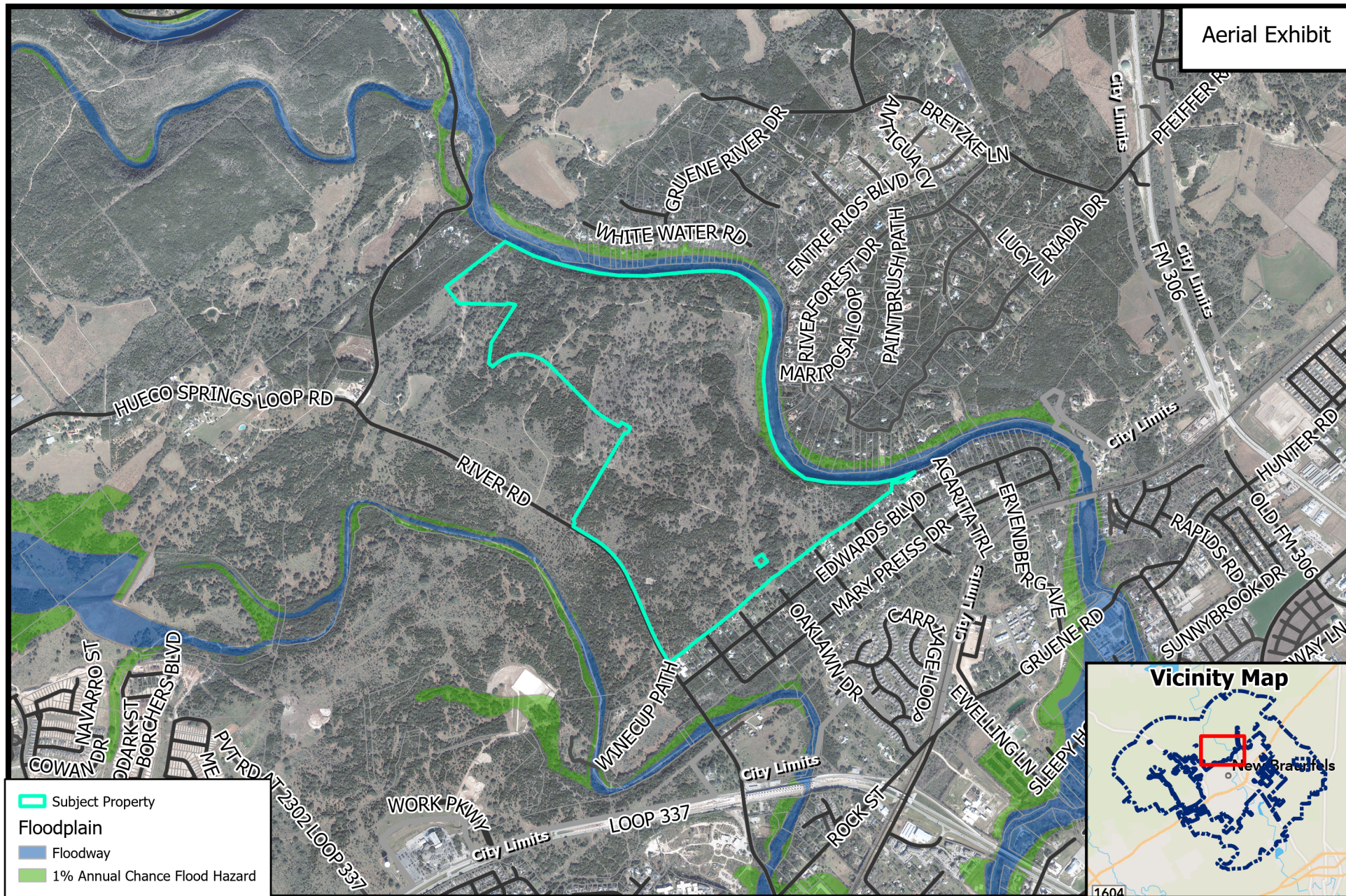
*Mailed Notification pursuant to state statute:*

Public hearing notices were mailed to 75 owners of property within 200 feet of the subject property. To date, staff has received not received any responses.

*Resource Links:*

- Development Agreement, Sector Plans and Standards:  
<https://www.newbraunfels.gov/1385/Learn-about-Veramendi>







# SECTOR PLAN NO. 7: PLANNING REPORT

## 1 APPLICATION SUMMARY

### SITE DETAILS

Address	Portion of 1624 Dewberry Lane, New Braunfels, TX 78163 (Legal Description: A- 3 SUR- 2 J M VERAMENDI, ACRES 499.751)
Sector Area	±465.54 acres

### APPLICATION DETAILS

#### PROJECT DESCRIPTION

Sector Plan No. 7 seeks to facilitate single-family residential, a resort, HOA facilities, a community park, neighborhood parks, landscape amenity parks, HOA amenities and new right-of-way.

#### APPLICANT

Applicant	Veramendi PE Gold Coast LLC c/- ASA Properties LLC
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#### REVIEW & DECISION MAKING AUTHORITY

Planning Director	Review
Planning Commission	Review with one public hearing
City Council	Decision with one public hearing
Public Notice	Newspaper, mailed notice and posted notice

### ASSESSMENT FRAMEWORK

Master Framework Plan Land Use Designations:

- Resort Planning Area
- Neighborhood (Mixed Density) Residential Planning Area.

#### RELEVANT CODES

- 13 – Sector Design Code.
- 26 – Park Use Code.
- 27 – Guadalupe River Interface Code.
- 29 – Stream Buffer Code.
- 34 – Vegetation Protection Code.

A response to the above Codes is included in Section 4. A response to the proposed alternate development standards is included in Section 5.

#### EXHIBITS

- Exhibit A: Sector Plan
- Exhibit B: Sector Plan Cover Sheet & TIA Worksheet
- Exhibit C: Continued Outstanding Development Standards – Resort Planning Area
- Exhibit D: Specialized Area Plan & Specialized Area Informative Plan – Resort Planning Area
- Exhibit E: Specialized Area Plan – Community Park (Informal Use)

### OTHER INFORMATION

#### CONTACTS

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## 2 SECTOR PLAN 7 OVERVIEW & KEY PLANNING ELEMENTS

### 2.1 SIZE & LOCATION

Sector Plan 7 encompasses approximately 466 acres of land in the northern section of the Veramendi project area between River Road, the Guadalupe River, Sector Plan 5 and Veramendi's north-eastern project boundary adjoining Preiss Heights Subdivision.

Sector Plan 7 includes five (5) precincts:

- Precinct 23 – approximately 37 acres; and
- Precinct 24 – approximately 95 acres;
- Precinct 25 – approximately 92 acres;
- Precinct 26 – approximately 125 acres; and
- Precinct 29 – approximately 116 acres.

### 2.2 PLANNING FRAMEWORK

#### 2.2.1 Specialized Areas

Under s3.2.5 of the Development Agreement, the applicant is required to provide the 'Continued Outstanding Development Standards for Specialized Areas' when a Specialized Area(s) is included in a sector plan application. A 'Specialized Area Plan' is also required to be submitted per the requirements of DDCD Appendix1, Section 1.3.1.

Sector Plan 7 contains two Specialized Areas – the Resort Planning Area, and Parks Planning Area (Community Park – Informal Use). A Specialized Area Plan has been prepared for both areas and is included with the Sector Plan 7 application. The required Continued Outstanding Development Standards have been prepared for the Resort Planning Area and are included Exhibit C of the Sector Plan application. None of the Continued Outstanding Development Standards related to the Parks Planning Area apply to the Community Park in Sector Plan 7. Upon approval of the Continued Outstanding Development Standards and Specialized Area Plan for the Resort Planning Area as part of the Sector Plan process, the DDCD will be updated and provided to the City within 30 days of the decision.

The Specialized Area Plan for each Specialized Area provides an overarching framework and general design principles that future development must adhere to. Each plan has been prepared in accordance with Appendix 1, Section 1.3.1 of the DDCD. Additionally, Appendix 1, Section 1.2.6 of the DDCD requires the preparation of a Specialized Area Informative Plan where Continued Outstanding Development Standards are prepared for a Specialized Area as a means of illustrating the application of the proposed standards. Given the duplication of plan requirements, the Specialized Area Plan and Specialized Areas Informative Plans have been consolidated into one plan set.

The design elements and spatial configurations represented in the Specialized Area Plans express overarching intent for the development of these areas, which will be further refined post-approval through detailed design. The Continued Outstanding Development Standards that have been prepared in Exhibit C Section 13.4.4 provide the written governance to which the Specialized Area Plan conforms. Per the DDCD, the illustrative concept plan, elevations and perspective renderings are provided to demonstrate one possible application of the development standards. They are conceptual in nature, not formally approved and shall be non-binding. An explanation of the design principles for each Specialized Area is outlined in the following sections.

### 2.2.2 Framework Plans

Per the Development Agreement, a sector plan is required to conform to the Master Framework Plan. The planning for Sector Plan 7 requires that some minor amendments be made to the Master Framework Plans and Supporting Framework Plans. Per the Development Agreement, Minor Amendments to the Master Framework Plan and amendments to the Supporting Framework Plans do not require a separate Planning Commission recommendation and Council decision.

Per Sector Plans 4 and 5, the minor amendments to the Framework Plans will be prepared and submitted following completion of the City's review of the Sector Plan application and advice has been provided that the Sector Plan will be referred to the Planning Commission for a recommendation to Council. The updated Framework Plans will be provided within 7 days of the notice being provided.

## 2.3 LAND USE

Per Master Framework Plan and Sheet 1 of the Sector Sheets, Sector Plan 7 is primarily designated as 'Neighborhood (Mixed Density) Residential Planning Area', Resort Planning Area' and 'Park Planning Area'.

The proposed residential density within the Neighborhood (Mixed Density) Planning Area ranges from 2.5 to 5.0 dwellings per acre (average of 3.75 dwellings per acre), with an indicative yield of 851-1701 dwellings. The residential blocks closest to the Guadalupe River are intended to have a minimum of 60% of the future lots with a frontage of 100 ft or greater. Additional residential development ('Multi Family Residential and Single Family Residential typologies) will be accommodated within the Resort Planning Area – the DDCD states that these uses are permitted in the Resort Planning Area.

The Master Framework Plan also identifies an Activity Node within the Precinct at the northern intersection of River Road and Gold Coast Drive. A Community Facility (HOA Amenity Center) is provided within Precinct 24 and located within 1,000 ft of the location shown in the Master Framework Plan. Two other HOA Amenities are provided adjoining the Guadalupe River.

Several areas of park and open space are included in each neighborhood (see Section 2.6), including a Community Park (Informal Use) adjoining the western boundary of the Resort and two (2) private HOA Amenities along the Guadalupe River.

## 2.4 URBAN DESIGN

Sector Plan 7 has been designed to satisfy the Guiding Principles for Veramendi and the Planning Area Objectives for the Neighborhood (Mixed Density) Residential Planning Area, Resort Planning Area and Park Planning Area, as outlined in the DDCD.

At a broad-level, Sector Plan 7 incorporates five distinct neighborhoods that create opportunities for varied lot sizes and dwelling types suitable for a range of residents. Each neighborhood is supported by a functional local street network that respects its residential setting, terrain and natural features, and balances access, permeability, connectivity and safety. The HOA Amenity Center is located centrally within Precinct 24, serving as a hub for the neighborhoods.

The design of Sector Plan 7 also promotes a high-level of pedestrian and bicycle movement via an integrated network of accessways. At a neighborhood level, pedestrian and bicycle connectivity has been provided in locations where safe and logical linkages can be made to the district wide network of accessways and linear open spaces that connect with key centers, activity nodes and recreational areas.

### 2.4.1 Resort Planning Area

The resort planning area within Sector Plan 7 borders the Guadalupe River with access and views along its banks. The design concept of Sector 7 is built upon celebrating the original history of the Veramendi Ranch, using agrarian vernacular and scales and clustering the development areas to maintain open spaces and dense woodlands, as they are found on the site today. The entry drive into the property is meant to be reminiscent of typical ranch entry drives found throughout Hill Country.

The winding drive culminates in the resort's main amenity complex, which could include the lobby, restaurant, retail, spa and potentially an event space or dance hall. The central cluster would gather itself around a grove of existing and new Live Oaks, along with other native landscaping elements to create an outdoor gathering area with terraces and views that open down to the Guadalupe River below. The hotel rooms and other program elements are disbursed at lower densities across the site and are nestled into pockets of existing woodlands or open grasslands. The structures would be sited and designed with an emphasis of connecting hotel guests and visitors to the outdoors.

Connecting the program elements across the site would be an extensive network of trails which connect to the other sectors of the Veramendi development. The scale, vernacular and materiality of the buildings would recall Texas Hill Country architecture. The use of metal roofs, wood siding, corrugated metal and screen porches would be used extensively throughout the complex.

### 2.4.2 Community Park

The Community Park (Informal Use) within Sector Plan 7 will serve the residents and visitors with a variety of amenities. The park is centered around the natural drainage of the site, where an aesthetically designed pond (which may include a permanent pool) serves both water management and recreational purposes responding to the natural topography. It includes a variety of extensive trails that connect activation sources (such as picnic areas, playgrounds, and nature play for all ages) as well as shady and open lawns. The Community Park concept has two central buildings that will serve the purpose of (1) a picnic pavilion and restroom facility; and (2) a performance pavilion that opens to a great amphitheater lawn, allowing for a variety of outdoor events to take place. Surrounded by green natural buffers and planting beds with native plants, the park is envisioned to allow residents and visitors to have an immersive experience with nature.

## 2.5 DRAINAGE & WATER QUALITY

Stormwater Management has been designed to conform to the requirements of the Development Agreement and the DDCD.

Stormwater detention is being provided for the portion of Sector Plan 7 draining towards Blieders Creek by the existing Veramendi Regional Detention Facility. Detention will be provided for the watershed draining towards the existing Preiss Heights Subdivision. Per the previously approved "Veramendi (River Pasture) Supplement report to Stormwater Management Plan dated May 2012," detention is not recommended within the watershed draining towards the Guadalupe River since it will cause increases in both flows and water surface elevations during the 100-year storm event. Therefore, no detention will be provided for the watershed drainage to the Guadalupe River.

Water quality treatment is being provided for the entirety of Sector Plan 7. Primary BMP's will be provided for all improvements in accordance with the TCEQ's Technical Guidance Manual. Secondary water quality treatment will be required for Sector Plan 7 and will be provided in accordance with requirements in the Development Agreement and DDCD. Section 5.14.1 of the Development Agreement allows 25% of the overall developed land to forgo the requirement for a secondary BMP. Should the developer decide to forgo provision of a second BMP for any portions of the aforementioned balance of this sector, such will be designated at a later date with the plat/design submittal and tracked on the summary spreadsheets included with each plat submittal. Conceptual locations of proposed BMP's are depicted on Sector Plan, Sheet 3. The final design of the proposed developments within each precinct will determine the actual location and configuration of primary and secondary BMP's. The BMP's depicted on the Sector Plan may be combined or divided into multiple BMP's as required by the final design.



## 2.6 PARKS & OPEN SPACE

Sector Plan 7 provides 74.48 acres of parks and open space, including:

- A Community Park (Informal Use);
- Two (2) Neighborhood Parks – one adjoining the HOA Amenity Centre and the other within Precinct 23.
- A number of Landscape Amenity Parks, including along the bluff sections of the Guadalupe River east and west of the Resort Planning Area.

The Community Park (Informal Use) exceeds the minimum requirements outlined in the DDCD, with the exception of the western portion which has a minimum width of less than 160 ft due to the irregular shape of the lot. An Alternative Development Standard has been prepared as part of the Sector Plan application to address this. The Community Park Specialized Area Plan identifies the proposed activation sources, which exceed the minimum number required in the DDCD for Informal Use Community Parks.

The Neighborhood Parks have been designed to satisfy the location and size requirements of the DDCD, including not less than 90% of lots being within a ¼ mile radius. Alternative Development Standards are proposed for certain elements of Parks 28 and 29 – see Section 5. Activation sources will be identified as part of the park planning process at plat stage.

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### 3 RELATIONSHIP TO VERAMENDI GUIDING PRINCIPLES

Sector Plan 7 is consistent with the Veramendi Guiding Principles outlined in the DDCD, as discussed below:

#### 3.1 GUIDING PRINCIPLE 3.1: DEVELOPMENT PATTERN

**Principle:** Create a new community that will complement and enhance the existing qualities of the City, including its natural environment, economy and overall Texas Hill Country character.

**Conformance:** Sector Plan 7 conforms to the approved Veramendi Master Framework Plan. The Sector will deliver a range of lot sizes and housing typologies within close proximity of the Guadalupe River, Resort and HOA Amenity Center. Residents will also benefit from close access to the future Town Centre via Hill Country Drive, which extends into the Sector. Connectivity and movement to and from the Sector is accommodated via River Road, Gold Coast Drive and Hill Country Drive, with local streets providing for internal circulation. The Sector also links into the district wide pedestrian and bicycle amenities. The spatial configuration of the sector is also respectful of the natural features, and reflects the vernacular of the Texas Hill Country and the riverine setting.

#### 3.2 PRINCIPLE 4.1: NATURAL ENVIRONMENT & STEWARDSHIP

**Principle:** Work towards a sustainable future where the economic and social needs of the community are balanced with a healthy ecosystem.

**Conformance:** Environmental best practice is a central foundation of the design of Sector Plan 7. The design and layout of the Sector seeks to maximize the retention of existing significant vegetation, minimize disruption of significant environmental features, allow dedicated and controlled private access points to the Guadalupe River, and ensure the effective management of stormwater and run-off. The implementation of environmental best practice will also occur at development implementation stage through the adherence to the DDCD development standards for the design, preparation and construction of individual development parcels and associated buildings.

#### 3.3 PRINCIPLE 5.1: COMMUNITY IDENTITY, HEALTH & DIVERSITY

**Principle:** Create a new community around a diverse mix of civic, commercial and public activities that complement and enhance the City's 'home town feel'. Create an active and engaged community environment where each resident is connected throughout the project's centers and neighborhoods, and existing City residents feel welcome to utilize the community's cultural, entertainment, recreation, employment and education facilities. Provide a range of quality community services and facilities that provide the same strong sense of identity, safety and security enjoyed by other residents of the City.

**Conformance:** Sector Plan 7 delivers new residential neighborhoods in the northern section of Veramendi. All neighborhoods are well-located and connected with key community nodes, including a HOA Amenity Centre, Resort, Community Park, and the future Town Centre (accessible via Hill Country Drive). The Large Format Retail and Mixed Use Employment Planning Sub Areas established in Sector Plan 2 will provide local residents with close proximity and access to commercial services and employment opportunities.

In addition to the Community Park, Sector Plan 7 incorporates a two (2) Neighborhood Parks, two (2) Landscape Amenity Parks, and a connected network of pedestrian walkways and bicycle paths. The parks and movement network will present ample opportunities for informal active and passive recreational opportunities. Public domain features and building design elements will have a prevailing theme that will help ensure a distinguishable character.

### 3.4 PRINCIPLE 6.1: ECONOMIC ACTIVITY & EMPLOYMENT CENTERS

**Principle:** Create retail, business, educational, institutional and tourism centers and facilities that will provide investment opportunities for residents and contribute to the regional economy of the City.

**Conformance:** Sector Plan 7 contains the community's sole tourism center – the Resort. It additionally includes an HOA Amenity Center which satisfies the Activity Node and Community Facility designations in the Framework Plans.

The Sector will also deliver new residential development that will facilitate local consumer base for the economic and employment elements of Veramendi established in Sector Plan 2, as well as the future Town Centre. Workers at Veramendi will benefit from a variety of housing choices near to their workplaces.

### 3.5 PRINCIPLE 7.1: ACCESS & CONNECTIVITY

**Principle:** Create a convenient and safe network of streets, bikeways and walkways. Provide a compact center with density that will support future public transit and contribute to a cohesive public realm.

**Conformance:** Access, movement and connectivity within Sector Plan 7 generally aligns with the Master Framework Plan. The Sector is well connected with the district road network via River Road, Hill Country Drive and Gold Coast Drive. This Sector completes the full extent of Gold Coast Drive (which is identified in the Framework Plans), as well as extends Hill Country Drive into the Resort, thereby providing a direct access to the Town Centre and further westward beyond the Veramendi project area. The local street network has been designed around the principles of access, permeability and safety for vehicles, pedestrians and bicycles.

In addition to the street network, Sector Plan 7 will deliver important project wide pedestrian and bicycle accessways within the road and park network. While transit is not presently available at Veramendi, the design of the Sector facilitates future opportunities.

### 3.6 PRINCIPLE 8.1: INFRASTRUCTURE & SERVICES

**Principle:** Provide efficient water, wastewater, drainage, electricity, natural gas and telecommunication infrastructure and encourage economically feasible best practice initiatives for reducing energy, waste and water use.

**Conformance:** Utilities and infrastructure associated with Sector Plan 7 has been laid out to ensure it can be delivered in a timely, cost effective and equitable manner. Infrastructure items have been determined with collaboration with NBU in pursuance of the Utility Construction Cost Sharing Agreement, and long-term master planning for water, wastewater and electrical services. Stormwater will be managed in an integrated way through a series of water quality basins and the delivery of the regional dam. All infrastructure and services have been designed, and will be implemented with, best-practice approaches and industry standards.

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## 4 DD CD CODE RESPONSE

### 4.1 SECTION 13. SECTOR PLAN DESIGN CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>13.3.1 COMMUNITY LAYOUT</b>			
Planning Areas	1.1	The location of planning areas shall be consistent with the Master Framework Plan.	<p>Conforms with the intent of the Master Framework Plan:</p> <ul style="list-style-type: none"> <li>• The majority of the Sector is Neighborhood Residential (Mixed Density) Planning Area;</li> <li>• The Resort Planning Area is in the same location, however has increased in size.</li> <li>• The Activity Node (proposed HOA Amenity Center) has been re-positioned to an internal location within the Sector (approximately 1,000 ft north).</li> </ul> <p>Refer to Exhibit A, Sheet 1.</p>
Access	2.1	Each neighborhood cell shall have a minimum of two ingress/egress points to a major roadway.	Conforms. All neighborhood cells have a minimum of two ingress/egress points to a major roadway – refer to Exhibit A, Sheet 2.
Dwelling Density	3.1	<p>Where residential uses are proposed, the average residential density shall be a minimum of:</p> <ul style="list-style-type: none"> <li>▪ Town Center Planning Area: 20 dwelling/acre.</li> <li>▪ Town Center Frame Overlay: 18 dwellings/acre.</li> <li>▪ Mixed Use Employment Planning Sub Area: 10 dwellings/acre.</li> <li>▪ Large Format Retail Planning Sub Area: 10 dwellings/acre.</li> <li>▪ Neighborhood Center Planning Area: 10 dwellings/acre.</li> <li>▪ Resort Planning Area: 10 dwellings/acre</li> <li>▪ High Density Residential Planning Area: 16 dwellings/acre.</li> <li>▪ Neighborhood (Mixed Density) Residential Planning Area: 3.3 dwellings/acre.</li> </ul>	<p>Conforms:</p> <ul style="list-style-type: none"> <li>• Neighborhood (Mixed Density) Residential Planning Area: 2.5-5 dwellings/acre, which is an average of 3.75 dwellings/acre.</li> <li>• Resort Planning Area: 1-20 dwellings/acre, which is an average of 10 dwellings/acre.</li> </ul>
Parks	4.1	Parks shall conform with the Park Use Code – refer to Section 26.	Conforms. Refer to Page 21-28 of this report.
<b>13.3.2 GATED NEIGHBORHOODS</b>			
Not applicable to Sector Plan 7.			

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>13.3.3 BLOCKS</b>			
Block Orientation	1.1	<p><i>All Planning Areas abutting a Park:</i></p> <p>Where a block abuts a park and no esplanade road is provided, the orientation of the block shall facilitate that future lots either front or side onto the park lot unless otherwise set forth in this Code.</p>	Conforms. Sections of blocks abutting parks without an esplanade road facilitate lot orientations that can front or side onto the park – refer to Exhibit A, Sheet 1.
		<p><i>Neighborhoods abutting a Regional Park or Community Park.</i></p> <p>Where a neighborhood abuts a regional park and/or community park, block structure within that planning area shall facilitate no more than one consecutive block that adjoins the park without providing an esplanade road separating the regional park or community park from the planning area – refer to Figure 13-1.</p>	Conforms. All sides of the Community Park abutting the Neighborhood Residential (Mixed Density) Planning Area are bound by an esplanade road.
		<p><i>Neighborhoods abutting a Linear Open Space Park:</i></p> <p>Where a neighborhood abuts a linear open space park, block structure within that planning area shall facilitate no more than three consecutive blocks that adjoin the park without providing an esplanade road separating the linear open space park from the planning area.</p> <p>In accordance with the above block structure, where no esplanade road is provided, an esplanade road must be provided on the opposite side of the linear open space park – refer to Figure 13-2.</p> <p>Note:</p> <p>Where a Sector Plan does not extend to the full width of the Linear Open Space Park, and block structure requires an esplanade road to be provided on the opposing Linear Open Space boundary, a Sector Plan Note shall be required stating that an esplanade road is required on the opposing boundary to the Linear Open Space Park.</p>	Not applicable to Sector Plan 7 – no Linear Open Space Parks are located within the Sector.
Block Length	2.1	<p>Block length, except where abutting SH Loop 337 ROW, shall not exceed:</p> <ul style="list-style-type: none"> <li>▪ 550 ft. where within ¼ mile of the Town Center or Neighborhood Center Planning Areas;</li> <li>▪ 750 ft. in the balance of the project unless otherwise set forth herein; or</li> <li>▪ outside a ¼ mile of the Town Center or Neighborhood Center Planning Areas, 850 ft. where 60 percent of the lot frontages on a street are 100 ft. or greater.</li> </ul>	<p>Partially conforms. Sector 7 is located wholly outside of a ¼ mile of the Town Center and Neighborhood Center. The Sector is made up of:</p> <ul style="list-style-type: none"> <li>• 12 blocks that will have 60% of the frontages greater than 100 ft (maximum 850 ft), primarily adjoining the Guadalupe River; and</li> <li>• 44 blocks that will not have 60% of the frontages greater than 100 ft (maximum 750 ft).</li> </ul>

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		<p>The maximum block length for blocks abutting SH Loop 337 ROW shall be 1,500 ft.</p> <p>Exceptions to these block lengths are allowed only where set forth elsewhere in this Code e.g. provision of cul-de-sac and extensions of existing stub streets.</p> <p>Note:</p> <p>The block length development standards listed above apply to local streets within precincts.</p>	<p>Eight (8) blocks do not meet the Block Length requirements of the DDCD, as outlined below. An Alternative Development Standard is proposed, as outlined in Part 5 of this report.</p>
	2.2	No maximum block length shall apply within the Resort Planning Area.	Noted.
	2.3	No maximum block length shall apply within the Park Planning Area; however a block shall be of a size and shape capable of accommodating a park lot to the dimensions stated in Table 14-1.	<p>Partially conforms:</p> <ul style="list-style-type: none"> <li>Community Park – area 19.4 ac, minimum width 160 ft. An Alternative Development Standard is proposed, as outlined in Part 5 of this report.</li> <li>Neighborhood Park 28 – area 1.3 ac, minimum width 190 ft. Conforms.</li> <li>Neighborhood Park 29 – area 3.8 ac, minimum width 240 ft. Conforms.</li> </ul> <p>Refer to Exhibit A, Sheet 5.</p>
	2.4	Where a block is formed by the extension of a stub street from an adjacent subdivision outside of the project, the length of the block within the project may exceed the maximum block length set forth Development Standard 2.1 above, where the proposed block is maintaining the same or shorter block length as the adjoining subdivision.	Noted – to be confirmed as part of plat submittal.
	2.5	<p>Where a block abuts a Park Planning Area, vehicular or pedestrian access shall be provided at a distance equal to the minimum block length for that planning area – refer to Figure 13-3.</p> <p>The width of the pedestrian access area (including a multi-purpose accessway and landscaped area) shall be the same width as either the street that terminates into the park, or where no street terminates into the park, the adjoining perpendicular street.</p>	Conforms – refer to Exhibit A, Sheet 1.
<b>13.3.4 STREETS</b>			
Traffic Impact Assessment	1.1	A TIA Update or TIA Worksheet shall be submitted in accordance with Appendix 1, Section 1.16.	Conforms – refer to Exhibit B.
Street Layout	2.1	The alignment of major roadways shall be consistent with the Master Framework Plan.	Conforms – refer to Exhibit A, Sheet 1.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	2.2	Arterial and collector roads shall provide at least one route connecting activity centers, activity nodes and the City's thoroughfare network external to the project.	Conforms – refer to Exhibit A, Sheet 2.
	2.3	Minor roadways shall interconnect with major roadways to provide secondary routes for local traffic and distribute vehicle trips across multiple routes to minimize cut through traffic.	Conforms – refer to Exhibit A, Sheet 2.
Street Orientation	3.1	All streets shall terminate at another street or at a park lot, except for a cul-de-sac or stub street where provided in accordance with Development Standards 5.1 and 10.1-10.4 below.	Conforms – refer to Exhibit A, Sheet 2.
	3.2	Design and orient the streets within a neighborhood cell, such that 30 percent or more of the blocks, have one axis within plus or minus 15 degrees of geographical east/west, and the east/west length of those blocks are at least as long as the north/south length of the block.	Conforms – refer to Exhibit A, Sheet 8 – 31 percent of the blocks satisfy the solar orientation requirement.
Relation to Abutting Street System	4.1	Oak Run Parkway shall be continued into the project.	Not applicable to Sector Plan 7.
	4.2	For road stubs that connect to Edwards Boulevard, all connections shall be continued into the project.	Partially conforms. Two of the five road stubs connecting to Edwards Boulevard are proposed to continue into the project – refer to Exhibit A, Sheet 1.  An Alternative Development Standard is proposed, as outlined in Part 5 of this report.
Projection of Streets	5.1	Where abutting an unplatted tract, the arrangement of roadways in the sector shall make provision for the projection of roadways into such tracts, including curb returns and associated pavement, ramps, crosswalks and drainage features in the same manner as determined by the City Engineer in similarly situated areas of the City.	Conforms – refer to Exhibit A, Sheet 2.
Street Names	6.1	Names of new streets shall not be duplicated or cause confusion with the names of existing streets, unless new streets are a continuation of, or in alignment with, existing streets in which case names of existing streets shall be used.	Will conform. Street names will be provided at plat submittal.
	6.2	Street names should be continuous throughout the entire length of the street, even if it changes directions.	Will conform. Street names will be provided at plat submittal.
	6.3	Street name lengths shall be limited in length so that the maximum number of characters for the street sign plate will be fourteen characters (including spaces).	Will conform. Street names will be provided at plat submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	6.4	Each primary street name should be used only once, except that a short loop or circle may have the same root name as the street it intersects.	Will conform. Street names will be provided at plat submittal.
	6.5	Multiple names with the same primary name are limited to 14 occurrences per subdivision (e.g. Oak Way Drive, Oak View Street, Oak Tree Avenue, Oak Hills Lane).	Will conform. Street names will be provided at plat submittal.
Street Jogs	7.1	Where a street jog is provided, the centerline offset shall be 250 ft. or greater.	Conforms. No street jogs proposed – refer to Exhibit A, Sheet 2.
Street Intersections	8.1	Street intersection interior angles shall be no greater than 100 degrees or no less than 80 degrees.	Conforms – refer to Exhibit A, Sheet 2.
	8.2	Intersection sight distance shall be provided in accordance with the <i>American Association of State Highway and Transportation Officials Policy on Geometric Design of Highways and Streets</i> .	Conforms – refer to Exhibit A, Sheet 2.
Dead-end Streets	9.1	Permanent dead end streets shall be prohibited, except as stub streets to permit future expansion as required by Development Standard 5.1 above. Such stub streets shall not exceed a length of 250 ft. and a temporary turnaround shall be provided.	Not applicable to Sector Plan 7 – no permanent dead-end streets are proposed.
Culs-de-sac	10.1	No more than one cul-de-sac shall be provided consecutively – refer to Figure 13-4.  Where a cul-de-sac is provided, the length of one side of the block may exceed the maximum block length set forth in Section 13.3.3, Development Standard 2.1, where a multi-use accessway is provided connecting the cul-de-sac with the abutting street or park lot. The location of the intersection of the accessway and the street/park lot shall be in accordance with the maximum block length requirement set forth in Section 13.3.3, Development Standard 2.1.	Conforms – refer to Exhibit A, Sheet 2 – two (2) culs-de-sac are proposed
	10.2	A cul-de-sac shall not exceed a length of 450 ft.	Conforms – refer to Exhibit A, Sheet 2.
	10.3	In neighborhoods, culs-de-sac shall have a minimum ROW radius of 65 ft. and a minimum driving surface radius of 55 ft.  If the City adopts a smaller minimum ROW radius than as set forth above, the smallest radius requirement shall apply.	Conforms – refer to Exhibit A, Sheet 2.



		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	10.4	<p>In the Town Center and Mixed Commercial &amp; Business Planning Areas and Town Center Frame Overlay, culs-de-sac shall be prohibited unless, as determined by the Planning Director:</p> <ul style="list-style-type: none"> <li>the Applicant does not own or control the property that would allow access from the project to Independence Way, or the City has not secured the ROW to facilitate a connection to Independence Way;</li> <li>to avoid a sensitive feature; or</li> <li>to terminate a road into a park lot as permitted by Development Standard 3.1 above.</li> </ul>	Not applicable to Sector Plan 7.
Limited Access	11.1	Residential lots that abut arterial and collector roads shall not have direct access to that road. Access shall be provided by a secondary street or alley.	Conforms – to be demonstrated as part of plat submittal.
	11.2	Major driveway approaches with peak hour trips greater than 100 PHT shall be shared between different property owners or tenants when necessary to maintain minimum spacing required by Table 13-1.	Not applicable to Sector Plan 7.
ROW Widths	12.1	ROW widths shall conform with Table 13-2, and Figure 13-5.	Conforms – refer to Exhibit A, Sheet 2. Gold Coast Drive & the extension of Hill Country Drive into Precinct 29 (Collector with Bike Lanes) have a minimum ROW width of 86 ft. Street B, Street O and Street S (Collector without Bike Lanes) have a minimum ROW width of 84 ft. All other streets in Sector 7 are local streets and have a minimum ROW width of 52 ft. for Local A streets and 58 ft for Local B streets.
<b>13.3.5 ACCESSWAYS</b>			
Project Connectivity	1.1	Major accessways shall be provided in accordance with Plan 7-1.	Will conforms – refer to Exhibit A, Sheet 6. The major accessways proposed for Sector Plan 7 meet the intent of the conceptual layout in the Supporting Framework Plans. Minor amendments will be made to the Framework Plans following completion of the City's review.
	1.2	Sidewalks, bike paths and bike lanes located within street ROW shall be provided in accordance with Table 13-2.	Conforms – refer to Exhibit A, Sheet 2. A 6 ft sidewalk is proposed along Gold Coast Drive, with 4 ft sidewalks proposed along Local Streets
	1.3	<p>Sidewalks shall be required on both sides of a street.</p> <p>Where a path or trail is provided in a park and:</p> <ul style="list-style-type: none"> <li>that park has full frontage to the street; and</li> </ul>	Conforms – refer to Exhibit A, Sheet 2.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		<ul style="list-style-type: none"> <li>the path provides continuous connectivity to the sidewalk network that path or trail may satisfy the requirement for a sidewalk on that side of the street.</li> </ul>	
	1.4	Accessways within parks, lots or access easements shall link with adjoining sidewalks and major accessways so as to provide a connected pedestrian and cycle network – refer to Plan 6-1.	Conforms – refer to Exhibit A, Sheets 2 & 5.
	1.5	Multi-use paths and trails shall be a minimum width of 10 ft.	Will conform. To be verified as part of subsequent related applications.
	1.6	Bike paths and bike trails shall be a minimum of 8 ft.	Will conform. To be verified as part of subsequent related applications.
	1.7	Paths and trails, where for the exclusive use of pedestrians, shall be a minimum width of 6 ft.	Will conform. To be verified as part of subsequent related applications.
	1.8	<p>In the Mixed Commercial &amp; Business Planning Area, through-block accessways shall be provided every 400 ft. – refer to Figure 13-6.</p> <p>In the Large Format Retail Planning Sub Area, through-block accessways shall not be required every 400 ft. where such would be adjoining, or traverse service entrances and loading areas.</p>	Not applicable to Sector Plan 7.
	1.9	Pedestrian crossings shall be provided at the intersection of major roadways and SH Loop 337 in accordance with TxDOT standards.	Not applicable to Sector Plan 7.
<b>13.3.6 UTILITY EASEMENTS</b>			
Location & Design	1.1	The location and width of trunk wastewater, water, and other such utility easements shall be determined by NBU in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City.	Will conform. Utilities will be designed and provided in accordance with the Utility Agreement.
	1.2	Where abutting local streets, electrical and communication provision shall be underground or in alleys in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City.	Will conform. To be verified as part of construction plan submittal.

	MINIMUM DEVELOPMENT STANDARD	RESPONSE
1.3	Where abutting minor arterial and collector roads, electrical and communication provision shall be either: <ul style="list-style-type: none"> <li>▪ underground;</li> <li>▪ in alleys;</li> <li>▪ on poles 30 ft. or greater in height; or</li> <li>▪ set back 10 ft. or greater from street trees in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU &amp; the City.</li> </ul>	Will conform. To be verified as part of construction plan submittal.
1.4	Where abutting to principal arterials, electrical and communication provision shall be provided in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City.	Will conform. To be verified as part of construction plan submittal.
1.5	Where easements are required by private utility entities, the following Sector Plan Note shall be added: <p>“The location and width of any private utility easement shall be to the standard recommended by the applicable private utility entity and the City Engineer. “</p>	Conforms – see Exhibit A, Sheet 1.
1.6	Where a proposed sector abuts an unplatted tract and a utility easement is required to be dedicated on the abutting property, the adjoining property owner shall join in the dedication of the easement, which shall be shown on the Plat.	Noted. To be verified as part of construction plan submittal.
1.7	Where utility easements are not themselves straight within each block, or if such easements do not connect on a straight course with the utility easements of abuts blocks, then an additional easement shall be provided for the placing of guy wires on lot division lines in order to support utility poles.	Will conform. To be verified as part of construction plan submittal.
1.8	Where any public or private utility line is required to be adjusted in location or elevation, the applicable utility entity and the City Engineer shall approve such adjustment in the same reasonable manner as similarly situated areas of the City.	Will conform. To be verified as part of construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	1.9	Where two utility easements intersect or turn at a right angle, a cutoff or corner clip of not less than 10 ft. from the normal intersection of the lot line or easement boundary line shall be provided along each lot line or easement boundary line as required by the applicable utility entity.	Will conform. To be verified as part of construction plan submittal.
<b>13.3.7 WATER, WASTEWATER AND STORMWATER FACILITIES</b>			
General	1.1	<p>The Applicant or Master Developer shall dedicate any such ROW or easements, and construct any such water mains, water lines, fire hydrants, sanitary sewers, storm sewers, and drainage of such, as sized to adequately service the area being subdivided, as required by the Utility Construction Cost Sharing Agreement and this DDCD.</p> <p>All ROW, easements and facilities shall be constructed to the standard required by the Utility Construction Cost Sharing Agreement, Chapter 118 of the Code of Ordinances and approved construction plans.</p>	Will conform. Water and sewer infrastructure will be provided in accordance with the Utility Agreement.
Water	2.1	All subdivisions shall be provided with water supply and connected to the water distribution system, to the standard required by the Utility Construction Cost Sharing Agreement and Chapter 118 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
	2.2	Fire hydrants shall be installed as part of the water distribution system to the standard required by Chapter 118 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
	2.3	Fire flow shall be provided to all lots to the standard required by Chapter 54 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
Wastewater	3.1	All subdivisions shall be connected to the sanitary sewer system, to the standard required by the Utility Construction Cost Sharing Agreement and Chapter 118 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
Extension to Abutting Undeveloped Tracts	4.1	Where a subdivision abuts an undeveloped tract, utilities shall be extended to the abutting lot line to allow connection of these utilities by adjoining property owners.	Will conform. To be verified as part of construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Drainage Easement	5.1	<p>Natural streams and channels shall be used to carry runoff for watersheds 64 acres or greater.</p> <p>Where a subdivision is traversed by a drainage way, natural channel or stream, there shall be provided an easement or ROW conforming substantially to the 100-year flood event floodplain limits of the waterway, assuming fully developed watershed conditions, calculated in the same manner of the Stormwater Management Report.</p> <p>For watersheds less than 64 acres, use of natural channels and streams to convey runoff shall be permitted, but not required.</p> <p>Note:</p> <p>Where utilizing natural channels and streams to convey runoff, low impact development measures are encouraged. In the context of this Development Standard, an application may not be denied or rejected based on failure to implement low impact development measures.</p>	Conforms – refer to Exhibit A, Sheet 3.
	5.2	<p>Stormwater easements of 15 ft. minimum width shall be provided for existing and proposed enclosed stormwater facilities and improvements. Easements shall be centered on the improvement.</p> <p>Larger easements for enclosed stormwater facilities shall be provided to the extent required for multiple box culverts, or other wider storm sewers to allow for future access and maintenance as approved by the City Engineer.</p>	Will conform. To be verified as part of construction plan submittal.
	5.3	<p>Stormwater easements shall be provided along one side of proposed or existing constructed open channels to provide ingress and egress of maintenance equipment, clearance from fences and space for utility poles, maintenance of the channel bank, and adequate slopes, as defined by the <i>Drainage and Erosion Control Design Manual</i>, necessary along the bank.</p> <p>The minimum width of such easements shall be in accordance with the <i>Drainage and Erosion Control Design Manual</i> or fully developed 100-year flood event floodplain limits plus 14 ft. Easement width should be measured outward from the centerline of the watercourse, ½ of the dimension to the right and ½ to the left of center; additional access easement shall be 10 ft. on one side and 4 ft. on the other for future access and maintenance.</p>	Will conform. To be verified as part of construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		Cross slope of said 14 ft. access area shall not exceed 5 percent.	
	5.4	Stormwater easements shall provide emergency overflow drainage ways of sufficient width to contain within the easement stormwater resulting from a 100-year flood event assuming fully developed upstream watershed internal to the project less the amount of stormwater carried in any enclosed system.	Will conform. To be verified as part of construction plan submittal.
Installation of Drainage System	6.1	<p>Stormwater management shall be consistent with the requirements of Section 5 of the Development Agreement and the Stormwater Management Report.</p> <p>Stormwater management systems may consist of pipes, swales, natural features, manmade improvements, and low impact development measures outlined in Table 13-3.</p> <p>New or innovative measures, not listed in Table 13-3 shall be subject to the recommendation of the City Engineer.</p> <p>NOTE:</p> <p>Any Applicant may, at their election, propose a new or innovative drainage measure. An application shall not be denied or rejected based on the Applicant's decision not to utilize a drainage measure not identified in Table 13-3.</p>	Conforms – refer to Exhibit A, Sheet 3.
	6.2	Stormwater management and water quality measures shall conform with Section 5 of the Development Agreement.	Will conform. To be verified as part of construction plan submittal.
	6.3	The integration of low impact development measures in parks shall be permitted so long as the integration of such measure does not compromise the achievement of a standard set forth in this Section – refer to Figure 13-7.	Noted. To be verified as part of construction plan submittal.
	6.4	The integration of low impact development measures in ROW shall be permitted so long as the integration of such measures does not compromise the achievement of a standard set forth in this Section – refer to Figure 13-8.	Noted. To be verified as part of construction plan submittal.
Flood Hazard - General	7.1	Where a residential or non-residential lot is located within the 100-year flood event floodplain, such lots shall nominate a building envelope that shall be located entirely outside the floodplain.	<p>Conforms – refer to Exhibit A, Sheets 4 and 5.</p> <p>The 100-year floodplain follows the alignment of the Guadalupe River.</p>



		MINIMUM DEVELOPMENT STANDARD	RESPONSE
			<ul style="list-style-type: none"> <li>Neighborhood (Mixed Density) Residential Planning Area – The 100 year floodplain is primarily located within a Landscape Amenity Park. Portions of residential blocks within the 100-year flood event floodplain will have a building envelope nominated at plat stage.</li> <li>Resort Planning Area – A building envelope for the Resort Planning Area has been identified within the Resort Planning Area Specialized Area Plan and is located wholly outside of the 100-year floodplain.</li> </ul>
	7.2	All public utilities and associated easements such as water, wastewater, gas and electric shall conform with §58-30 of the Code of Ordinances, and any applicable NBU policy at the time of submittal.	Will conform. To be verified as part of construction plan submittal.
	7.3	Stormwater management systems shall be provided in accordance with Section 5 of the Development Agreement and the Stormwater Management Report.	Will conform. To be verified as part of the construction plan submittal.
Flood Hazard – General	8.1	Where a residential or non-residential lot is located within a dam breach zone as defined by the Stormwater Management Report, such lots shall nominate a building envelope that shall be located entirely outside the dam breach zone.	Not applicable to Sector Plan 7.
Flood Hazard - Water and Wastewater Systems	9.1	Watertight manholes shall be provided for proposed sanitary wastewater mains that are located within the fully developed 100-year flood event floodplain.	Will conform. To be verified as part of the construction plan submittal.
Flood Hazard - Floodplain	10.1	When a proposed subdivision has within it a drainage way where no regulatory floodway has been designated, no new construction, substantial improvements or other development, including fill, shall be permitted in an area that may have flood hazards, unless it is demonstrated that the cumulative effect of the proposed development or improvements, when combined with all other existing and anticipated development and improvements will not increase the 100-year flood event floodplain, except as allowed by Development Standard 10.5 below.	Will conform. To be verified as part of the construction plan submittal.
	10.2	In areas where a floodway is mapped and approved by the City, Applicant shall designate a drainage easement/s for the floodway.	Will conform. To be verified as part of the construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	10.3	In areas where a floodway is mapped and approved by the City, any proposed disturbance or alteration of the terrain shall require a flood study or demonstration of no flood height increase for the FEMA 100-year floodplain.	Will conform. To be verified as part of the construction plan submittal.
	10.4	<p>If a proposed subdivision is within an area where flooding may occur, where there is no floodplain shown on a City-approved map, or where there is located an approved floodplain but no floodway, the Applicant shall:</p> <ul style="list-style-type: none"> <li>conduct a study of where the 100-year flood event elevation would be, assuming a fully developed watershed; show a drainage easement on the Plat, and show the elevation of the flood plain at intervals of every 500 linear ft.; and</li> <li>conduct a study, using HEC or similar modeling that is approved by the City, to ensure that the proposed development would not increase the elevation of the 100-year flood event; or</li> <li>request a waiver from the above requirement. The request for waiver shall be to assess the proposed density, land use, lot sizes, building sizes, anticipated impervious cover, and the width and depth of the existing floodplain. All waiver requests shall be considered and decided by the Planning Commission.</li> </ul>	Not applicable to Sector Plan 7.
	10.5	All development shall adhere to requirements of the <i>Flood Damage Prevention Ordinance</i> approved between the City and FEMA.	Will conform. To be verified as part of the construction plan submittal.
Flood Hazard System Design	11.1	Stormwater management improvements shall be designed to convey runoff from the upstream drainage area in its anticipated maximum 'built out' or 'fully developed' condition, calculated in the same manner as the Stormwater Management Report.	Will conform. To be verified as part of the construction plan submittal.
Alterations to Existing Drainage Ways	12.1	<p>Where alterations to existing drainage ways are required, the following Sector Plan Note shall be added:</p> <p>"No individual or entity shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainage way without the approval of the City or in accordance with an approved engineering or Stormwater Management Report.</p>	Conforms – refer to Exhibit A, Sheet 3.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		A grading permit shall be obtained from the City Engineer in addition to any other applicable agency having jurisdiction, such as FEMA or USACE."	
Access to Subdivisions	13.1	New 'island' subdivisions, lots or streets that would be surrounded by floodwater of a fully developed 100-year flood event shall not be allowed unless the area is accessible to high ground by a street elevated above the fully developed 100-year flood event level and dam breach zone and this street and embankment is designed to withstand a fully developed 100-year flood event and dam breach zone.	Not applicable to Sector Plan 7.
Drainage and Flood Plat Easements	14.1	The following Sector Plan Note shall be added:  "All storm drainage and flood easements and all 100-year flood event elevations shall be shown on the Final Plat with a plat note stating that no development, building or structure is permitted within the easement and stating who will be responsible for maintaining the easement. Flood and storm drainage easements shall be of adequate width to accommodate drainage flows and the width of such easement shall be determined by the City Engineer in the same manner as similarly situated areas of the City."	Conforms – refer to Exhibit A, Sheet 3.

## SECTION 26. PARK USE CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>26.3.1 ALL PARKS – GENERAL</b>			
General	1.1	A Park Plan, prepared in accordance with Appendix 1, Section 1.7.2, by a certified landscape architect, shall be submitted as part of a Sector Plan application for regional and community parks, and as part of a Plat application for all other parks.	Conforms – a Specialized Area Plan has been prepared for the Community Park and included with the sector plan application.
	1.2	Where a park is proposed to be dedicated to the City, such parks shall conform with §118-60 (e) – (h) of the Code of Ordinances.	Will conform at the time of annexation.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Total Acreage	2.1	A minimum of 480 acres of land is open to the public over the life of the project. This is to be achieved through a combination of regional parks (minimum of 100 acres), community parks (minimum of 73 acres), neighborhood parks, pocket parks, linear open space parks and landscape amenity parks.	Will conform. Sector Plan 7 provides for 67.85 acres of park and open space.
Internal Vehicular Circulation	3.1	Internal vehicular circulation shall be consistent with an approved Park Specialized Area Plan.	Conforms – no vehicular circulation is proposed within the Community Park Specialized Area Plan included with the sector plan application.
	3.2	Internal vehicular circulation is prohibited in neighborhood parks, pocket parks and landscape amenity parks.	Will conform. To be verified as part of subsequent related application.
Planting of Shade Trees	4.1	A high value tree or new shade tree planting shall be located every 40 ft. along paths and trails (pedestrian, cycle or multi-use) to provide shade to pedestrians and cyclists.	Community Park – will conform, to be verified as part of subsequent related application.  Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.
	4.2	A minimum of 20 percent of each seating area and playscape must be in filtered shade at noon on June 21 by either an existing high value tree, a new shade tree planting, or a pavilion/shade structure.  Note:  For calculation purposes, the shade area for a new shade tree planting shall use ¾ of the average canopy size of the shade tree species at maturity.	Community Park – will conform, to be verified as part of subsequent related application.  Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.
	4.3	Where located within parks, electrical and communication provision shall be either: <ul style="list-style-type: none"> <li>▪ underground;</li> <li>▪ on poles 30 ft. or greater in height; or</li> <li>▪ set back 10 ft. or greater from shade trees in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU &amp; the City.</li> </ul>	Community Park – will conform, to be verified as part of subsequent related application.  Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
View Fencing	5.1	<p>Where fencing is proposed along the common lot line with adjoining residential or non-residential uses, view fencing shall be utilized.</p> <p>Where a park is adjoining a residential or non-residential use, a fence may be provided along the common lot line in lieu of a view fence when a majority of the adjoining property line (measured in length of shared property line) presents a written petition from the adjoining property owners indicating the specifics of a solid fence that will be administratively authorized along that linear property line. This petition is necessary to ensure the type of fence is consistent along a single linear property line. The developer or builder can petition as part of a plat if the fence will be constructed as part of the initial development.</p>	<p>Community Park – will conform, to be verified as part of subsequent related application.</p> <p>Neighborhood Parks &amp; Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.</p>
Siting of Facilities/Improvements in Floodplains	6.1	<p>Parks may be located within the 100-year flood event floodplain with the following provisions:</p> <ul style="list-style-type: none"> <li>any wall exceeding 3 ft. in height shall be located out of the 100-year flood event floodplain;</li> <li>for regional parks, picnic tables, pavilions/shade structures, playscapes, restrooms and drinking fountains shall be located out of the 5-year flood event floodplain and shall be built to be resilient to flood impacts;</li> <li>for regional parks, a minimum of 25 percent of activation sources by item count are located out of the 25-year flood event floodplain, with the remainder to be designed to be resilient to flood impacts;</li> <li>for community, neighborhood and pocket parks, a minimum of 50 percent of activation sources by item count are located out of the 25-year flood event floodplain, with the remainder to be designed to be resilient to flood impacts;</li> <li>internal roads, paths, trails and parking areas shall be located out of the 5-year flood event floodplain and have a minimum of two ingress/egress points.</li> </ul>	<p>Community Park – conforms, refer to Community Park Specialized Area Plan.</p> <p>Neighborhood Parks &amp; Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.</p>
<b>26.3.2 REGIONAL PARK</b>			
Not applicable to Sector Plan 7.			

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>26.3.3 COMMUNITY PARK</b>			
Location	1.1	<p>At least one community park shall be located to the north/east of River Road.</p> <p>Note:</p> <p>The Master Developer reserves the right to determine the location of such park and no development approval shall be withheld or delayed in relation to such park unless the final Sector Plan for the area to the north/east of River Road is filed and the standard has not yet by satisfied in that Sector Plan or a prior Sector Plan.</p>	Conforms – see Exhibit A, Sheet 1.
Pedestrian & Bicycle Accessibility	2.1	<p>Pedestrian and cycle access to community parks shall be via sidewalks and bike lanes along streets; and where adjoining a community park, pedestrian and cycle access shall also be provided via linear open space parks and major accessways.</p>	Conforms – see Exhibit A, Sheet 5.
Programming Schedule	3.1	<p>Park improvements shall be provided in accordance with Table 26-1.</p> <p>Note:</p> <p>The discretionary component of this Listed Minimum Development Standard is limited so as not to include any design specifications that relate to the appearance, materials or theming of an improvement, unless directly related to the maintenance, durability and/or safety of the improvement.</p>	Conforms – refer to Exhibit E.
	3.2	<p>The following shall be added as a Park Specialized Area Plan Note:</p> <p>“Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director”.</p>	Conforms – refer to Exhibit E.
	3.3	<p>A minimum of 15 park activation sources shall be provided per park.</p> <p>The provision of more than one of the same park activation source shall be calculated as multiple activation sources for the purposes (e.g. the provision of two athletic fields/playfields shall be calculated as two activation sources.)</p>	Conforms – refer to Exhibit E.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>26.3.3.1 COMMUNITY PARK - SPORTS PARK, ACTIVE USE PARK AND INFORMAL USE PARK</b>			
Location	1.1	A minimum of one sports park shall be provided over the life of the project. Note: The Master Developer reserves the right to determine the location of such park and no development approval shall be withheld or delayed in relation to such park unless the final Sector Plan for the development is filed and the standard has not yet been satisfied in that Sector Plan or a prior Sector Plan.	Not applicable to Sector Plan 7 – the Community Park is classified as an Informal Use Park.
	1.2	For that part of a park's perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River or a school use, a minimum of 50% of the park's perimeter shall abut a major and/or minor roadway.	Conforms – see Exhibit A, Sheet 5.
Finished Surface Gradient	2.1	For a sports parks and active use parks, a minimum of 7.5 acres of the park shall have a maximum finished surface gradient of 2 percent and shall be suitable for playing fields.	Not applicable to Sector Plan 7 – the Community Park is classified as an Informal Use Park.
<b>26.3.3.1 COMMUNITY PARK – URBAN COMMON PARK</b>			
Not applicable to Sector Plan 7.			
<b>26.3.4 NEIGHBORHOOD PARK</b>			
Location	1.1	A neighborhood park shall be located within a ¼ mile walking distance of 90 percent of residential use lots within the Project.	Conforms – refer to Exhibit A, Sheet 5. 4 percent of residential lots are located within a ¼ mile of a Community or Neighborhood Park.
	1.2	Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility.	Partially conforms – refer to Exhibit A, Sheet 5: <ul style="list-style-type: none"> <li>Park 28 is not located adjacent to major roadways.</li> <li>Park 29 abuts Gold Coast Drive, which falls within the definition of a major roadway. An Alternative Development Standard is proposed, as outlined in Part 5 of this report.</li> </ul>
	1.3	For that part of a park's perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River or a school use, a minimum of 50% of the park's perimeter shall abut a minor roadway.	Partially conforms – refer to Exhibit A, Sheet 5: <ul style="list-style-type: none"> <li>Park 28 within Precinct 24 does not conform.</li> <li>Park 29 within Precinct 23 does not conform. Alternative Development Standard is proposed – see Section 5.</li> </ul> An Alternative Development Standard is proposed, as outlined in Part 5 of this report.



		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Finished Surface Gradient	2.1	A minimum of ¾ acre of each park shall have a maximum finished surface level gradient of 2 percent.	Will conform. To be verified as part of subsequent related application.
Pedestrian & Bicycle Accessibility	3.1	Pedestrian and cycle access to neighborhood parks shall be via sidewalks and bike lanes along streets; and where adjoining a neighborhood park, pedestrian and cycle access shall also be provided via linear open space parks and major accessways.	Will conform. To be verified as part of subsequent related application.
Programming Schedule	4.1	Park improvements shall be provided in accordance with Table 26-1.  Note: The discretionary component of this Listed Minimum Development Standard is limited so as not to include any design specifications that relate to the appearance, materials or theming of an improvement, unless directly related to the maintenance, durability and/or safety of the improvement.	Will conform. To be verified as part of subsequent related application.
	4.2	The following shall be added as a Park Specialized Area Plan Note: “Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director”.	Will conform. To be verified as part of subsequent related application. A note has also been included in Exhibit A, Sheet 5.
	4.3	A minimum of 5 park activation sources shall be provided per park.  The provision of more than one of the same park activation source shall be calculated as multiple activation sources for the purposes (e.g. the provision of two athletic fields/playfields shall be calculated as two activation sources.)	Will conform. To be verified as part of subsequent related application.
<b>26.3.5 POCKET PARK</b>			
Not applicable to Sector Plan 7.			
<b>26.3.6 LINEAR OPEN SPACE PARK</b>			
Not applicable to Sector Plan 7.			
<b>26.3.7 LANDSCAPE AMENITY PARK</b>			
Location	1.1	A minimum of two landscape amenity parks are provided adjacent to the bluffs along the Guadalupe River.	Conforms – refer to Exhibit A, Sheet 5.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	1.2	No direct pedestrian access shall be provided between a landscape amenity park and the Guadalupe River unless otherwise conforming with Section 27.3.1, Development Standard 3.1 and/or Section 27.3.2, Development Standard 2.1.	Will conform. To be verified as part of subsequent related application.
Programming Schedule	2.1	Park improvements shall be provided in accordance with Table 26-1.  NOTE: The discretionary component of this Listed Minimum Development Standard is limited so as not to include any design specifications that relate to the appearance, materials or theming of an improvement, unless directly related to the maintenance, durability and/or safety of the improvement.	Will conform. To be verified as part of subsequent related application.
	2.2	The following shall be added as a Park Specialized Area Plan Note: "Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director".	Will conform. To be verified as part of subsequent related application. A note has also been included in Exhibit A, Sheet 5.
	2.3	All improvements within landscape amenity parks are carefully designed to maintain the environmental character in its natural form.	Will conform. To be verified as part of subsequent related application.
<b>26.3.8 HOA FACILITY</b>			
Location	1.1	HOA facilities may be integrated within public parks.	Noted.
Programming Schedule	2.1	HOA facilities that are intended to function as private parks, shall comply with the development standards required for public parks.  HOA facilities, such as clubhouses, gyms, standalone swimming pools and tennis courts etc., which are not intended to function as a private park, shall not be required to comply with this Code.	Will conform. To be verified as part of subsequent related application.
	2.2	The following shall be added as a Park Specialized Area Plan Note: "Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director".	Will conform. To be verified as part of subsequent related application.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>26.3.9 TRAILHEAD</b>			
Location	1.1	A major trailhead shall be located at the intersection of a trail and a major roadway.	Will conform. To be verified as part of subsequent related application.
	1.2	A minor trailhead shall be located at the intersection of a trail and a minor roadway.	Will conform. To be verified as part of subsequent related application.
	1.3	A major trailhead shall be located at the ingress/egress point of a trail at a regional or community park.	Will conform. To be verified as part of subsequent related application.
	1.4	A minor trailhead shall be located at the ingress/egress point of a trail at a neighborhood park.	Will conform. To be verified as part of subsequent related application.
	1.5	Minor trailheads shall be located at 3 miles intervals along trails.	Will conform. To be verified as part of subsequent related application.
Amenities	2.1	Major trailheads shall include shade (either via plantings or a formal structure), a bench, trash receptacle including pet waste receptacle, directional signage with park/trail rules, and a drinking fountain, including a pet drinking fountain.	Will conform. To be verified as part of subsequent related application.
	2.2	Parking shall be provided within the 600 ft. of a major trailhead provided in accordance with Development Standard 1.1.  Where on-street parking is permitted in accordance with Table 13.2, on-street parking shall satisfy the requirements of this development standard.	Will conform. To be verified as part of subsequent related application.
	2.3	Minor trailheads shall include shade (either via plantings or a formal structure), trash receptacle including pet waste receptacle and directional signage with park/trail rules.	Will conform. To be verified as part of subsequent related application.

## SECTION 27. GUADALUPE RIVER INTERFACE OVERLAY CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>29.3.1 GENERAL – APPLICABLE TO A SECTOR PLAN AND SUBSEQUENT RELATED APPLICATIONS</b>			
Location	1.1	A 30 ft. buffer shall be provided along the edge of the riverbank/bluffs of the Guadalupe River.  For development with direct river access, the 30 ft. buffer shall be from the edge of the riverbank.  For development located on the bluffs, the 30 ft. buffer shall be from the edge of the bluffs.	Conforms – refer to Exhibit A, Sheet 1.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Development within Buffers	2.1	To the extent required to be identified in a Sector Plan, roads, facilities, structures and improvements such as paths, trails, sidewalks, public utilities, stormwater management facilities and water quality measures shall be permitted within buffer areas.	Noted.
	2.2	Where buffers are located within parks, the buffer shall count towards overall park acreage.	Noted.
River Access	3.1	Public access to the river is discouraged. To the extent required to be identified in a Sector Plan, public connectivity to the Guadalupe River shall be restricted to: <ul style="list-style-type: none"> <li>amenity landscape parks on the bluffs;</li> <li>public and private paths and trails along the bluffs;</li> <li>private multi-use paths and trails where associated with a hotel/resort or residential uses; and</li> <li>HOA facilities.</li> </ul>	Conforms – refer to Exhibit A, Sheet 5 and Resort Planning Area Specialized Area Plan.
<b>27.3.2 GENERAL – APPLICABLE TO A PLAT AND SUBSEQUENT RELATED APPLICATIONS ONLY</b>			
To be addressed as part of subsequent related applications.			
<b>27.3.3 GENERAL – APPLICABLE TO BUILDING PERMIT AND SITE PLAN APPLICATIONS ONLY</b>			
To be addressed as part of subsequent related applications.			

## SECTION 29. STREAM BUFFER OVERLAY CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE										
29.3.1 GENERAL – APPLICABLE TO A SECTOR PLAN AND SUBSEQUENT RELATED APPLICATIONS													
Exemptions	1.1	<div>Buffers shall be provided as follows:</div> <table><thead><tr><th>STREAM</th><th>MINIMUM BUFFER</th></tr></thead><tbody><tr><td>Identified streams draining 640 acres or greater.</td><td>300 ft. from the centerline.</td></tr><tr><td>Identified streams draining 320 – 639 acres.</td><td>200 ft. from the centerline.</td></tr><tr><td>Identified streams draining 128 – 319 acres</td><td>100 ft. from the centerline.</td></tr><tr><td>Identified streams draining less than 128 acres.</td><td>No Buffer requirement.<sup>1</sup></td></tr></tbody></table> <div><sup>1</sup> Where abutting the Guadalupe River, development shall still be subject to any applicable buffer requirements set forth in Section 27.</div>	STREAM	MINIMUM BUFFER	Identified streams draining 640 acres or greater.	300 ft. from the centerline.	Identified streams draining 320 – 639 acres.	200 ft. from the centerline.	Identified streams draining 128 – 319 acres	100 ft. from the centerline.	Identified streams draining less than 128 acres.	No Buffer requirement. <sup>1</sup>	Conforms – refer to Exhibit A, Sheet 4.
	STREAM	MINIMUM BUFFER											
	Identified streams draining 640 acres or greater.	300 ft. from the centerline.											
Identified streams draining 320 – 639 acres.	200 ft. from the centerline.												
Identified streams draining 128 – 319 acres	100 ft. from the centerline.												
Identified streams draining less than 128 acres.	No Buffer requirement. <sup>1</sup>												
	1.2	To the extent required to be identified in a Sector Plan, roads, facilities, structures and improvements such as paths, trails, public utilities, stormwater management facilities and water quality measures are permitted within buffer areas.	Noted.										
	1.3	Where stream buffers are located within parks, or are subject to a public easement, the buffer shall count towards overall park acreage.	Noted.										
29.3.2 GENERAL – APPLICABLE TO A PLAT AND SUBSEQUENT RELATED APPLICATIONS ONLY													
To be addressed as part of subsequent related applications.													
29.3.3 GENERAL – APPLICABLE TO BUILDING PERMIT AND SITE PLAN APPLICATIONS ONLY													
To be addressed as part of subsequent related applications.													



## SECTION 34. VEGETATION PROTECTION CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
<b>34.3.1 GENERAL – EXEMPTIONS</b>			
Exemptions	1.1	If either the Urban Forester or a certified arborist determines a high value tree to be causing danger or be in a hazardous condition due to a natural disaster such as a tornado, fire, storm, flood or other act of God that endangers public health, welfare or safety, the requirement of this Section shall be waived.	Not applicable to Sector Plan 7. An urban forester or certified arborist has not inspected the land subject to this application. The Applicant reserves the right to request this exception at the time of submitting a plat and subsequent related application should such an exemption be considered applicable.
	1.2	If the Urban Forester or certified arborist determines, based on site inspection that a high value tree is already dead, dying or fatally diseased prior to starting a development, the provision of the mitigation requirement will not apply and such determination shall be provided in writing.	Not applicable to Sector Plan 7. An urban forester or certified arborist has not inspected the land subject to this application. The Applicant reserves the right to request this exception at the time of submitting a plat and subsequent related application should such an exemption be considered applicable.
<b>34.3.2 GENERAL – APPLICABLE TO SECTOR PLANS AND SUBSEQUENT RELATED APPLICATIONS</b>			
Reporting	1.1	A Preliminary Tree Survey, prepared in accordance with Appendix 1, Section 1.11 shall be submitted as part of a Sector Plan application.  A Preliminary Tree Survey shall not be required if a certified arborist confirms that no high value trees are located within that part of the project subject to the Sector Plan application.	Conforms – refer to Exhibit A, Sheet 6.
<b>32.3.3 GENERAL – APPLICABLE TO PLATS AND SUBSEQUENT RELATED APPLICATIONS ONLY</b>			
Not applicable to Sector Plan 7 – to be addressed as part of subsequent related applications.			
<b>32.3.4 GENERAL – APPLICABLE TO BUILDING PERMIT AND SITE PLANS APPLICATIONS ONLY</b>			
Not applicable to Sector Plan 7 – to be addressed as part of subsequent related applications.			
<b>32.3.5 TREE MITIGATION – APPLICABLE TO PLATS AND SUBSEQUENT RELATED APPLICATIONS ONLY</b>			
Not applicable to Sector Plan 7 – to be addressed as part of subsequent related applications.			

\* \* \*

## 5 REQUESTED ALTERNATE DEVELOPMENT STANDARDS APPLICABLE TO SECTOR PLAN AND SUBSEQUENT RELATED APPLICATIONS IN SECTOR PLAN 7

Five (5) Alternative Development Standards are proposed as part of Sector Plan 7. The proposed Alternative Development Standards and their conformance to the Guiding Principles are outlined below (new text and ~~deleted text~~).

### 5.1 13 – SECTOR DESIGN CODE

#### PROPOSED ALTERNATIVE DEVELOPMENT STANDARD 1

		MINIMUM DEVELOPMENT STANDARD	ALTERNATE DEVELOPMENT STANDARD
<b>13.3.3 BLOCKS</b>			
Block Length	2.1	<p>Block length, except where abutting SH Loop 337 ROW, shall not exceed:</p> <ul style="list-style-type: none"> <li>550 ft. where within ¼ mile of the Town Center or Neighborhood Center Planning Areas;</li> <li>750 ft. in the balance of the project unless otherwise set forth herein; or</li> <li>outside a ¼ mile of the Town Center or Neighborhood Center Planning Areas, 850 ft. where 60 percent of the lot frontages on a street are 100 ft. or greater.</li> </ul> <p>The maximum block length for blocks abutting SH Loop 337 ROW shall be 1,500 ft.</p> <p>Exceptions to these block lengths are allowed only where set forth elsewhere in this Code e.g. provision of cul-de-sac and extensions of existing stub streets.</p> <p>Note:</p> <p>The block length development standards listed above apply to local streets within precincts.</p>	<p>Block length, except where abutting SH Loop 337 ROW, shall not exceed:</p> <ul style="list-style-type: none"> <li>550 ft. where within ¼ mile of the Town Center or Neighborhood Center Planning Areas;</li> <li>750 ft. in the balance of the project unless otherwise set forth herein, <u>excluding Blocks 184, 188, 195 and 217 within Sector Plan 7;</u> or</li> <li>outside a ¼ mile of the Town Center or Neighborhood Center Planning Areas, 850 ft. where 60 percent of the lot frontages on a street are 100 ft. or greater, <u>excluding Blocks 177, 219, 221 and 222 within Sector Plan 7;</u>.</li> </ul> <p>The maximum block length for blocks abutting SH Loop 337 ROW shall be 1,500 ft.</p> <p>Exceptions to these block lengths are allowed only where set forth elsewhere in this Code e.g. provision of cul-de-sac and extensions of existing stub streets.</p> <p>Note:</p> <p>The block length development standards listed above apply to local streets within precincts.</p>

## CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p>GUIDING PRINCIPLE OBJECTIVES 3.2 IV, VI; 5.2 III. CODE PURPOSE 13.2 I, II, III</p> <ul style="list-style-type: none"> <li>▪ Create a compact, self-contained development pattern that makes efficient use of land.</li> <li>▪ Create a convenient and safe network of streets, bikeways and walkways.</li> <li>▪ Create neighborhoods and centers that provide a high level of amenity and safety through the use of contemporary urban design principles</li> <li>▪ Ensure the Guiding Principles and Planning Area Objectives are met.</li> <li>▪ Facilitate the logical and efficient use of land for residential, non-residential and mixed use development.</li> <li>▪ Encourage safe, convenient and attractive neighborhoods and centers, that meet the diverse and changing needs of the project, including: <ul style="list-style-type: none"> <li>› a cohesive neighborhood structure that facilitates permeability;</li> <li>› a block structure that supports transition and evolution of uses over time;</li> <li>› a range of housing opportunities to accommodate a diverse range of lifestyles;</li> <li>› protection of specific local site conditions, such as existing vegetation, slope, orientation and other design variables;</li> <li>› access to non-residential and community facilities;</li> <li>› a street network that functions both as the principal movement network and an important aspect of the public realm;</li> <li>› streets that create an enjoyable experience for vehicular traffic, pedestrians and cyclists;</li> <li>› access to parks and recreation;</li> <li>› a quality development preserving the sense of place and Texas Hill Country character; and</li> <li>› adequate on-site and off-site (where necessary) stormwater management.</li> </ul> </li> </ul>	<p>The proposed Alternative Development Standard satisfies the Guiding Principles and Code Purpose.</p> <p>The intent of this development standard is to promote high-levels of accessibility, connectivity and permeability for pedestrians throughout Veramendi. The development standard also encourages more compact development around activity nodes.</p> <p>The neighborhoods in Sector Plan 7 are intended to be primarily low-density due to the proximity and adjacency to the Guadalupe River.</p> <p>Blocks 177, 219, 221 and 222 adjoin ether the Guadalupe River, Resort and/or the Preiss Heights Subdivision. These are all areas where there is a need for pedestrian access and connectivity to be more intentionally designated as part of the connecting road network, the Community Park and the HOA Amenities located on the Guadalupe River. Additional block breaks to facilitate pedestrian connectivity is not considered to present any additional benefit.</p> <p>In relation to Blocks 184, 188, 195 and 217, access for pedestrians, bicycle and vehicles has been defined around logical and safe connection points taking into account the adjoining major roadways, local streets, parks and open spaces, and accessways. Achieving block lengths that satisfy the Minimum Development Standard of 750 ft. for these blocks is not considered to result in substantially more superior design outcomes than what is proposed.</p>

## PROPOSED ALTERNATIVE DEVELOPMENT STANDARD 2

		MINIMUM DEVELOPMENT STANDARD	ALTERNATE DEVELOPMENT STANDARD
<b>13.3.4 STREETS</b>			
Relation to Abutting Street System	4.2	For road stubs that connect to Edwards Boulevard, all connections shall be continued into the project.	For road stubs that connect to Edwards Boulevard, <u>all a minimum of two (2)</u> connections shall be continued into the project.

## CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p><b>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I.</b></p> <p><b>Code Purpose: 13.2 I, II, III.</b></p> <ul style="list-style-type: none"> <li>▪ Create a convenient and safe network of streets, bikeways and walkways.</li> <li>▪ Support future public transit that connects the project to the City.</li> <li>▪ Establish a hierarchy of streets that are efficient in both vehicular movement and circulation, and provide street spaces that form an integral part of the community's public realm, being: <ul style="list-style-type: none"> <li>› SH Loop 337, which connects the project to the City and the immediate region; accommodates project, City and regional transit; and provides accessways within a landscaped frontage that announces the community;</li> <li>› principal and minor arterials that move vehicular, bicycle and pedestrian traffic efficiently through the project and connect to the City's arterial system; provide tree-lined landscaped street spaces that define the edges of neighborhoods and centers; and facilitate future public transit;</li> <li>› collector roads through centers that establish a network of streets and sidewalks that connect and integrate retail and commercial areas with the high density residential development within a single urban center; and provide tree-lined landscaped street spaces with convenient short term parking;</li> <li>› a retail-focused promenade (or equivalent) in the Town Center that creates a signature street and pedestrian promenade that is connected to secondary plazas and parks, with a street landscape that attracts residents and visitors to the adjoining shops, restaurants and community activities;</li> <li>› neighborhood collector streets that provide the transition between centers and the surrounding neighborhoods;</li> </ul> </li> </ul>	<p>The proposed Alternative Development Standard satisfies the Guiding Principles and Code Purpose.</p> <p>The intent of this development standard is to ensure that development at Veramendi can appropriately integrate with adjoining residential neighborhoods outside of the project boundary. There are presently five (5) stubs that extend from Edwards Boulevard to the Veramendi project boundary.</p> <p>The planning for Sector 7 has determined that requiring only two (2) stub connections achieves a suitable level of integration and connectivity between Veramendi and Preiss Heights while balancing and mitigating the potential impacts on existing Preiss Heights residents from additional traffic flows. The proposed stub connections are Dewberry Lane and Mockingbird Hill, which have been selected as the most suitable streets for allowing for connectivity between the two developments without promoting extensive "cut through" traffic.</p>

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<ul style="list-style-type: none"> <li>› local streets that provide circulation within neighborhoods and multiple connections between neighborhoods; have reduced width to respond to the scale of the neighborhoods; and have sidewalks separated from the curb by planting strips that create landscaped street spaces; and</li> <li>› paseos that provide opportunities for pedestrian streets without cars.</li> <li>▪ Ensure the Guiding Principles and Planning Area Objectives are met.</li> <li>▪ Facilitate the logical and efficient use of land for residential, non-residential and mixed use development.</li> <li>▪ Encourage safe, convenient and attractive neighborhoods and centers, that meet the diverse and changing needs of the project, including: <ul style="list-style-type: none"> <li>› a cohesive neighborhood structure that facilitates permeability;</li> <li>› a block structure that supports transition and evolution of uses over time;</li> <li>› a range of housing opportunities to accommodate a diverse range of lifestyles;</li> <li>› protection of specific local site conditions, such as existing vegetation, slope, orientation and other design variables;</li> <li>› access to non-residential and community facilities;</li> <li>› a street network that functions both as the principal movement network and an important aspect of the public realm;</li> <li>› streets that create an enjoyable experience for vehicular traffic, pedestrians and cyclists;</li> <li>› access to parks and recreation;</li> <li>› a quality development preserving the sense of place and Texas Hill Country character; and</li> <li>› adequate on-site and off-site (where necessary) stormwater management.</li> </ul> </li> </ul>	



## 5.2 14 – PLAT DESIGN CODE

### PROPOSED ALTERNATIVE DEVELOPMENT STANDARD 1

	MAXIMUM LOT SIZE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM STREET FRONTAGE
Community Park (Sports Park, Active Use Park and Informal Use Park) Lot	None.	10 ac.	<u>Average not less than 300 ft.</u> with the ability to locate two full size multipurpose fields (225 x 360 ft.).	<u>Average not less than 300 ft.</u> with the ability to locate two full size multipurpose fields (225 x 360 ft.).	In accordance with Section 26.3.3.1, Development Standard 1.2.

### CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p><b>Guiding Principle Objectives: 3.2 III, IV, V, 5.2 IV.</b></p> <p><b>Code Purpose: 14.2 I, II, III.</b></p> <ul style="list-style-type: none"> <li>Develop contemporary neighborhoods that provide a mix of housing types and are each organized around activity focal points.</li> <li>Create a compact, self-contained development pattern that makes efficient use of the land - refer to Plan 3-1.</li> <li>Design the community to respond to the natural topography, vegetation and environmental constraints and carry these themes through the development of the entire community.</li> <li>Create a rich fabric of neighborhoods, each with their own diversity of living options and housing types, which are attractive to residents at all stages of their lives.</li> <li>Ensure the Guiding Principles and Planning Area Objectives are met.</li> <li>Facilitate the logical and efficient use of land for residential, commercial and mixed use development.</li> <li>Encourage safe, convenient and attractive neighborhoods and centers, that meet the diverse and changing needs of the project.</li> </ul>	<p>The proposed Alternative Development Standard satisfies the Guiding Principles, Code Purpose and Planning Area Objectives.</p> <p>The intent of this development standard is to ensure that Community Parks lots are of adequate size and dimension to facilitate the intended usage and recreational outcomes. This includes mandating a minimum width and depth of 300 ft.</p> <p>Per Exhibit A and E, the Community Park will be classified as Informal Use. At 19.4 acres, the overall acreage of the park well exceeds the minimum lot size of 10 acres, and its maximum width. However, due to the shape of the park, at its narrowest point the Park will have a minimum width of 130 ft, which does not meet the minimum width of 300 ft. Taking into account the widest portions of the Park (1,000 ft and 650 ft), the average width is 595 ft, which well exceeds the DDCCD requirement.</p> <p>The Specialized Area Plan demonstrates that the Community Park can be adequately programmed and developed to meet the DDCCD objectives and the expectations for the local community to which it will service.</p>

### 5.3 26 – PARK USE CODE

#### PROPOSED ALTERNATIVE DEVELOPMENT STANDARDS 2 & 3

		MINIMUM DEVELOPMENT STANDARD	ALTERNATE DEVELOPMENT STANDARD
<b>26.3.4 NEIGHBORHOOD PARK</b>			
Location	1.2	Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility.	Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility <u>or the park activations are located adjacent to a local road.</u>
	1.3	For that part of a park's perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River or a school use, a minimum of 50% of the park's perimeter shall abut a minor roadway.	For that part of a park's perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River, <u>or a school use, Gold Coast Drive or the Amenity Center in Sector Plan 7 Precinct 24,</u> a minimum of 50% of the park's perimeter shall abut a minor roadway.

#### CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p><b>GUIDING PRINCIPLE OBJECTIVES: 3.2 V; 4.2 III; 5.2 VI</b></p> <p><b>3.2 V:</b> Design the community to respond to the natural topography, vegetation and environmental constraints and carry these themes through the development of the entire community.</p> <p><b>4.2 III:</b> Create a system of public and private landscapes that reflect the natural themes and images of the Texas Hill Country.</p> <p><b>5.2 VI:</b> Create a wide variety and equitable distribution of attractive, functional parks, active and passive recreation, formal sports fields, cultural pursuits and community facilities, which encourage an active lifestyle and a sense of community – refer to .</p>	<p>The proposed Alternative Development Standards satisfy the Guiding Principles, Code Purpose and Planning Area Objectives.</p> <p>The intent of this development standard is to ensure that Neighborhood Parks are safe and clearly defined community features that are located within close proximity of residential neighborhoods by having sufficient vehicular and pedestrian access and minimizing the amount of built edge.</p> <p>Per Exhibit A, Sheet 5, Neighborhood Park 28 adjoins the proposed HOA Amenity Center, which is a Community Facility. For the purpose of this standard, the HOA Amenity Center should be considered as similar in function to a park and school, whereby the built form and site features can reasonably and appropriately interface and integrate with the common boundary of the Neighborhood Park. Buildings will be sited in a landscaped setting, and suitable pedestrian access will be provided, as evidenced by the location of the proposed Major Accessway traversing the Amenity Center block and into the Neighborhood Park (see Exhibit A, Sheet 5). An opportunity will exist for reciprocal vehicle access and parking to be provided between the Amenity Center and Neighborhood Park.</p> <p>While Park 29 adjoins Gold Coast Drive, it has been positioned in this location to be central to its intended catchment and be located along a major accessway. Interface treatments will be considered as part of the park design to ensure adequate safety and amenity for park users.</p>

# EXHIBIT A

## Sector Sheets

## EXHIBIT B

Sector Plan Cover Sheet  
& TIA Worksheet

## EXHIBIT C

Continued Outstanding Development Standards –  
Resort Planning Area



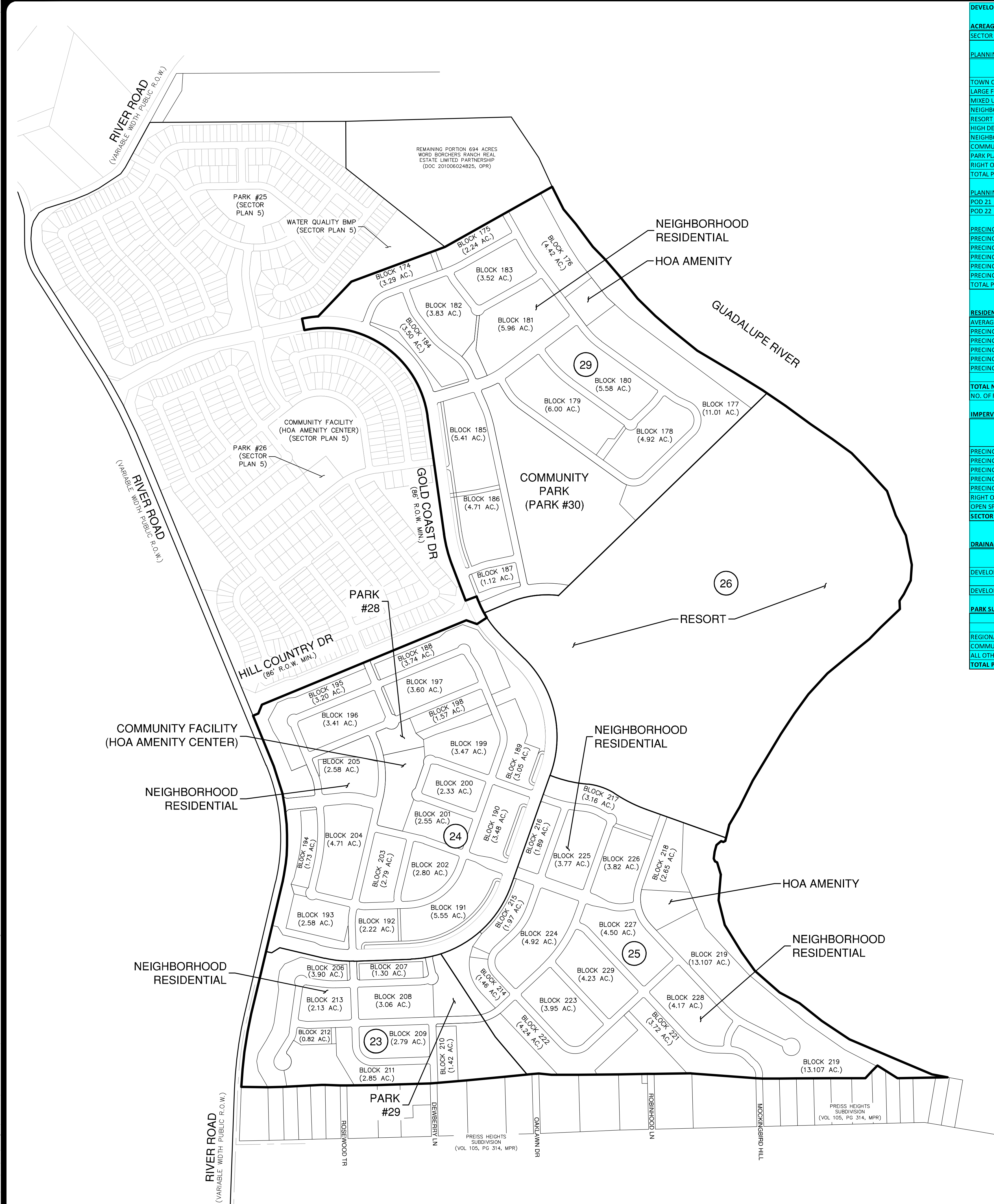
## EXHIBIT D

Specialized Area Plan & Specialized Area Informative  
Plan – Resort Planning Area

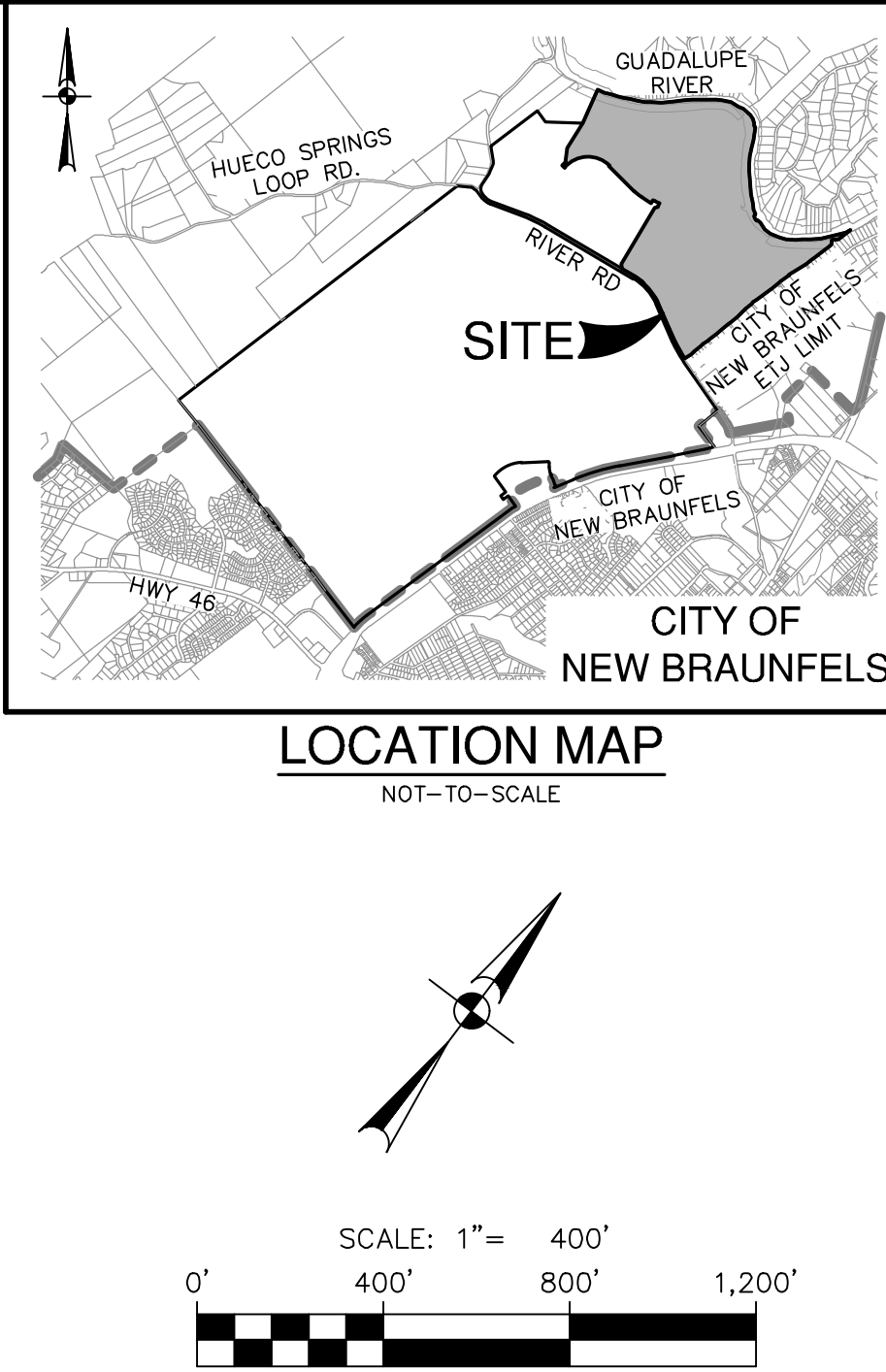
## EXHIBIT E

Specialized Area Plan – Community Park  
(Informal Use)





DEVELOPMENT STATISTICS		PROPOSED		
ACREAGE SUMMARY		SECTOR PLAN		
SECTOR GROSS ACREAGE		465.54		
PLANNING AREA GROSS ACREAGE				
	ACREAGE (AC)			
TOWN CENTER PLANNING AREA	0			
LARGE FORMAT RETAIL PLANNING SUB AREA	0			
MIXED USE EMPLOYMENT PLANNING SUB AREA	0.00			
NEIGHBORHOOD CENTER PLANNING AREA	0.00			
RESORT PLANNING AREA	125.22			
HIGH DENSITY RESIDENTIAL PLANNING AREA	0			
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	255.54			
COMMUNITY FACILITY	3.16			
PARK PLANNING AREA	67.85			
RIGHT OF WAY	13.77			
TOTAL PLANNING AREA GROSS ACREAGE	465.54			
PLANNING AREA POD GROSS ACREAGE				
POD 21	402			
POD 22	64			
PRECINCT GROSS ACREAGE				
PRECINCT 23	36.99			
PRECINCT 24	95.4			
PRECINCT 25	91.88			
PRECINCT 26	125.22			
PRECINCT 29	116.05			
TOTAL PRECINCT ACREAGE	465.54			
RESIDENTIAL DWELLING UNITS				
AVERAGE RESIDENTIAL DENSITY				
PRECINCT 23	2.5-5 DWELLINGS/AC			
PRECINCT 24	2.5-5 DWELLINGS/AC			
PRECINCT 25	2.5-5 DWELLINGS/AC			
PRECINCT 26	1-20 DWELLINGS/AC			
PRECINCT 29	2.5-5 DWELLINGS/AC			
TOTAL NO. OF DWELLING UNITS				
NO. OF RESIDENTIAL LOTS	942-4137			
IMPERVIOUS COVER				
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 23	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	36.99	24.04	65%
PRECINCT 24	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	86.96	56.52	65%
PRECINCT 25	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	91.88	50.53	55%
PRECINCT 26	RESORT	125.22	100.18	80%
PRECINCT 29	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	110.72	60.90	55%
RIGHT OF WAY	-	13.77	12.39	90%
OPEN SPACE/DRAINAGE AREA	-	-	0.00	5%
SECTOR TOTAL		465.54	304.57	65%
DRAINAGE AND WATER QUALITY				
	ACREAGE (AC)			
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	0.00			
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	465.54			
PARK SUMMARY				
	ACREAGE (AC)			
REGIONAL PARK GROSS ACREAGE	0.00			
COMMUNITY PARK GROSS ACREAGE	19.4			
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	48.45			
TOTAL PARK ACREAGE	67.85			



- NOTES:**
- THE LOCATION AND WIDTH OF ANY PRIVATE UTILITY EASEMENT SHALL BE TO THE STANDARD RECOMMENDED BY THE APPLICABLE PRIVATE UTILITY ENTITY AND THE CITY ENGINEER.
  - NO INDIVIDUAL OR ENTITY SHALL DEEPEN, WIDEN, FILL, RECLAIM, REROUTE OR CHANGE THE COURSE OR LOCATION OF ANY EXISTING DITCH, CHANNEL, STREAM OR DRAINAGE WAY WITHOUT THE APPROVAL OF THE CITY OR IN ACCORDANCE WITH AN APPROVED ENGINEERING OR STORMWATER MANAGEMENT REPORT.
  - ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD EVENT ELEVATIONS SHALL BE SHOWN ON THE FINAL PLAT WITH A PLAT NOTE STATING THAT NO DEVELOPMENT, BUILDING OR STRUCTURE IS PERMITTED WITHIN THE EASEMENT AND STATING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT. FLOOD AND STORM DRAINAGE EASEMENTS SHALL BE OF ADEQUATE WIDTH TO ACCOMMODATE DRAINAGE FLOWS AND THE WIDTH OF SUCH EASEMENT SHALL BE DETERMINED BY THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.



DATE

NO. REVISION

PLAT NO.

JOB NO.

DATE

DESIGNER

CHECKED

SHEET

VERAMENDI  
NEW BRAUNFELS, TEXAS

SECTOR PLAN 7  
COVER SHEET

PAPE-DAWSON  
ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS  
1672 INDEPENDENCE DR. STE. 102 | NEW BRAUNFELS, TX 78132 | 830.632.5653  
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #1008860

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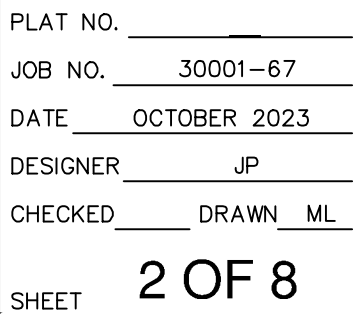
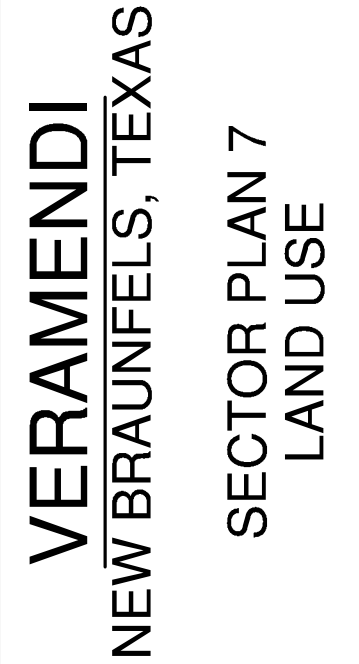
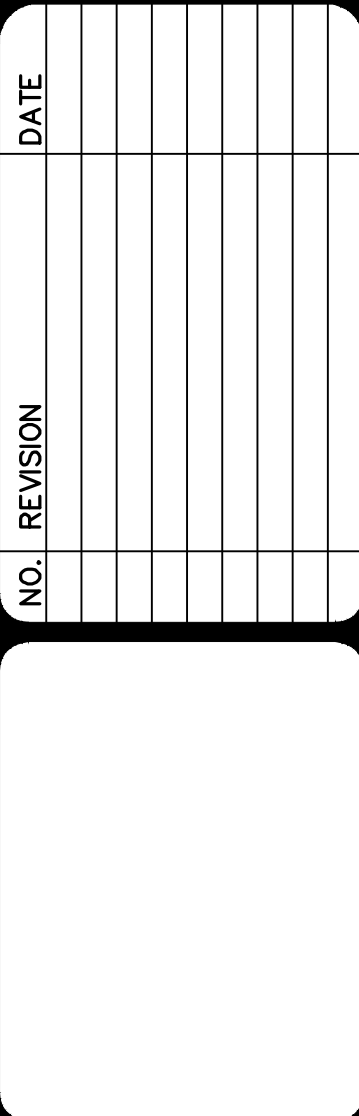
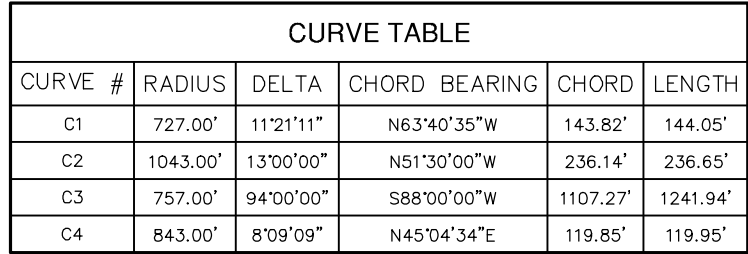
OCTOBER 2023

JP

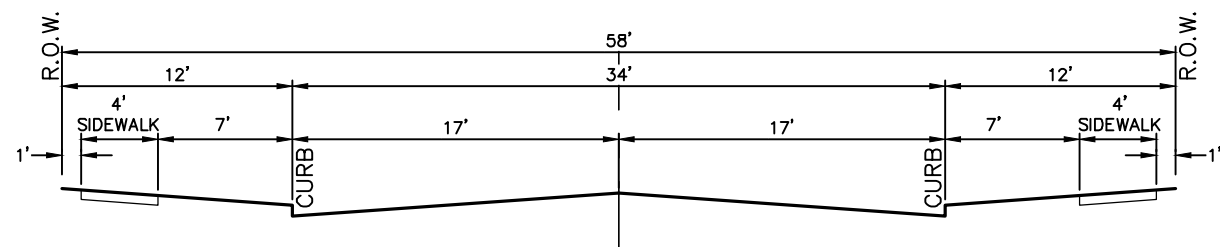
DRAWN ML

1 OF 8

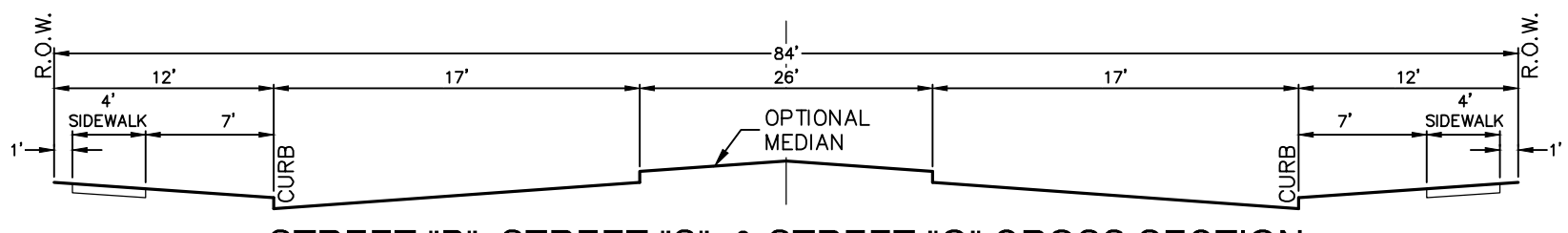




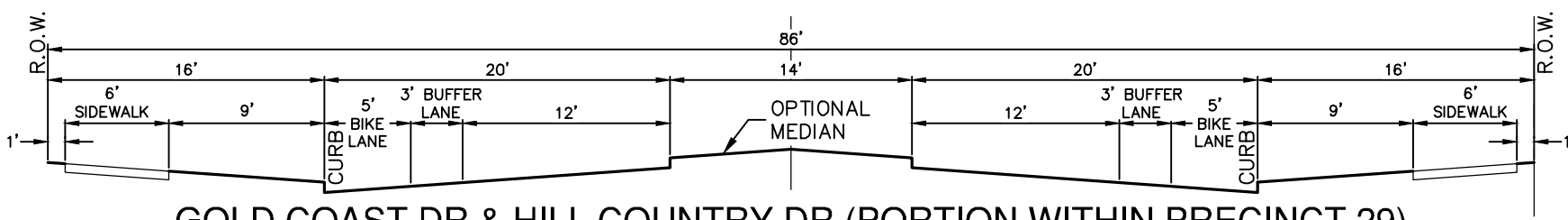
**LOCAL STREET CROSS SECTION**  
LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



**LOCAL STREET CROSS SECTION**  
 LOCAL STREET WITH INFORMAL ON-STREET PARKING  
 NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
 RESIDENTIAL AND PARK PLANNING AREAS  
 NOT TO SCALE



**STREET "B", STREET "S", & STREET "O" CROSS SECTION**  
LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE

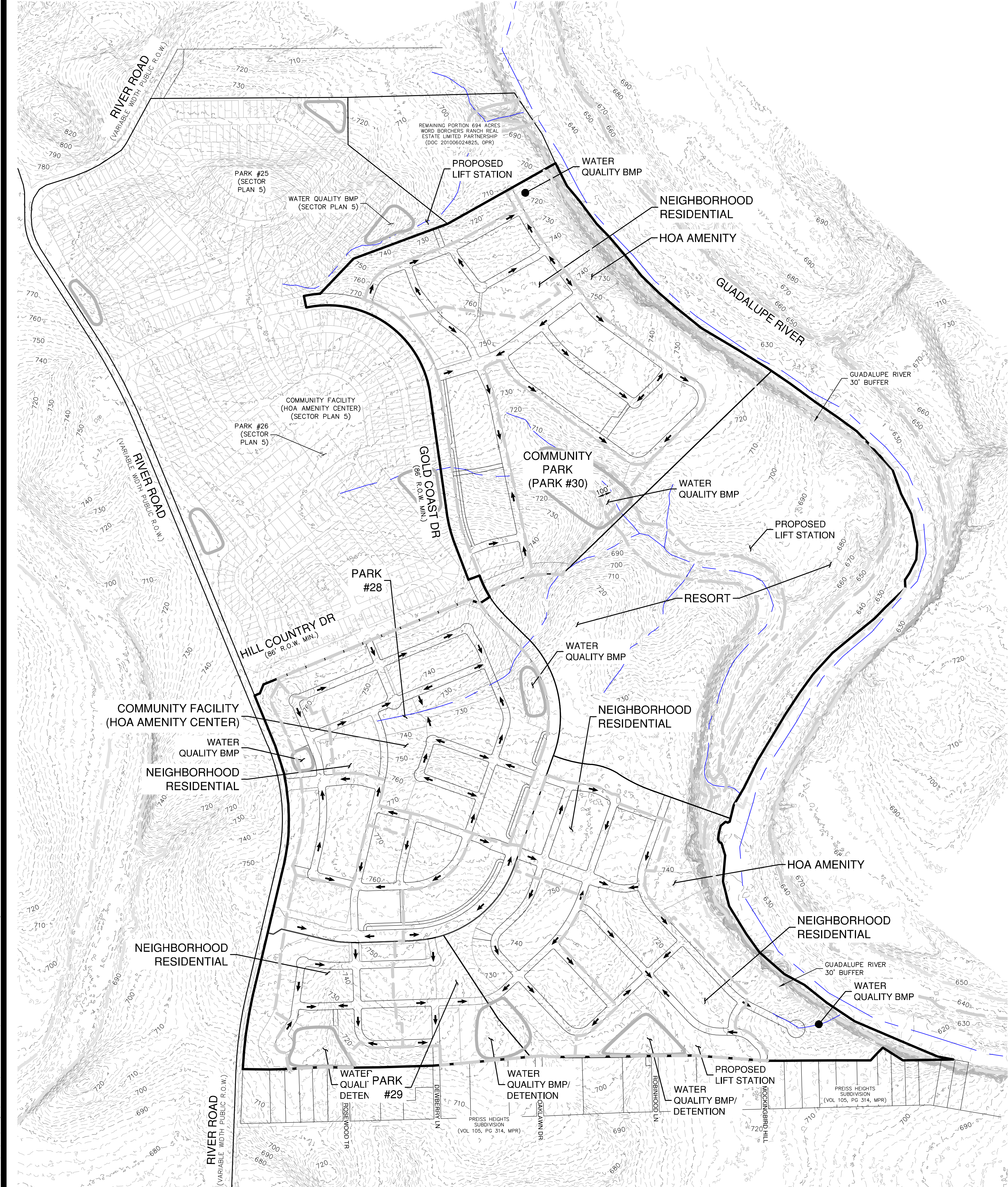


GOLD COAST DR & HILL COUNTRY DR (PORTION WITHIN PRECINCT 29)

NOTE: GOLD COAST DR & HILL COUNTRY DR (PORTION WITHIN	
MULTI-USE PATH/TRAIL MAY BE CONSTRUCTED WITHIN OR ALONGSIDE HILL COUNTRY DR AND GOLD COAST DR RIGHTS-OF-WAY IN LIEU OF 6' SIDEWALK AND ON-STREET BIKE LANES (ONE SIDE ONLY)	COLLECTOR WITH BIKE LANES NEIGHBORHOOD CENTER, RESORT/NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL AND PARK PLANNING AREAS NOT TO SCALE



Date: Dec 05, 2023, 2:26pm User ID: csecher  
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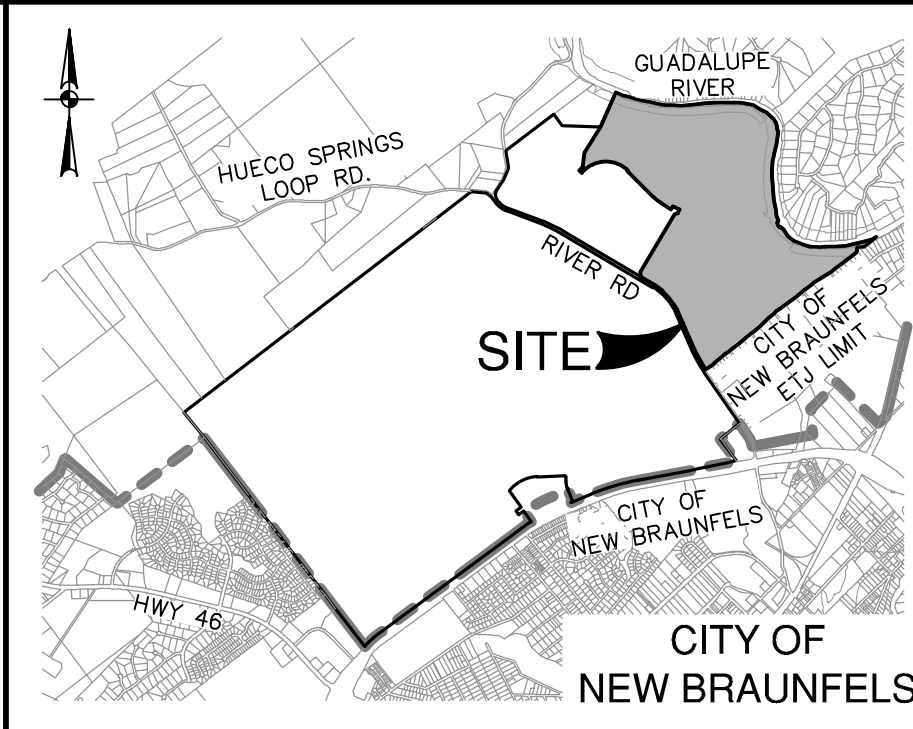


NOTES:

1. ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD EVENT ELEVATIONS SHALL BE SHOWN ON THE FINAL PLAT WITH A PLAT NOTE STATING THAT NO DEVELOPMENT, BUILDING, OR STRUCTURE IS PERMITTED WITHIN THE EASEMENT AND STATING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT. FLOOD AND STORM DRAINAGE EASEMENTS SHALL BE OF ADEQUATE WIDTH TO ACCOMMODATE DRAINAGE FLOWS AND THE WIDTH OF SUCH EASEMENT SHALL DETERMINED THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.
2. NO PROTECTED SPECIES HABITAT IDENTIFIED ON THE FRAMEWORK PLAN (4-1) ARE LOCATED WITHIN THE BOUNDARIES OF THE SECTOR PLAN.
3. DETENTION WILL BE PROVIDED BY THE VERAMENDI REGIONAL STORMWATER FACILITY. DETENTION WILL BE PROVIDED FOR THE PORTION OF SECTOR PLAN 7 THAT DRAINS SOUTH TO THE EXISTING PREISS HEIGHTS SUBDIVISION. DETENTION WILL NOT BE PROVIDED FOR THE REMAINDER OF SECTOR 7 THAT DRAINS TOWARD THE GUADALUPE RIVER PER THE PREVIOUSLY SUBMITTED AND APPROVED SUPPLEMENTAL STORM WATER REPORT.
4. A SINGLE WATER QUALITY BMP IS SHOWN FOR EACH WATERSHED WITHIN EACH PRECINCT. FINAL DESIGN OF PROPOSED DEVELOPMENTS WITHIN EACH PRECINCT WILL DETERMINE LOCATION AND CONFIGURATION OF THE BMP. BMP'S MAY BE COMBINED OR DIVIDED INTO MULTIPLE BMP'S AS REQUIRED BY THE FINAL DESIGN.
5. "NO INDIVIDUAL OR ENTITY SHALL DEEPEN, WIDEN, FILL, RECLAIM, REROUTE OR CHANGE THE COURSE OR LOCATION OF ANY EXISTING DITCH, CHANNEL, STREAM OR DRAINAGE WAY WITHOUT THE APPROVAL OF THE CITY OR IN ACCORDANCE WITH AN APPROVED ENGINEERING OR STORMWATER MANAGEMENT REPORT. "A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEER IN ADDITION TO ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION, SUCH AS FEMA OR USACE."

LEGEND

- SECTOR BOUNDARY
- WATERSHED BOUNDARIES
- IDENTIFIED STREAM
- STREAM BUFFER
- DRAINAGE FLOW ARROWS
- EXISTING CONTOURS
- 100 YR FLOODPLAIN
- 500 YR FLOODPLAIN



LOCATION MAP

NOT-TO-SCALE

**PAPE-DAWSON**  
**ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS  
1672 INDEPENDENCE DR. STE. 102 | NEW BRAUNFELS, TX 78132 | 830.632.2653  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 7  
DRAINAGE

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-67  
DATE OCTOBER 2023  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 3 OF 8





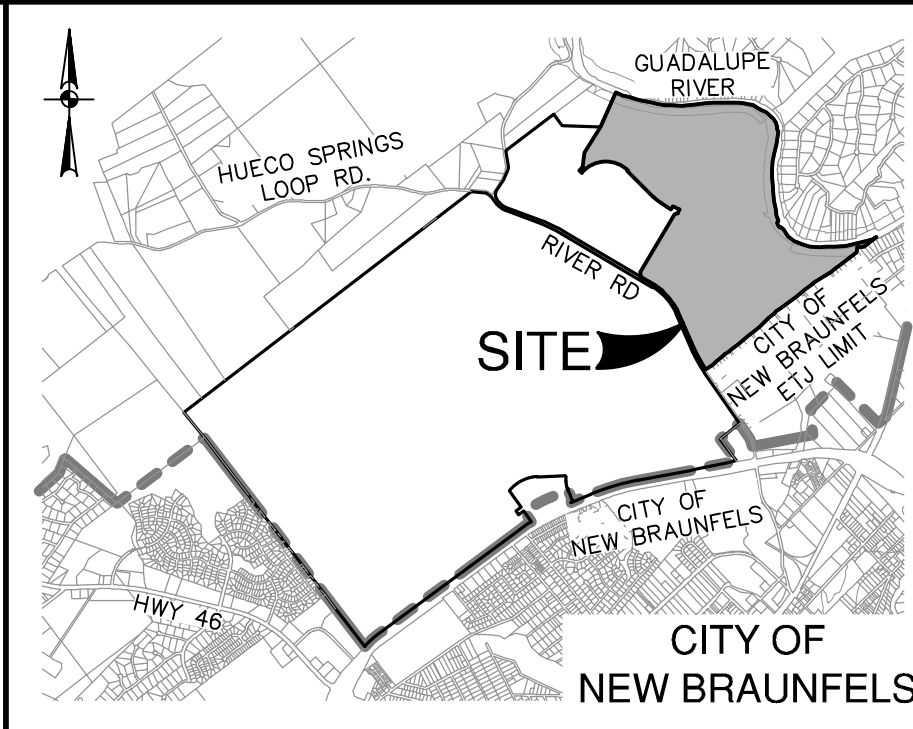
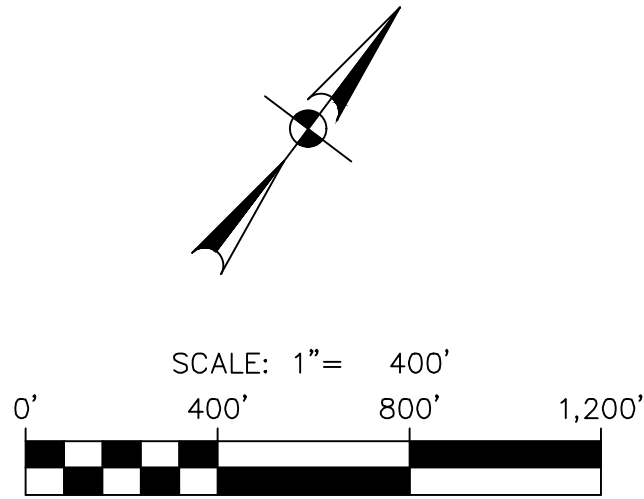
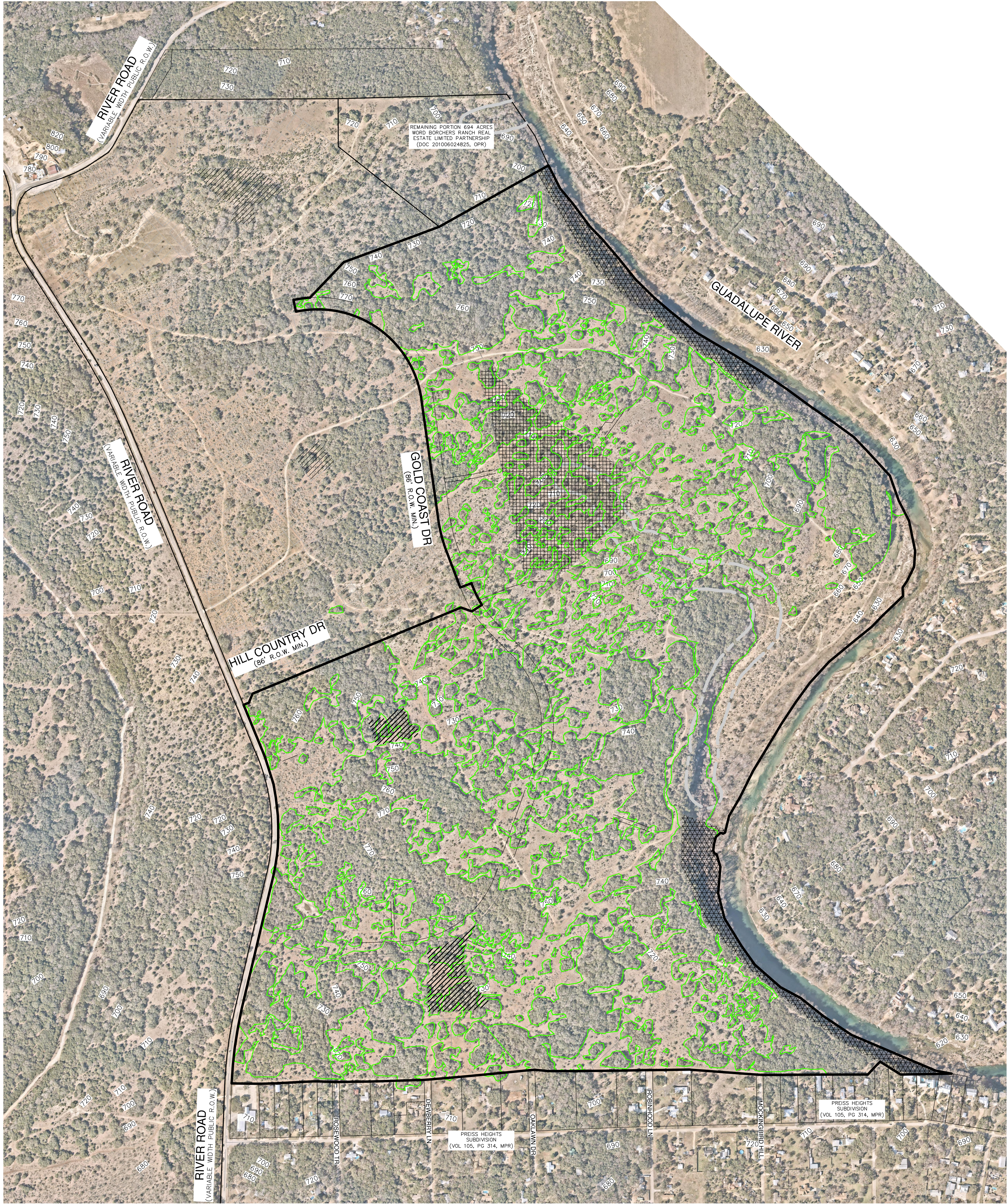






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LOCATION MAP  
NOT-TO-SCALE

- LEGEND**
- SECTOR BOUNDARY
  - EXISTING TREE CANOPY
  - NEIGHBORHOOD PARK
  - LANDSCAPE AMENITY PARK

NO.	REVISION	DATE

**PAPE-DAWSON  
ENGINEERS**  
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS  
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78122 | 830.632.5653  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10098600

**VERAMENDI**  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 7  
TREE CANOPY

PLAT NO.	
JOB NO.	30001-67
DATE	OCTOBER 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	6 OF 8



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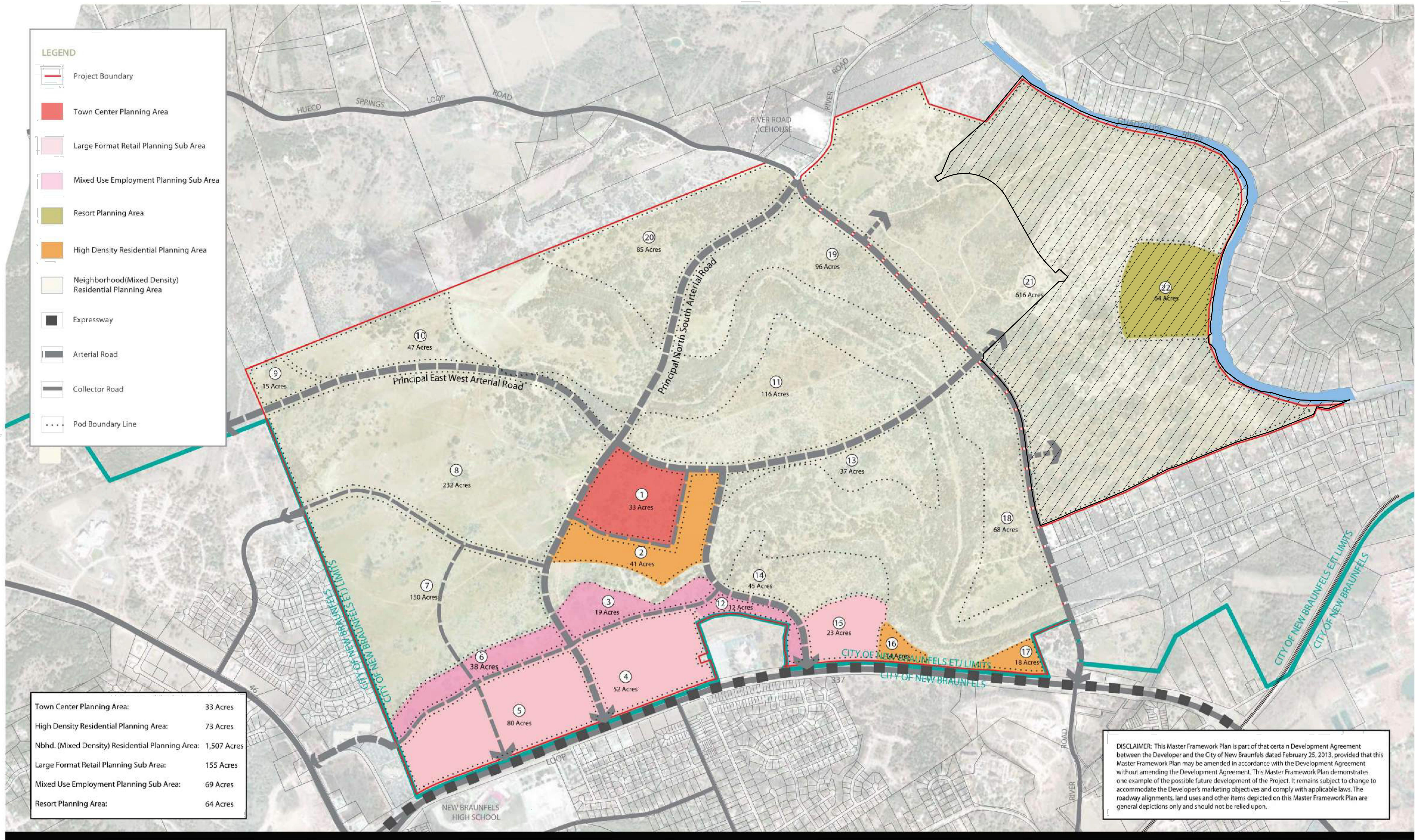
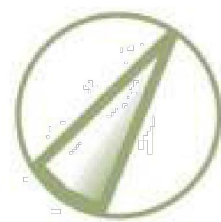


Exhibit H - Plan 3 of 5  
Master Framework Plan - Planning Pod Areas

September 2019



**VERAMENDI**  
TRUE TEXAS HILL COUNTRY LIVING

**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS  
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5653  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

**VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 7  
FRAMEWORK**

PLAT NO.  
JOB NO. 30001-67  
DATE OCTOBER 2023  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 7 OF 8

NO. REVISION  
DATE







PLAN NOTES:

- 1. THIS SPECIALIZED AREA PLAN IS TO BE READ IN CONJUNCTION WITH SECTION 13.4.4 OF THE VERAMENDI DEVELOPMENT & DESIGN CONTROL DOCUMENT (DDCD).
- 2. A MAXIMUM BUILDING FOOTPRINT IS THE SPATIAL LIMIT WITHIN WHICH BUILDINGS AND STRUCTURES MAY BE LOCATED. BUILDINGS MAY BE POSITIONED AND ORIENTED ANYWHERE WITHIN A MAXIMUM BUILDING FOOTPRINT SUBJECT TO ANY APPLICABLE MINIMUM DEVELOPMENT STANDARDS IN THE VERAMENDI DDCD AND PROVIDED THE STATED MAXIMUM ALLOWABLE GROSS FLOOR AREA (GFA) IS NOT EXCEEDED.
- 3. THE LOCATION AND SPATIAL CONFIGURATION OF OPPORTUNITY PARKING AREAS IS GUIDANCE ONLY. PARKING AREAS MAY BE ESTABLISHED IN ANY LOCATION THAT IS PRACTICAL AND/OR DESIRABLE, INCLUDING WITHIN MAXIMUM BUILDING FOOTPRINTS. ADDITIONAL PARKING AREAS MAY BE DESIGNATED.
- 4. THE PRECISE ALIGNMENT, ORIENTATION AND CONFIGURATION OF THE PRIMARY ACCESS DRIVE IS TO BE DETERMINED AT PLAT STAGE FOLLOWING DETAILED ENGINEERING DESIGN.
- 5. THE PRECISE POSITION, ORIENTATION AND CONFIGURATION OF DRIVEWAY CUTS IS TO BE DETERMINED AT PLAT STAGE FOLLOWING DETAILED ENGINEERING DESIGN.
- 6. VEHICLE ROUTES ARE CONCEPTUAL TO SHOW INTENT FOR VEHICLE CONNECTIVITY. REFER TO DDCD SECTION 13.4.4 FOR ADDITIONAL GUIDANCE. THE PRECISE ALIGNMENT, ORIENTATION AND CONFIGURATION OF VEHICLE ROUTES IS TO BE DETERMINED AT PLAT STAGE FOLLOWING DETAILED ENGINEERING DESIGN. ADDITIONAL VEHICLE ROUTES MAY BE DESIGNATED. VEHICLE STREETS MAY BE DESIGNATED AS EITHER PRIVATE OR PUBLIC.
- 7. PEDESTRIANS AND/OR BICYCLE ROUTES ARE CONCEPTUAL TO SHOW INTENT FOR PEDESTRIAN AND BICYCLE CONNECTIVITY. REFER TO DDCD SECTION 13.4.4 FOR ADDITIONAL GUIDANCE. THE PRECISE ALIGNMENT, ORIENTATION AND CONFIGURATION OF PEDESTRIAN AND/OR BICYCLE ACCESSWAYS IS TO BE DETERMINED AT PLAT STAGE FOLLOWING DETAILED ENGINEERING DESIGN. ADDITIONAL PEDESTRIAN AND/OR BICYCLE ACCESSWAYS MAY BE DESIGNATED.



VERAMENDI PARCEL KEY

KEY LEGEND

- PARCEL BOUNDARY
- 500 YEAR FLOODPLAIN
- WATERWAY SETBACK
- MAXIMUM BUILDING FOOTPRINT
- P PARKING AREA OPPORTUNITY
- PRIMARY ACCESS DRIVE
- VEHICULAR ROUTE (PUBLIC OR PRIVATE)
- PEDESTRIAN AND/OR BICYCLE ROUTE
- DRIVEWAY ACCESS ZONE

MAXIMUM ALLOWABLE GFA: 1,500,000 SF

CONCEPT ONLY: the concept & details represented in this plan are for illustrative purposes and should not be constructed as the final approved design or ultimate outcome.

SECTOR 7 - RESORT PLANNING AREA  
SPECIALIZED AREA PLAN

SCALE: 1"=200'  
DATE: 12.05.2023



**PLAN NOTES**

1. This plan is to be read with sections 14.3.4, 26.3.3 and 32.3.9 of the Veramendi Development & Design Control Document.

2. The programmed area is the spatial limit within which park activation code sources may be located. Park activation code source may be positioned and oriented anywhere within the programmed park area subject to any applicable minimum development standards in the Veramendi Development & Design Control Document.

3. Amendments to the Park Programming Schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director.

4. The location and spatial configuration of Parking Opportunity Area is guidance only and should not be construed as fixed or mandatory. The parking area may be established in any location that is necessary, practical and/or desirable and meets the minimum development standards in the Veramendi Development & Design Control Document.

5. Pedestrian routes are conceptual to show intent for connectivity. The precise alignment, orientation and configuration of the pedestrian accessways is to be determined as part of the preparation of a park plan. Additional pedestrian accessways may be designated with the administrative approval of the Parks Director.

6. The specific location and design specifications for all park improvements (including signage, safety elements, pedestrian amenities, etc) will be determined as part of the preparation of a park plan.



**AREA A  
PARK ACTIVATION SOURCES**

① ③ ④ ⑤ ⑦ ⑧ ⑨ ⑩

**AREA B  
PARK ACTIVATION SOURCES**

⑤ ⑦ ⑩

**AREA B  
PARK ACTIVATION SOURCES**

① ② ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

**LEGEND**

- Parcel Boundary
- Waterway Center Line
- Waterway Setback
- Programmed Park Area
- Parking Area Opportunity
- Pedestrian Route
- Park Activation Source

PARK PROGRAMMING SCHEDULE					
(REFER TABLE 26-1 OF VERAMENDI DESIGN & DEVELOPMENT CONTROL DOCUMENT)					
Plan ID	Improvement	Activation Source (AS)	Amount	<div>✓</div> Mandatory	<div>✓</div> Provided
	Athletic Field / Playfield (with class 1 lighting)	A	0		
	Athletic Field / Playfield (without class 1 lighting)	A	0		
	Bike Racks	-	-	<div>✓</div>	<div>✓</div>
	Consession	A	0		
①	Drinking Fountain and Tap (including pet drinking facility)	A	3	<div>✓</div>	<div>✓</div>
②	Event Space	A	1		<div>✓</div>
③	Exercise Equipment Circuit	A	1		<div>✓</div>
	Fenced Dog Off-Leash Area	A	0		
	Game Table	A	0		
	HOA Facility	A	0		
	Informal Sports Facility	A	0		
④	Open Play Area	A	1	<div>✓</div>	<div>✓</div>
⑤	Paths / Trails (either connected to an existing or future accessways or loop circuit - per ¼ mile of path/trail)	A	1	<div>✓</div>	<div>✓</div>
⑥	Pavilion	A	1	<div>✓</div>	<div>✓</div>
⑦	Picnic Area (2 tables and a grill or 3 tables and no grill)	A	3	<div>✓</div>	<div>✓</div>
	Pier/Launch	A	0		
	Play Court (without class 1 lighting)	A	0		
⑧	Playscape	A	2	<div>✓</div>	<div>✓</div>
	Pond	A	0		
⑨	Public Art	A	2		<div>✓</div>
	Restroom	-	-	<div>✓</div>	<div>✓</div>
	Ropes Course	A	0		
⑩	Seating (3 individual benches)	A	4	<div>✓</div>	<div>✓</div>
	Signage	-	-	<div>✓</div>	<div>✓</div>
	Spray Ground	A	0	<div>✓</div>	<div>✓</div>
	Trash Receptacle	-	-	<div>✓</div>	<div>✓</div>
Total AS			19		
AS Required			15		
Parking Spaces Required			38		

**DISCLAIMER**

The schedule above shows all allowable park improvements that are sources for activation (Activation Sources - AS) per the Design & Development Control Document. Numbered dots are for guidance only to show potential locations for park improvements to meet the minimum development standards. The Activation Sources are not representative of all the improvements to be included in the constructed park.

Additional uses and improvements listed (such as restrooms, Splash Play and a Pier/Launch) may be included in the design of the park, even if they are not considered as AS.





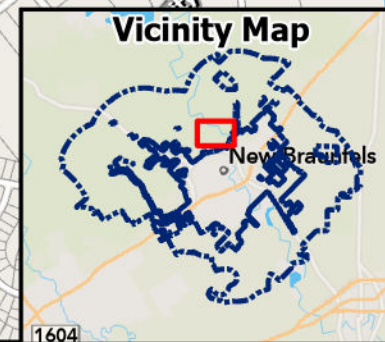
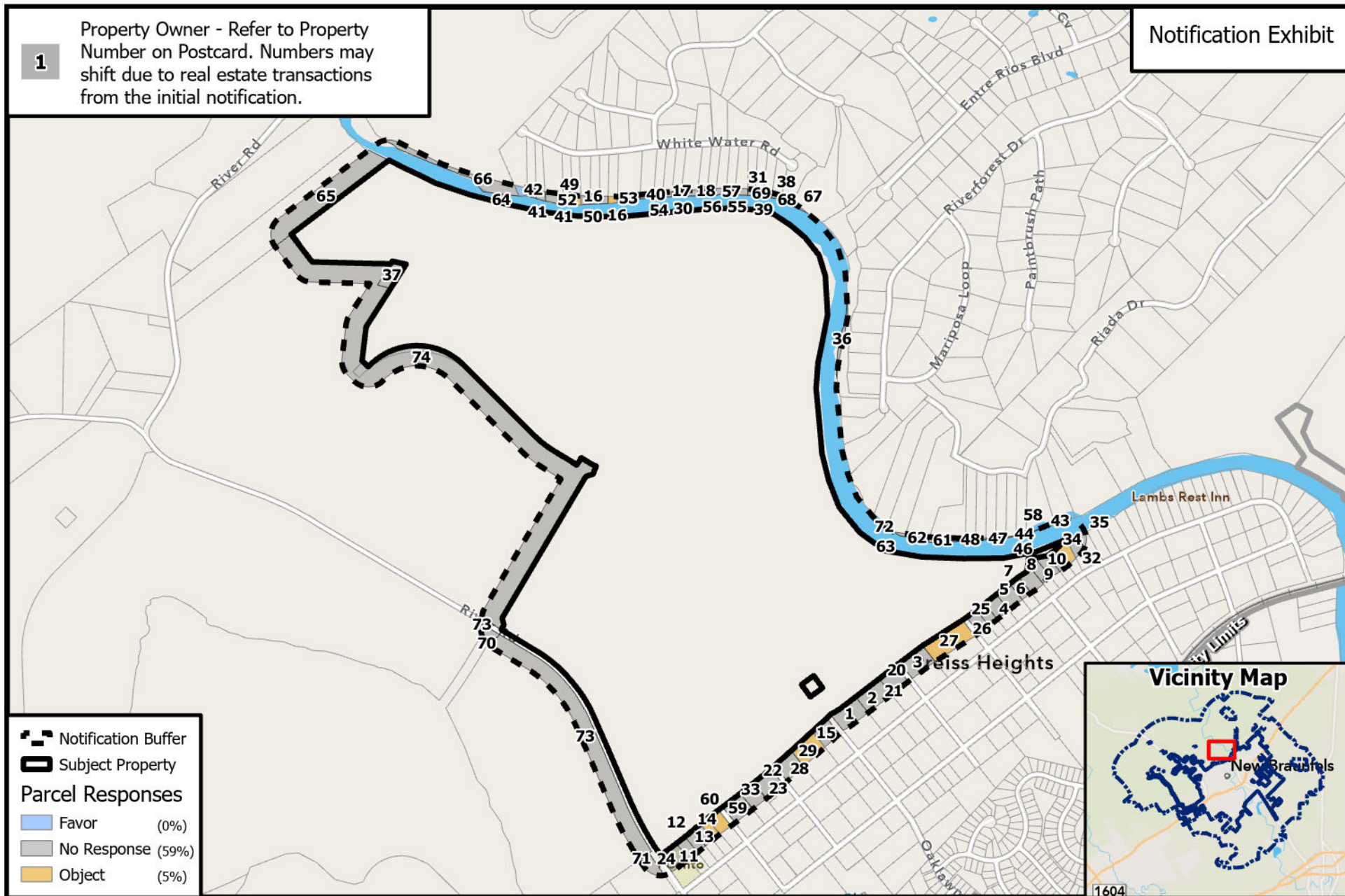






1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



**PLANNING COMMISSION – MARCH 5, 2024 – 6:00PM**

City Hall Council Chambers

**CASE #SP24-0007**

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

1	HODGE EVAN & AMY	40	PATTERSON JAMES N III & ELIZABETH B
2	WEST TOBY L & LUCINDA F	41	ALLRED JAMES R & RENEE L
3	KOEHLER CURTIS & LAURIE	42	TRAGER ERIC T & KELLY
4	RAHE GUEST HAUS LLC	43	JACKSON KAREN L & ROBERT H
5	MECKEL MARJORIE & DENNIS W JR	44	FISCHER C KENT & BETTY T
6	RAHE JAMES JR & TERRI L	45	SCHEER MARY L
7	BUCK WARREN D & TERRY	46	PFEFFERKORN CHRISTINE BERRY
8	VALLS HOLDINGS LTD	47	ARMSTRONG CHARLES Y & RYAN W
9	LJO LIVING TRUST 6-22-2022	48	BEEBE ROGER L & ELEANOR
10	TCRWSJ2 LLC	49	GLADNEY THOMAS M & LISA L
11	BRUNDRETT HEIDI LYNN		LANDRY KATHY & KEITH RVCBL
12	DODD DUSTIN	50	LVNG TRST 1-14-2021
13	MILLS CHRISTOPHER R RVCBL TRST	51	RAY JAMEY
14	BARTEL RANDALL S & DEANA K	52	HARGROVE ROY W & FRANCES V
15	MARTINEZ ROY & PATRICIA	53	CONLON JOHN
16	LARNED JOHNEY & DERINDA	54	HORELKA RODNEY & JILL
17	GRUENE RIVER PROPERTY	55	WORSHAM MARY B
18	GARRISON PAULA	56	VALENTINE GLORIA J
19	JACKSON YVONNE	57	PESEK DARRELL J & AMY L
20	LACY WILES LEE & BEVERLY	58	TRASK GRACE G
21	ETHRIDGE MATTHEW C	59	DAMARODAS PROPERTES LLC
22	JENKINS KATHY S & JERRY K	60	RILEY JAMES C JR
23	ROSE AMY & BRANDON	61	KOEHLER LUCILLE HANZ
24	GRACE PREPARATORY ACADEMY OF NEW BRAUNFELS	62	RIADA PROPERTY OWNERS
25	CAMPA KAREN & ALFRED T	63	WINDLE STEPHEN M
26	KIRMSE MARJORIE E	64	GRIBBLE R MICHAEL
27	MCDONALD EILEEN F	65	DEATS JAMES T
28	COOPER HEATH A & KELLY ANN	66	CARTER PAUL B TRUSTEE
29	CARR THOMAS W & SUSAN	67	BRETZKE DAVE L ET AL
30	GATHRIGHT JEREMY T & ASHLEY R	68	HARLIN GLORIA V
31	CAMPBELL ALISON & ANDREW	69	STANKOVICH DUSHAN & MARY A
32	MSDD INVESTMENTS LLC		SLAVIN ELIZABETH A & THE JOHN M
33	RAHE JACKIE & DANA K	70	FAMILY TRUST
34	BAILEY WELDON D & DIANE M	71	VERAMENDI PE-EMERALD LLC
35	CLUTTER FALLS LLC	72	NEW BRAUNFELS UTILITIES
36	N B RIVERFOREST HOA	73	BECK DAVID
37	BROCKMAN CHRISTOPHER B ET AL		WORD-BORCHERS RANCH REAL
	NOONAN ANDREW T ET AL, ATTN: VERAMENDI PE-FREMANTLE	74	ESTATE LMTD PRTRNSHP
38	LLC	75	VERAMENDI PE-FREMANTLE LLC
39	COMAL COUNTY INVESTORS LLC		

**SEE MAP**

GRIBBLE R MICHAEL  
1961 RIADA DR  
NEW BRAUNFELS TX 78132  
Property #: 64  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☒  
OPPOSE ☐

LACY WILES LEE & BEVERLY  
619 CRABAPPLE RD  
BLANCO TX 78606  
Property #: 20  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☒  
OPPOSE ☐

STANKOVICH DUSHAN & MARY A  
6118 OLIVER LOVING TRL  
AUSTIN TX 78749

Property #: 69

SP24-0007

Case Manager: ML

*PS.*  
FAVOR ☒  
OPPOSE ☐

COMMENTS



WEST TOBY L & LUCINDA F

951 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 2

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

We would like to keep the open  
country area we moved into.

We don't want anymore traffic on to  
become a city limit subdivision.

No thank you !!

GARRISON PAULA

1201 WHITE WATER RD

NEW BRAUNFELS TX 78132

Property #: 18

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

BARTEL RANDALL S & DEANA K

654 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 14

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

BRUNDRETT HEIDI LYNN

645 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 11

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

GARRISON PAULA  
1201 WHITE WATER RD  
NEW BRAUNFELS TX 78132  
Property #: 18  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☐  
OPPOSE ☒

BARTEL RANDALL S & DEANA K  
654 EDWARDS BLVD  
NEW BRAUNFELS TX 78132  
Property #: 14  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☐  
OPPOSE ☒

Please leave our neighborhood as  
is; we already have a ton  
of people speeding through  
there. Thanks.

(830) 708-3660

MCDONALD EILEEN F  
1097 EDWARDS BLVD  
NEW BRAUNFELS TX 78132  
Property #: 27  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☐  
OPPOSE ☒

I AM CONCERNED FOR MY ANIMALS AND  
WHAT THE SECTOR PLAN ENTAILS.  
THERE IS CURRENTLY A FENCE DEVIATING  
PROPERTIES  
WHAT IMPACT WILL THIS HAVE  
ON THE AUGUSTER & MY WELL?

MSDD INVESTMENTS LLC  
188 BLACK OAK DR  
CANYON LAKE TX 78133  
Property #: 32  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☐  
OPPOSE ☒

CARR THOMAS W & SUSAN  
847 EDWARDS BLVD  
NEW BRAUNFELS TX 78132  
Property #: 29  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☐  
OPPOSE ☒

- 1) The entire project is over a major portion of Aquifer recharge zone.
- 2) Unclear how change in topography will affect flooding.
- 3) Will city/county remove trees on property line that die as a result of cutting roots. Removal would cause property owner a MAJOR EXPENSE;

LANDRY KATHY & KEITH RVCBL LVNG TRST 1-14-2021

1441 WHITE WATER  
NEW BRAUNFELS TX 78132

Property #: 50  
SP24-0007  
Case Manager: ML

FAVOR ☐  
OPPOSE ☒

COMMENTS

RAY JAMEY

5055 GOLD HAVEN DR

RICHMOND TX 77407

Property #: 51

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

New Braunfels is over-  
developed with no assur-  
ance there are enough  
resources - especially  
water.

Case Manager: ML

SP24-0007

Property #: 40

HOUSTON TX 77055

1127 GLOURIE DR

PATTERSON JAMES N III & ELIZABETH B

COMMENTS

FAVOR ☐

OPPOSE ☒

The development as shown will negatively impact enjoyment and property value of White Water Rd. homes. The plan as now shown is dramatically different than previously publicized and provides insufficient buffer from the river and its sensitive wooded bluff. Houses built along Sector 29, Street E will be located at the top of the bluff, impacting the view from homes along White Water Road. The Landscape Amenity Park shown on the steep wooded bluff along the river is not adequately explained and may result in the removal of trees and brush that provide privacy, wildlife habitat and beautiful views for White Water Rd. residents. Construction of trails and recreation amenities along the bluff may lead to degradation of soil and vegetation and harm to the natural environment. Sector 26, labeled 'Resort' has no delineation. The plan is insufficient to judge the resort's impact on surrounding properties and the natural environment along the river.

FAVOR ☐

OPPOSE ☒

COMMENTS

Case Manager: ML

SP24-0007

Property #: 52

NEW BRAUNFELS TX 78132

1381 WHITE WATER RD

HARGROVE ROY W & FRANCES V



HARLIN GLORIA V  
850 BLUFF RIDGE CT  
NEW BRAUNFELS TX 78132  
Property #: 68  
SP24-0007  
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

COMMENTS

RILEY JAMES C JR  
705 EDWARDS BLVD  
NEW BRAUNFELS TX 78132  
Property #: 60  
SP24-0007  
Case Manager: ML

FAVOR ☐  
OPPOSE ☒

COMMENTS

CONLON JOHN  
1481 WHITE WATER RD  
NEW BRAUNFELS TX 78132  
Property #: 53  
SP24-0007  
Case Manager: ML

FAVOR ☐  
OPPOSE ☒

3/5/2024

Agenda Item No. B)

**PRESENTER:**

Applicant: Killen, Griffin & Farrimond

Owner: Peregrine Schertz Holdings, LLC and HW Pecan Crossing, LLC

**SUBJECT:**

**PZ24-0031** Public hearing and recommendation to City Council to rezone approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**BACKGROUND INFORMATION:**

Case No: PZ24-0031

Applicant: Killen, Griffin & Farrimond  
10101 Reunion Place, Suite 250  
San Antonio, TX 78216  
(210) 960-2750 | ashley@kgftx.com

Owner: Peregrine Schertz Holdings, LLC  
276 Emporia Blvd  
San Antonio, TX 78209  
(210) 960-2750 | ashley@kgftx.com

Owner: HW Pecan Crossing, LLC  
8522 Broadway, Suite 109-3  
San Antonio, TX 78217  
(210) 960-2750 | ashley@kgftx.com

Staff Contact: Amanda Mushinski  
(830) 221-4056 | amushinski@newbraunfels.gov

The property is about 5 acres in size and sits on the southeast corner of County Line Rd and FM 725, as well as the north corner of FM 725 and Pecan Bluff. It's roughly 500 feet northeast of Fischer Park and around 800 feet northwest of the Southbank Planned Development District.

The applicant is requesting a change in zoning from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District).

*Surrounding Zoning and Land Use:*

<b>North</b>	Across County Line Rd: M-2	Vacant Land
<b>South</b>	Across FM 725: R-1	Vacant Land
<b>East</b>	R-1A-6.6r79	Single Family Neighborhood
<b>West</b>	Across FM 725: C-1B	Vacant Land



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**ISSUE:**

The applicant's proposal indicates that the requested zone change aims to enable development under the C-1A zoning. This zoning is mainly for offices, businesses, professional services, and light retail and commercial activities. C-1A is typically located at major intersections of collector streets near residential neighborhoods to serve the surrounding areas.

C-1A would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.3:** Balance commercial centers with stable neighborhoods

**Future Land Use Plan:** The subject property is located within the Dunlap Sub Area, within the Transitional Mixed-Use Corridor, near existing Outdoor Recreation and Market centers, and a proposed Outdoor Recreation center.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval of the zone change from C-1Br78 to C-1A for the subject property because it's situated strategically at the southeast corner of County Line Rd and FM 725, both existing arterial roads, and at the north corner of FM 725 and Pecan Bluff. This change aligns with the intended purpose of C-1A zoning, facilitating offices, businesses, professional services, and light retail and commercial activities, serving nearby residential neighborhoods, and boosting the local economy. Furthermore, the location within the Dunlap Sub Area and Transitional Mixed-Use Corridor, alongside existing and proposed outdoor recreation and market centers, supports the zone change, promoting a dynamic urban environment.

*Mailed notification as required by state statute:*

Public hearing notices were sent to 30 property owners within 200 feet of the request. As of the agenda posting date, the city has received no responses.

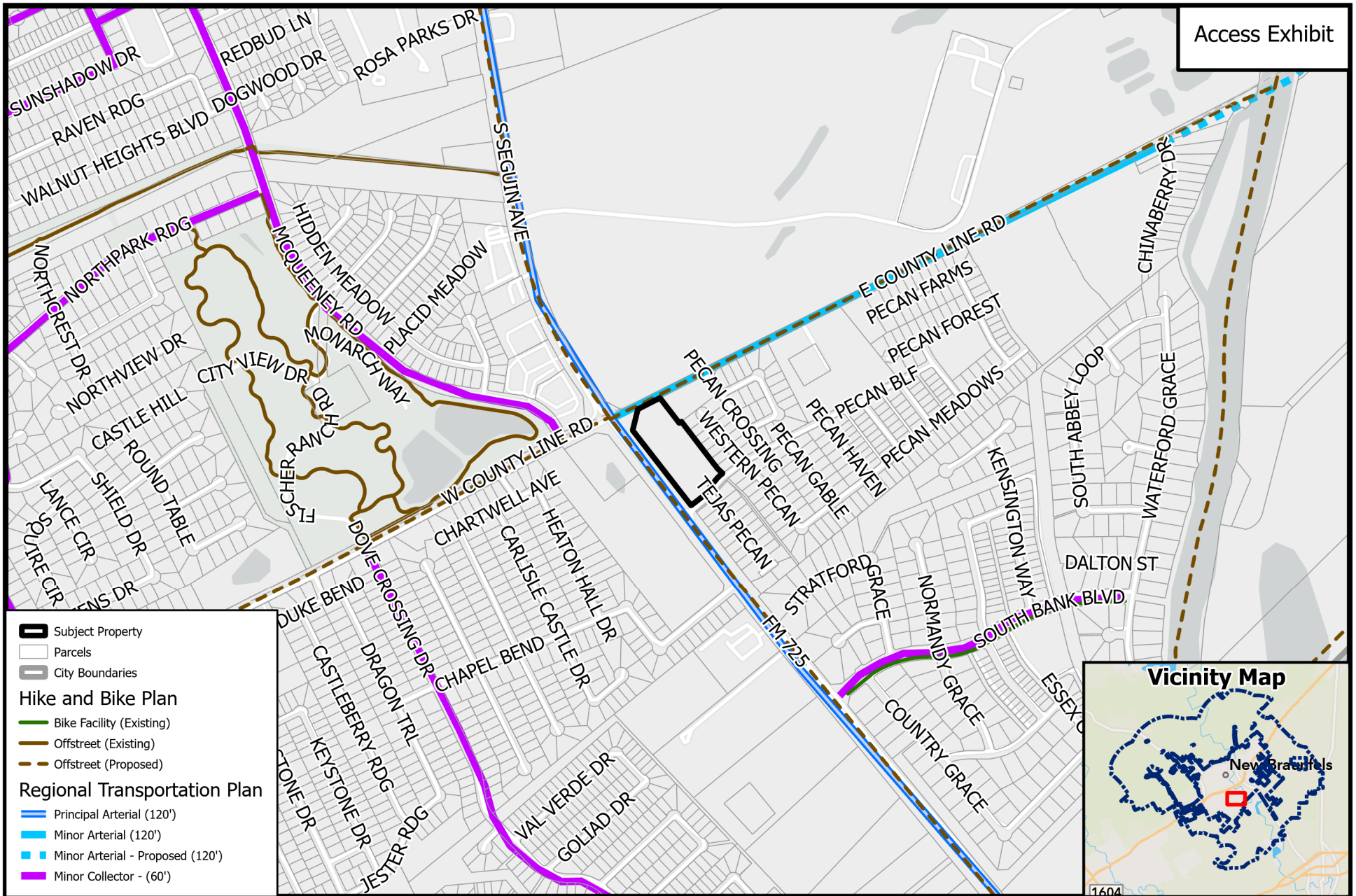
**Resource Links:**

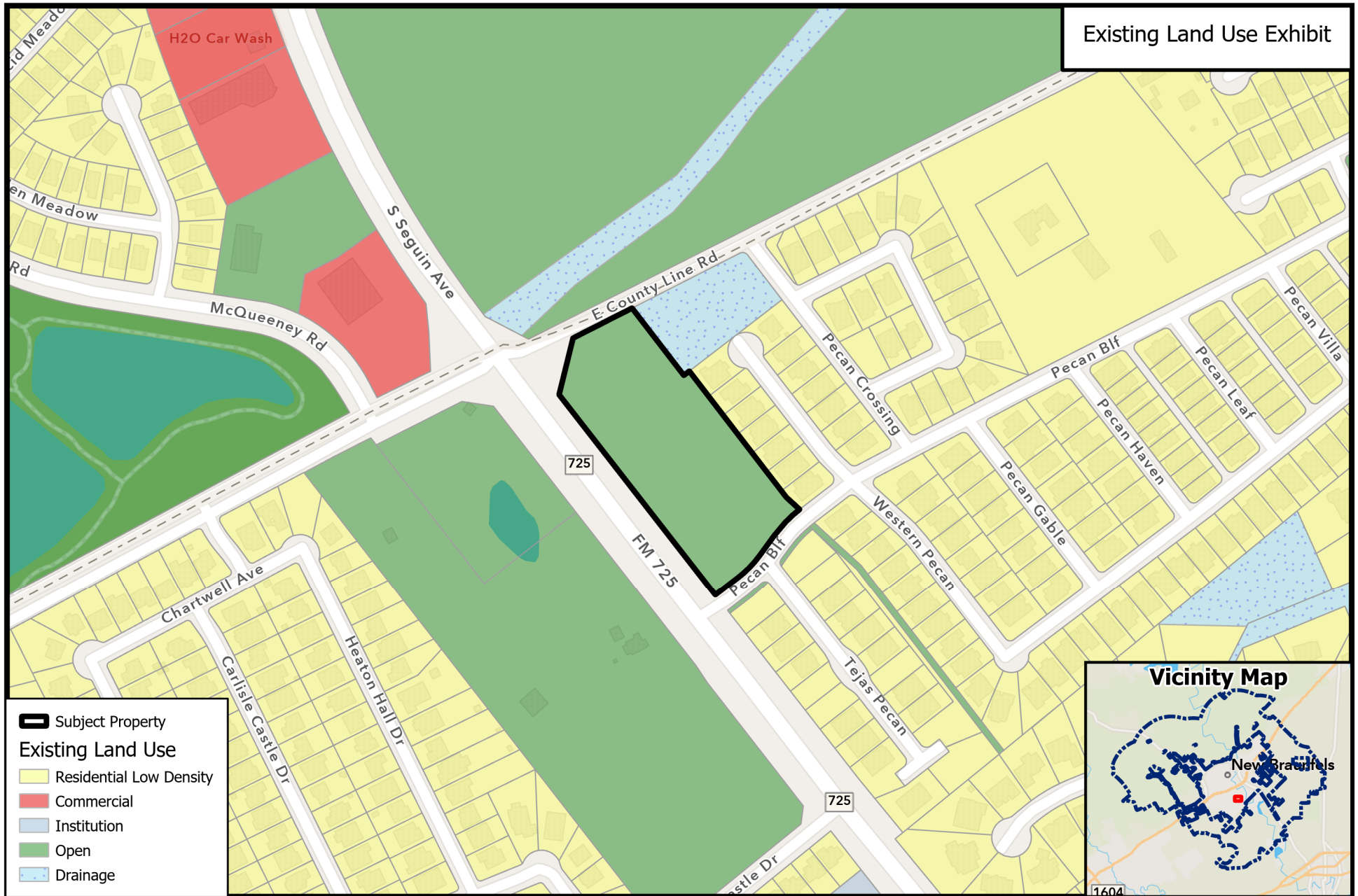
- Chapter 144, Sec. 3.4-13 (C-1B) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 3.4-12 (C-1A) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)













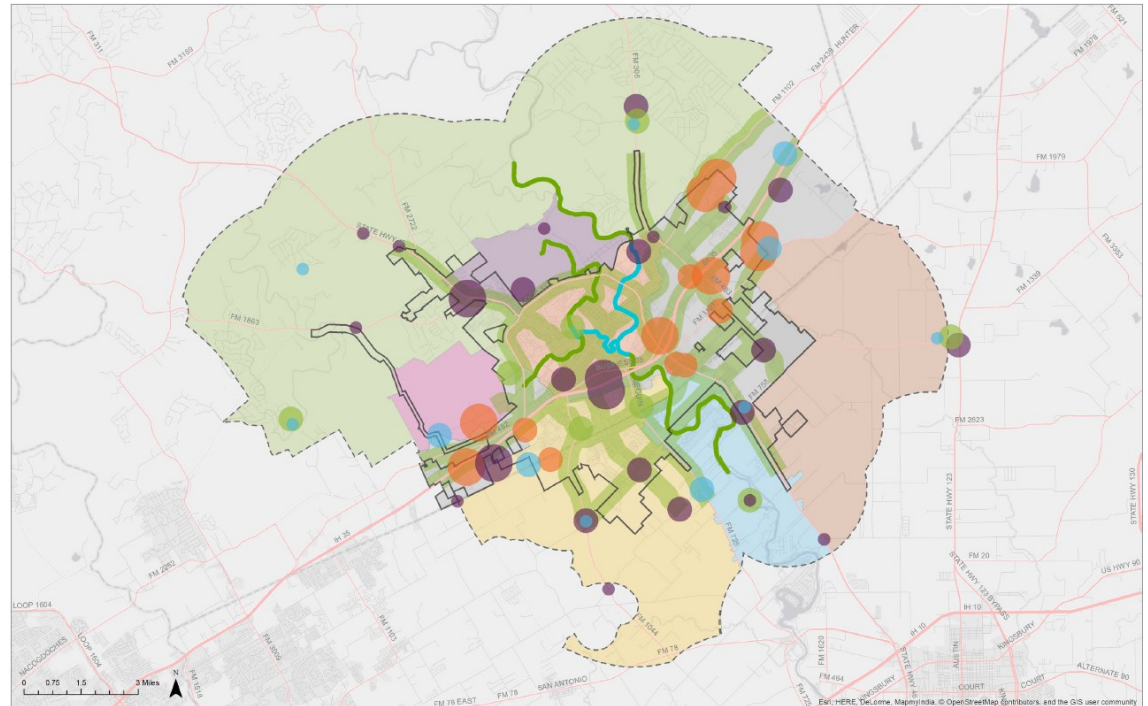


## Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Dunlap Sub-Area
- ◆ Within Transitional Mixed-Use Corridor
- ◆ Near existing Outdoor Recreation and Market centers
- ◆ Near proposed Outdoor Recreation center

## Future Land Use Map



- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns
- **Action 3.3:** Balance commercial centers with stable neighborhoods





LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Accessory building/structure (see section 144-5.4)		P
Accessory dwelling (one accessory dwelling per lot, no kitchen)		
Accounting, auditing, bookkeeping, and tax preparations	P	P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		
Ambulance service (private)		
Amphitheaters (outdoor live performances)		
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		
Amusement services or venues (outdoors)		
Animal grooming shop	P	P
Answering and message services		P
Antique shop	P	P
Appliance repair	P	P
Archery range		
Armed services recruiting center		P
Art dealer/gallery	P	P
Artist or artisans studio	P	P
Assembly/exhibition hall or areas		
Assisted living facility/retirement home		P
Athletic fields		
Auction sales (non-vehicle)		
Auto body repair, garages (see section 144-5.11)		
Auto glass repair/tinting (see section 144-5.11)		
Auto interior shop/upholstery (see section 144-5.11)		
Auto leasing		P
Auto muffler shop (see section 144-5.11)		
Auto or trailer sales rooms or yards (see section 144-5.12)		
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		
Auto paint shop		
Auto repair as an accessory use to retail sales		
Auto repair garage (general) (see section 144-5.11)		
Auto supply store for new and factory rebuilt parts		P
Auto tire repair/sales (indoor)		P
Auto wrecking yards		
Automobile driving school (including defensive driving)		
Bakery (retail)	P	P
Bank, savings and loan, or credit union	P	P
Bar/tavern (no outdoor music)		P
Bar/tavern		
Barber/beauty college (barber or cosmetology school or college)	P	
Barber/beauty shop, haircutting (non-college)		P
Barns and farm equipment storage (related to agricultural uses)		P



LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Battery charging station		P
Bed and breakfast inn (see section 144-5.6)		P
Bicycle sales and/or repair	P	P
Billiard/pool facility		
Bingo facility		P
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		
Book binding	P	P
Book store	P	P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		
Bus passenger stations		
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen	P	P
Campers' supplies		P
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		
Car wash, full service (detail shop)		
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer	P	P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum		P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		
Child day care/children's nursery (business)	P	P
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)	P	P
Clinic (emergency care)		P
Clinic (medical)	P	P
Club (private)		
Coffee shop	P	P
Cold storage plant		
Commercial amusement concessions and facilities		



LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)		
Community home (see definition)		P
Computer and electronic sales	P	P
Computer repair	P	P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)	P	P
Consignment shop		P
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office		P
Convenience store with gas sales		
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
Crematorium		
Curio shops	P	P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		
Day camp		
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop	P	P
Driving range		
Drug store/pharmacy	P	P
Duplex/two-family/duplex condominiums		
Electrical generating plant		
Electrical repair shop	P	P
Electrical substation		P
Electronic assembly/high tech manufacturing		
Electroplating works		
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		
Explosives manufacture or storage		
Exterminator service		
Fairground		
Family home adult care		
Family home child care		
Farmers market (produce market—wholesale)	P	
Farms, general (crops) (see chapter 6 and section 144-5.9)		P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)		P
Feed and grain store		
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		
Florist	P	P



LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales	P	P
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		
Freight terminal, truck (all storage of freight in an enclosed building)		
Frozen food storage for individual or family use		P
Funeral home/mortuary		
Furniture manufacture		
Furniture sales (indoor)	P	
Galvanizing works		
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses	P	P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)		P
Golf course (miniature)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		P
Handicraft shop	P	P
Hardware store	P	P
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)	P	P
Heating and air-conditioning sales/services		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)		
Home repair and yard equipment retail and rental outlets		
Hospice		P
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		P
Hotel/motel		
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		
Ice plants		
Indoor or covered sports facility		
Industrial laundries		
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)	P	P



LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Laboratory equipment manufacturing		
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		
Laundry/dry cleaning (drop off/pick up)	P	P
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
Livestock sales/auction		
Locksmith	P	P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material sales (see section 144-5.15)		
Machine shop		
Maintenance/janitorial service		
Major appliance sales (indoor)	P	
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales		
Manufacturing and processes		
Manufacturing processes not listed		
Market (public, flea)		
Martial arts school	P	P
Meat or fish packing/storage plants		
Medical supplies and equipment	P	
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		
Mini-warehouse/self-storage units (no boat and RV storage permitted)		
Mini-warehouse/self-storage units with outside boat and RV storage		
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		
Motion picture theater (indoors)		
Motion picture theater (outdoors, drive-in)		
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		
Museum	P	P
Natural resource extraction and mining		
Needlework shop	P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium		P



LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Offices, brokerage services	P	P
Offices, business or professional	P	P
Offices, computer programming and data processing	P	P
Offices, consulting	P	P
Offices, engineering, architecture, surveying or similar	P	P
Offices, health services	P	P
Offices, insurance agency	P	P
Offices, legal services, including court reporting	P	P
Offices, medical offices	P	P
Offices, real estate	P	P
Offices, security/commodity brokers, dealers, exchanges and financial services	P	P
Oil compounding and barreling plants		
One-family dwelling, detached		
Outside storage (as primary use)		
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)		P
Parking lots (for passenger car only) (not as incidental to the main use)		P
Parking structure/public garage		P
Pawn shop		P
Personal watercraft sales (primarily new/repair)		
Pet shop/supplies (less than 10,000 sq. ft.)	P	P
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop	P	P
Photographic studio (no sale of cameras or supplies)	P	P
Photographic supply	P	P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)	P	P
Plastic products molding/reshaping		
Plumbing shop		
Portable building sales		
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		
Quick lube/oil change/minor inspection	P	P
Radio/television shop, electronics, computer repair	P	P
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		P
Recreation buildings (public)		P
Recycling kiosk	P	P
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)		



LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales	P	P
Restaurant with drive-through service	P	P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
Sand/gravel sales (storage or sales)		
School, K-12 public or private		P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		P
Sexually oriented business (see chapter 18)		
Sheet metal shop		
Shoe repair shops	P	P
Shooting gallery—Indoor (see section 144-5.13)		
Shooting range—Outdoor (see section 144-5.13)		
Shopping center	P	P
Sign manufacturing/painting plant		
Single-family industrialized home (see section 144-5.8)		
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		P
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P	P
Sugar refineries		
Tailor shop (see home occupation)	P	P
Tar distillation or manufacture		
Tattoo or body piercing studio		
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		



LAND USE	EXISTING	PROPOSED
	C-1Br78	C-1A
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		
Travel agency	P	P
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair	P	P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)	P	P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		
Video rental/sales	P	P
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
Waterfront amusement facilities—Swimming/wading pools/bathhouses		
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system		P
Welding shop		
Wholesale sales offices and sample rooms		
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		

P\* with kitchen



**ORDINANCE NO. 2007-58**

**AN ORDINANCE REZONING AN 85.25 ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF FM 725 AND EAST COUNTY LINE ROAD, FROM "APD AGRICULTURAL PRE-DEVELOPMENT DISTRICT" AND "R-1 SINGLE-FAMILY DISTRICT" TO "C-1B GENERAL BUSINESS DISTRICT", "ZH-A ZERO LOT LINE HOME DISTRICT" AND "R-1A-6.6 SINGLE-FAMILY DISTRICT", WITH ADDITIONAL RESTRICTIONS.**

---

**WHEREAS**, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

**WHEREAS**, in keeping with the spirit and objectives of the "C-1B General Business District", "ZH-A Zero Lot Line Home District" and the "R-1A-6.6 Single-Family District", the City Council has given due consideration to all components of said districts; and

**WHEREAS**, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

**WHEREAS**, the City Council desires to amend the Zoning Map by changing the zoning of an 85.25 acre tract of land, located at the southeast corner of FM 725 and East County Line road, from "APD Agricultural Pre-Development District" and "R-1 Single-Family District" to "C-1B General Business District", "ZH-A Zero Lot Line Home District" and "R-1A-6.6 Single-Family District" with additional restrictions; now, therefore;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS:**

**SECTION 1**

**THAT**, Sections 1.2-1 and 1.2-2, Chapter 144 of the New Braunfels Code of Ordinances and particularly the Zoning Map of the City of New Braunfels, are amended by changing the following described tract of land from "APD Agricultural Pre-Development District" and "R-1 Single-Family District" to "C-1B (r78) General Business District" with a restriction, "ZH-A Zero Lot Line Home District" and "R-1A-6.6 (r79) Single-Family District". The (r78) and (r79) shall mean an additional restrictions:

"Being an 85.25 acre tract of land, located at the southeast corner of FM 725 and East County Line Road, as described in Exhibit "A" and delineated in Exhibit "B".

**SECTION 2**

**THAT**, in accordance with Section 2.1-3, Chapter 144 of the Code of Ordinances, the additional restrictions contained in Exhibit "C" shall be considered as an amendment to the zoning ordinance for the property described in Section 1 of this ordinance:



### SECTION 3

**THAT** the Zoning Maps of the City of New Braunfels be amended to indicate the area described in Section 1.

### SECTION 4

**THAT** all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

### SECTION 5

**THAT** all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

### SECTION 6

**THAT** if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

### SECTION 7

**THIS** ordinance will take effect upon the second and final reading of same.

**PASSED AND APPROVED:** First Reading this 25<sup>th</sup> day of June, 2007.

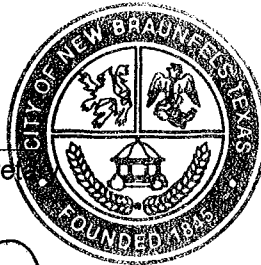
**PASSED AND APPROVED:** Second and Final Reading this 9<sup>th</sup> day of July, 2007.

**CITY OF NEW BRAUNFELS**

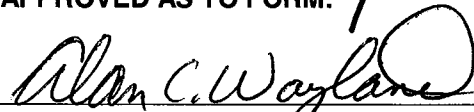
  
R. BRUCE BOYER, Mayor

**ATTEST:**

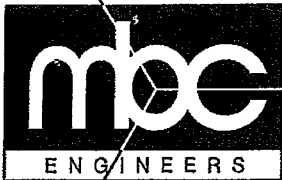
  
MICHAEL A. RESENDEZ, City Secretary



**APPROVED AS TO FORM:**

  
ALAN WAYLAND, City Attorney





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CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

METES AND BOUNDS  
DESCRIPTION OF  
TRACT 1

C-2B(r78)

AN 11.0 ACRE TRACT OF LAND OUT OF AN 85.25 ACRE TRACT COMPRISED OF A 42.2 ACRE TRACT OUT OF THAT CALLED 47.723 ACRE TRACT AS RECORDED IN VOLUME 773, PAGE 29, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, A 12.60 ACRE TRACT (MEASURED), 12.5 ACRE TRACT (DEED) AS RECORDED IN VOLUME 1322, PAGE 764, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS AND A 30.392 ACRE TRACT AS RECORDED IN VOLUME 831, PAGE 33 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, ALL BEING A PART OR PORTION OF A CALLED 104 ACRE TRACT AS RECORDED IN VOLUME 196, PAGE 30, OFFICIAL RECORDS OF GUADALUPE COUNTY, SITUATED IN THE W.H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS;

**BEGINNING:** At a found Texas Department of Transportation (TxDOT) concrete monument in the southeast right-of-way line of county line road (Public right-of-way varies), said (TxDOT) monument being at the north end of the cutback line of F.M. 725 and County Line Road.

THENCE: N 63°03'41" E, 269.18 feet, along and with the southeast right-of-way line of said County Line Road, to a point;

THENCE: S 37°34'21" E, 746.83 feet to a point;

THENCE: N 52°25'39" E, 30.00 feet to a point;

THENCE: S 37°34'21" E, 687.22 feet to a point;

THENCE: S 50°43'09" W, 335.15 feet to a point;

THENCE: N 39°31'32" W, 173.59 feet to a point;

THENCE: N 38°00'21" W, 900.27 feet to a point;

Page 1 of 2


P:\Guadalupe\29432-Pecan Crossing\Letters\11.0 Ac Tract 1 052407.doc

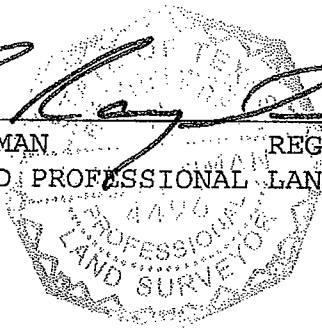


THENCE: N 35°41'31" W, 387.83 feet to a point;

THENCE: N 13°45'43" E, 51.79 feet to the **POINT OF BEGINNING** of the herein described tract.

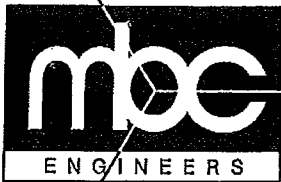
I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of the above referenced 85.25 acre tract by the firm of Macina, Bose, Copeland and Assoc., Inc., of which a survey map has been prepared.

  
I. RAY INMAN REG. NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR



#29432-Guadalupe  
January 3, 2007  
Revised: May 24, 2007  
IRI/BCG/lk





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

METES AND BOUNDS  
DESCRIPTION OF  
TRACT 2

R-7A-6.6 (r 79)

A 23.83 ACRE TRACT OF LAND OUT OF AN 85.25 ACRE TRACT COMPRISED OF A 42.2 ACRE TRACT OUT OF THAT CALLED 47.723 ACRE TRACT AS RECORDED IN VOLUME 773, PAGE 29, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, A 12.60 ACRE TRACT (MEASURED), 12.5 ACRE TRACT (DEED) AS RECORDED IN VOLUME 1322, PAGE 764, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS AND A 30.392 ACRE TRACT AS RECORDED IN VOLUME 831, PAGE 33 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, ALL BEING A PART OR PORTION OF A CALLED 104 ACRE TRACT AS RECORDED IN VOLUME 196, PAGE 30, OFFICIAL RECORDS OF GUADALUPE COUNTY, SITUATED IN THE W.H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS;

**COMMENCING:** At a found Texas Department of Transportation (TxDOT) concrete monument in the southeast right-of-way line of county line road (Public right-of-way varies), said (TxDOT) monument being at the north end of the cutback line of F.M. 725 and County Line Road.

**THENCE:** N 63°03'41" E, 269.18 feet, along and with the southeast right-of-way line of said County Line Road, to **THE POINT OF BEGINNING** of this tract;

**THENCE:** N 63°03'41" E, 774.37 feet to a point;

**THENCE:** S 26°57'30" E, 589.01 feet to a point in a curve concave southeast;

**THENCE:** 27.68 feet, along and with said curve, having a radius of 484.39 feet, a central angle of 03°16'26", a chord bearing N 63°03'02" E, and a chord distance of 27.68 feet, to the point of tangency of the herein described curve;

**THENCE:** N 63°03'02" E, 76.54 feet to a point;

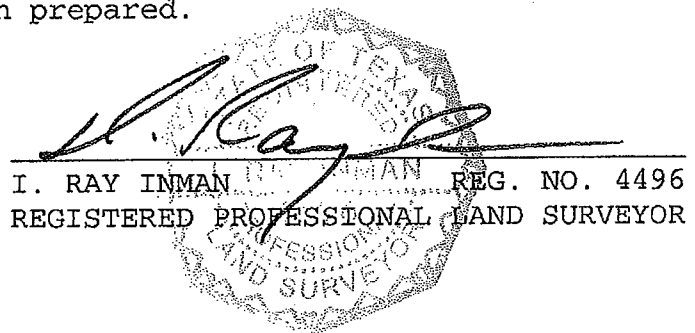
Page 1 of 2

P:\Guadalupe\29432-Pecan Crossing\Letters\23.68 Ac Tract 2 052407.doc



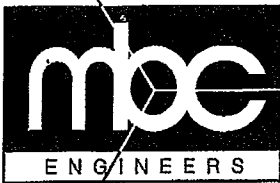
THENCE: S 37°33'31" E, 517.05 feet to a point;  
THENCE: N 50°45'30" E, 427.79 feet to a point;  
THENCE: S 39°16'48" E, 153.98 feet to a point;  
THENCE: S 50°43'09" W, 1157.59 feet to a point;  
THENCE: N 37°34'21" W, 687.22 feet to a point;  
THENCE: S 52°25'39" W, 30.00 feet to a point;  
THENCE: N 37°34'21" W, 746.83 feet to the **POINT OF BEGINNING** of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of the above referenced 85.25 acre tract by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.

  
I. RAY INMAN REG. NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR

#29432-Guadalupe  
January 4, 2007  
Revised: May 24, 2007  
IRI/BCG/lk





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METES AND BOUNDS  
DESCRIPTION OF  
TRACT 3

ZH-A(r79)

A 8.10 ACRE TRACT OF LAND OUT OF AN 85.25 ACRE TRACT COMPRISED OF A 42.2 ACRE TRACT OUT OF THAT CALLED 47.723 ACRE TRACT AS RECORDED IN VOLUME 773, PAGE 29, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, A 12.60 ACRE TRACT (MEASURED), 12.5 ACRE TRACT (DEED) AS RECORDED IN VOLUME 1322, PAGE 764, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS AND A 30.392 ACRE TRACT AS RECORDED IN VOLUME 831, PAGE 33 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, ALL BEING A PART OR PORTION OF A CALLED 104 ACRE TRACT AS RECORDED IN VOLUME 196, PAGE 30, OFFICIAL RECORDS OF GUADALUPE COUNTY, SITUATED IN THE W.H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS;

**COMMENCING:** At a found Texas Department of Transportation (TxDOT) concrete monument in the southeast right-of-way line of county line road (Public right-of-way varies), said (TxDOT) monument being at the north end of the cutback line of F.M. 725 and County Line Road.

**THENCE:** N 63°03'41" E, 269.18 feet, along and with the southeast right-of-way line of said County Line Road, to a point;

**THENCE:** N 63°03'41" E, 774.37 feet, continuing along and with said southeast right-of-way line, to a point;

**THENCE:** S 26°57'30" E, 589.01 feet to a non-tangent point in a curve concave southeast;

**THENCE:** 27.68 feet, along and with said curve, having a radius of 484.39 feet, a central angle of 03°16'26", a chord bearing of N 63°03'02" E and a chord distance of 27.68 feet, to the point of tangency of the herein described curve;



THENCE: N 63°03'02" E, 76.54 feet to the **POINT OF BEGINNING** of this tract;

THENCE: N 63°03'02" E, 839.39 feet to point;

THENCE: S 37°34'21" E, 338.27 feet to a point;

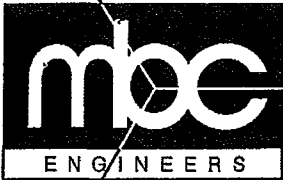
THENCE: S 50°45'30" W, 825.47 feet to a point;

THENCE: N 37°33'31" W, 517.05 feet to the **POINT OF BEGINNING** of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of the above referenced 85.25 acre tract by the firm of Macina, Bose, Copeland and Assoc., Inc., of which a survey map has been prepared.

  
I. RAY INMAN REG. NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR

#29432-Guadalupe  
January 4, 2007  
Revised: May 24, 2007  
IRI/BCG/lk



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1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

METES AND BOUNDS  
DESCRIPTION OF  
TRACT 4

R-7A-6.6 (r79)

A 33.90 ACRE TRACT OF LAND OUT OF AN 85.25 ACRE TRACT COMPRISED OF A 42.2 ACRE TRACT OUT OF THAT CALLED 47.723 ACRE TRACT AS RECORDED IN VOLUME 773, PAGE 29, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, A 12.60 ACRE TRACT (MEASURED), 12.5 ACRE TRACT (DEED) AS RECORDED IN VOLUME 1322, PAGE 764, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS AND A 30.392 ACRE TRACT AS RECORDED IN VOLUME 831, PAGE 33 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, ALL BEING A PART OR PORTION OF A CALLED 104 ACRE TRACT AS RECORDED IN VOLUME 196, PAGE 30, OFFICIAL RECORDS OF GUADALUPE COUNTY, SITUATED IN THE W.H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS;

**COMMENCING:** At a found Texas Department of Transportation (TxDOT) concrete monument in the southeast right-of-way line of county line road (Public right-of-way varies), said (TxDOT) monument being at the north end of the cutback line of F.M. 725 and County Line Road.

**THENCE:** N 63°03'41" E, 1043.55 feet, along and with the southeast right-of-way line of said County Line Road, to a point;

**THENCE:** S 26°57'30" E, 589.01 feet to a non-tangent point in a curve concave southeast;

**THENCE:** 27.68 feet, along said curve, having a central angle of 03°16'26", a radius of 484.39 feet, a chord bearing of N 63°03'02" E, and a chord distance of 27.68 feet to the point of tangency of the herein described curve;

**THENCE:** N 63°03'02" E, 645.88 feet to **THE POINT OF BEGINNING** of this tract;



THENCE: N 38°54'57" W, 289.39 feet to a point;  
 THENCE: N 54°44'03" E, 133.35 feet to a point;  
 THENCE: N 31°23'23" W, 287.35 feet to a point;  
 THENCE: N 63°03'41" E, 2040.28 feet to point;  
 THENCE: S 20°58'07" E, 44.98 feet to a point;  
 THENCE: S 20°49'47" E, 60.06 feet to a point;  
 THENCE: N 63°04'49" E, 202.65 feet to a point;  
 THENCE: S 22°24'00" E, 12.84 feet to a point;  
 THENCE: S 06°56'00" W, 152.46 feet to a point;  
 THENCE: S 21°32'00" W, 423.17 feet to a point;  
 THENCE: S 01°11'00" E, 270.83 feet to a point;  
 THENCE: S 50°45'53" W, 1004.41 feet to a point;  
 THENCE: S 58°50'52" W, 33.36 feet to a point;  
 THENCE: N 39°14'17" W, 154.94 feet to a point;  
 THENCE: N 50°45'30" E, 950.44 feet to a point;  
 THENCE: N 26°56'19" W, 200.55 feet to a point;  
 THENCE: S 63°03'41" W, 964.16 feet to a point;  
 THENCE: S 26°56'19" E, 208.16 feet to the point of  
 curvature of a curve to the right;  
 THENCE: 64.62 feet, along and with said curve, having a  
 central angle of 12°20'33", a radius of 300.00  
 feet, a chord bearing of S 33°06'35" E, and a  
 chord distance of 64.50 feet, to a point;  
 THENCE: S 39°16'51" E, 133.89 feet to a point;

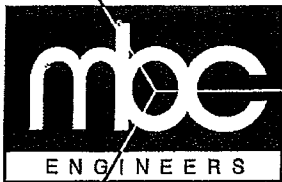
THENCE: S 39°14'17" E, 154.94 feet to a point;  
THENCE: S 50°50'52" W, 647.39 feet to a point;  
THENCE: S 50°43'09" W, 140.70 feet to a point;  
THENCE: N 39°16'48" W, 153.98 feet to a point;  
THENCE: N 50°45'30" E, 397.68 feet to a point;  
THENCE: N 37°34'21" W, 338.27 feet to a point;  
THENCE: S 63°03'02" W, 270.05 feet to **THE POINT OF BEGINNING** of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of the above referenced 85.25 acre tract by the firm of Macina, Bose, Copeland and Assoc., Inc., of which a survey map has been prepared.

  
I. RAY INMAN REG. NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR

#29432-Guadalupe  
January 4, 2007  
Revised: May 24, 2007  
IRI/BCG/lk





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www.mbcengineers.com

METES AND BOUNDS  
DESCRIPTION OF  
TRACT 5

2H-A(r79)

A 6.70 ACRE TRACT OF LAND OUT OF AN 85.25 ACRE TRACT COMPRISED OF A 42.2 ACRE TRACT OUT OF THAT CALLED 47.723 ACRE TRACT AS RECORDED IN VOLUME 773, PAGE 29, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, A 12.60 ACRE TRACT (MEASURED), 12.5 ACRE TRACT (DEED) AS RECORDED IN VOLUME 1322, PAGE 764, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS AND A 30.392 ACRE TRACT AS RECORDED IN VOLUME 831, PAGE 33 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, ALL BEING A PART OR PORTION OF A CALLED 104 ACRE TRACT AS RECORDED IN VOLUME 196, PAGE 30, OFFICIAL RECORDS OF GUADALUPE COUNTY, SITUATED IN THE W.H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS;

**COMMENCING:** At a found Texas Department of Transportation (TxDOT) concrete monument in the southeast right-of-way line of county line road (Public right-of-way varies), said (TxDOT) monument being at the north end of the cutback line of F.M. 725 and County Line Road.

**THENCE:** N 63°03'41" E, 1043.55 feet, along and with the southeast right-of-way line of said County Line Road, to a point;

**THENCE:** S 26°57'30" E, 589.01 feet to a non-tangent point in a curve to the right;

**THENCE:** 27.68 feet, along said curve, having a central angle of 03°16'26", a radius of 484.39 feet, a chord bearing of N 63°03'02" E and a chord distance of 27.68 feet to the point of tangency of the herein described curve;

**THENCE:** N 63°03'02" E, 645.88 feet to a point;

**THENCE:** N 38°54'57" W, 289.39 feet to a point;

Page 1 of 3

P:\Guadalupe\29432-Pecan Crossing\Letters\6.70 Ac 052407.doc

THENCE: N 54°44'03" E, 133.35 feet to a point;  
 THENCE: N 31°23'23" W, 287.35 feet to a point;  
 THENCE: N 63°03'41" E, 2040.28 feet to point;  
 THENCE: S 20°58'07" E, 44.98 feet to a point;  
 THENCE: S 20°49'47" E, 60.06 feet to a point;  
 THENCE: N 63°04'49" E, 202.65 feet to a point;  
 THENCE: S 22°24'00" E, 12.84 feet to a point;  
 THENCE: S 06°56'00" W, 152.46 feet to a point;  
 THENCE: S 21°32'00" W, 423.17 feet to a point;  
 THENCE: S 01°11'00" E, 270.83 feet to a point;  
 THENCE: S 50°45'43" W, 1004.41 feet to a point;  
 THENCE: S 50°90'52" E, 33.36 feet to a point;  
 THENCE: N 39°14'17" W, 154.94 feet to the **POINT OF BEGINNING** of this tract;  
 THENCE: N 39°16'51" W, 133.89 feet to a point, the point of curvature of a curve to the right;  
 THENCE: 64.92 feet, along and with said curve, having a central angle of 12°20'30", a radius of 300.00 feet, a chord bearing of S 33°06'35" E, and a chord distance of 64.50 feet to the point of tangency of the herein described curve;  
 THENCE: N 26°56'19" W, 208.16 feet to a point;  
 THENCE: N 63°03'41" E, 964.16 feet to a point;



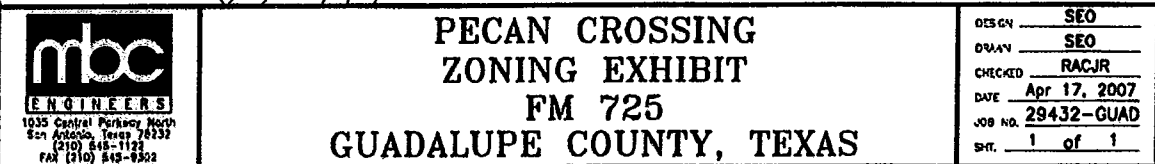
THENCE: S 26°56'19" E, 200.55 feet to a point;

THENCE: S 50°45'30" W, 950.44 feet to the **POINT OF BEGINNING** of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of the above referenced 85.25 acre tract by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.

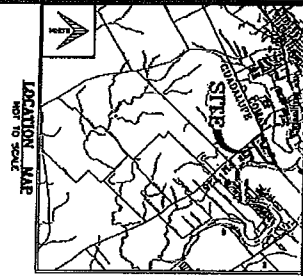
  
I. RAY INMAN REG NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR

#29432-Guadalupe  
January 5, 2007  
Revised: May 24, 2007  
IRI/BCG/lk

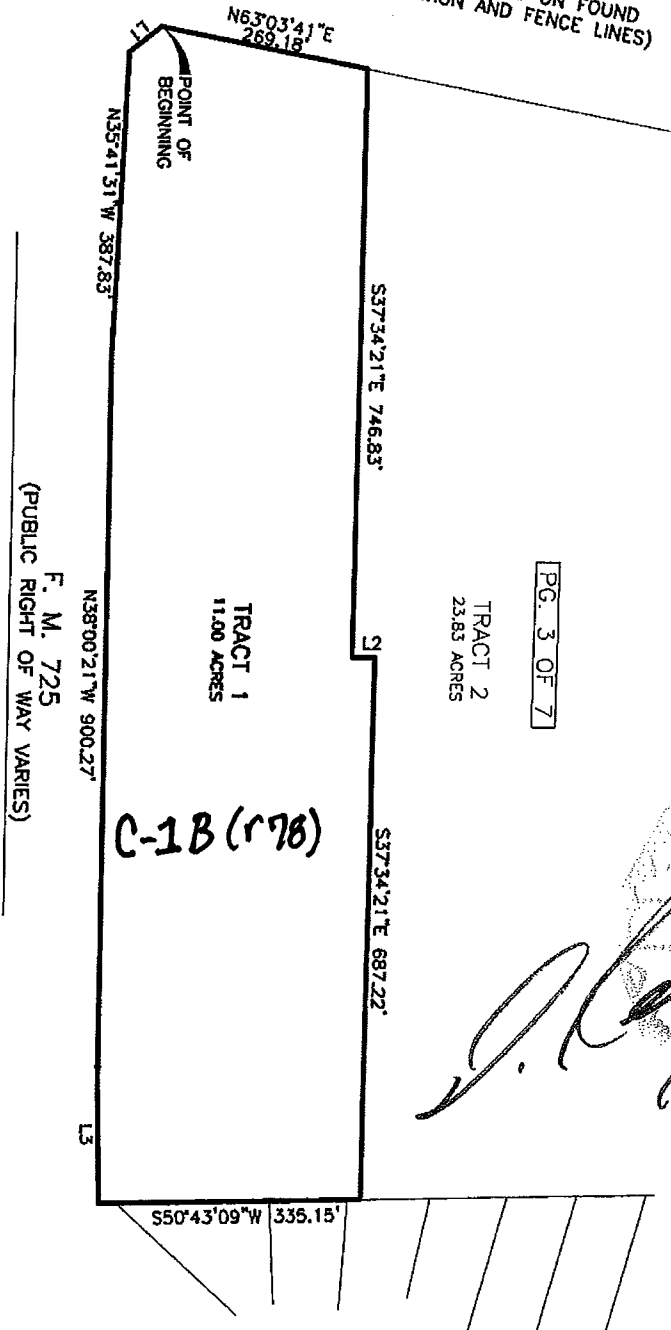




NUMBER	DIRECTION	DISTANCE
L1	N15°45'43"E	51.79
L2	N63°03'41"E	50.00
L3	N63°31'32"W	173.59



COUNTY LINE ROAD  
(± 50' ROAD BASED ON FOUND  
MONUMENTATION AND FENCE LINES)



NOT TO SCALE  
BEARINGS ARE BASED ON THE SOUTHEAST  
RIGHT OF WAY LINE OF COUNTY LINE  
ROAD AS BEING N63°03'41"E

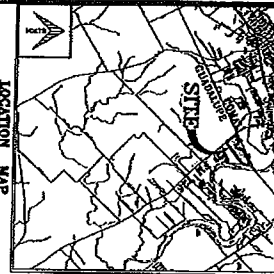


Revised: Jan 09, 2007  
Revised: Jun 18, 2007



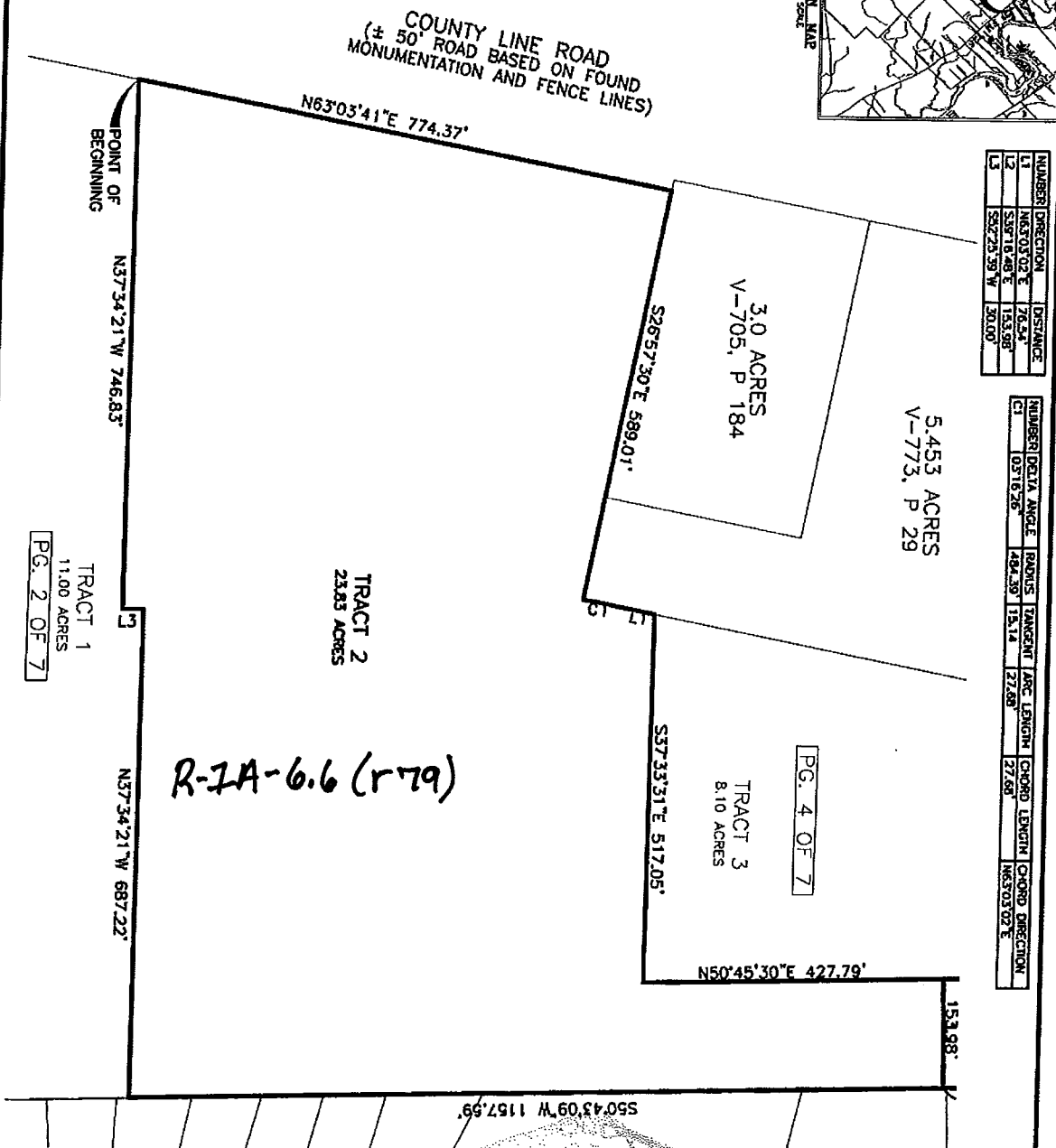
PECAN CROSSING, FM 725  
ZONING SKETCH TRACT 1  
GUADALUPE COUNTY, TEXAS

DESIGN	IRI
DRAWN	JC
CHECKED	IRI
DATE	Jan 05, 2007
JOB NO	29432-GUAD
SHT.	2 of 7



NUMBER	DIRECTION	DISTANCE
1	N63°03'41" E	774.37
2	S57°18'48" E	153.98
3	S57°25'39" W	30.00

NUMBER	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
1	05°16'26"		484.39	15.14	27.68	27.68	N63°03'41" E



*[Signature]*

PROFESSIONAL  
LAND SURVEYOR

NOT TO SCALE  
BEARINGS ARE BASED ON THE SOUTHEAST  
RIGHT OF WAY LINE OF COUNTY LINE  
ROAD AS BEING N63°03'41" E

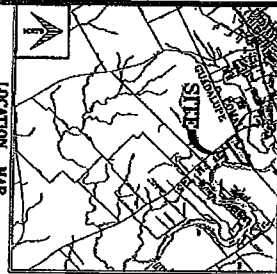
Revised: Jan 09, 2007  
Revised: Jun 18, 2007



PECAN CROSSING, FM 725  
ZONING SKETCH TRACT 2  
GUADALUPE COUNTY, TEXAS

DESIGN IRI  
DRAWN JC  
CHECKED IRI  
DATE Jun 05, 2007  
JOB NO. 29432-GUAD  
SHT. 3 of 7





NUMBER	DIRECTION	DISTANCE
1	S39°16'51"E	151.45'
2	N39°16'51"W	150.00'

COUNTY LINE ROAD  
(± 50' ROAD BASED ON FOUND  
MONUMENTATION AND FENCE LINES)

3.0 ACRES  
V-705, P 184

5.453 ACRES  
V-773, P 29

1.10 ACRES  
V-245, P-127

PG. 5 & 6  
OF 7

TRACT 4  
33.90 ACRES

TRACT 5  
6.70 ACRES

PG. 7 OF 7

PG. 3 OF 7

POINT OF  
BEGINNING

TRACT 2  
23.83 ACRES

N37°33'31"W 517.05'

ZH-A(r79)

TRACT 3  
8.10 ACRES

S50°45'30"W 825.47'

S37°34'21"E 338.27'

TRACT 4  
31.23 ACRES

PG. 5 & 6  
OF 7

BEARINGS ARE BASED ON THE SOUTHEAST  
RIGHT OF WAY LINE OF COUNTY LINE  
ROAD AS BEING N63°03'02"E

NOT TO SCALE



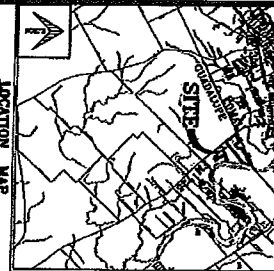
*[Handwritten Signature]*  
PROFESSIONAL  
LAND SURVEYOR

Revised: Jun 09, 2007  
Revised: Jun 18, 2007



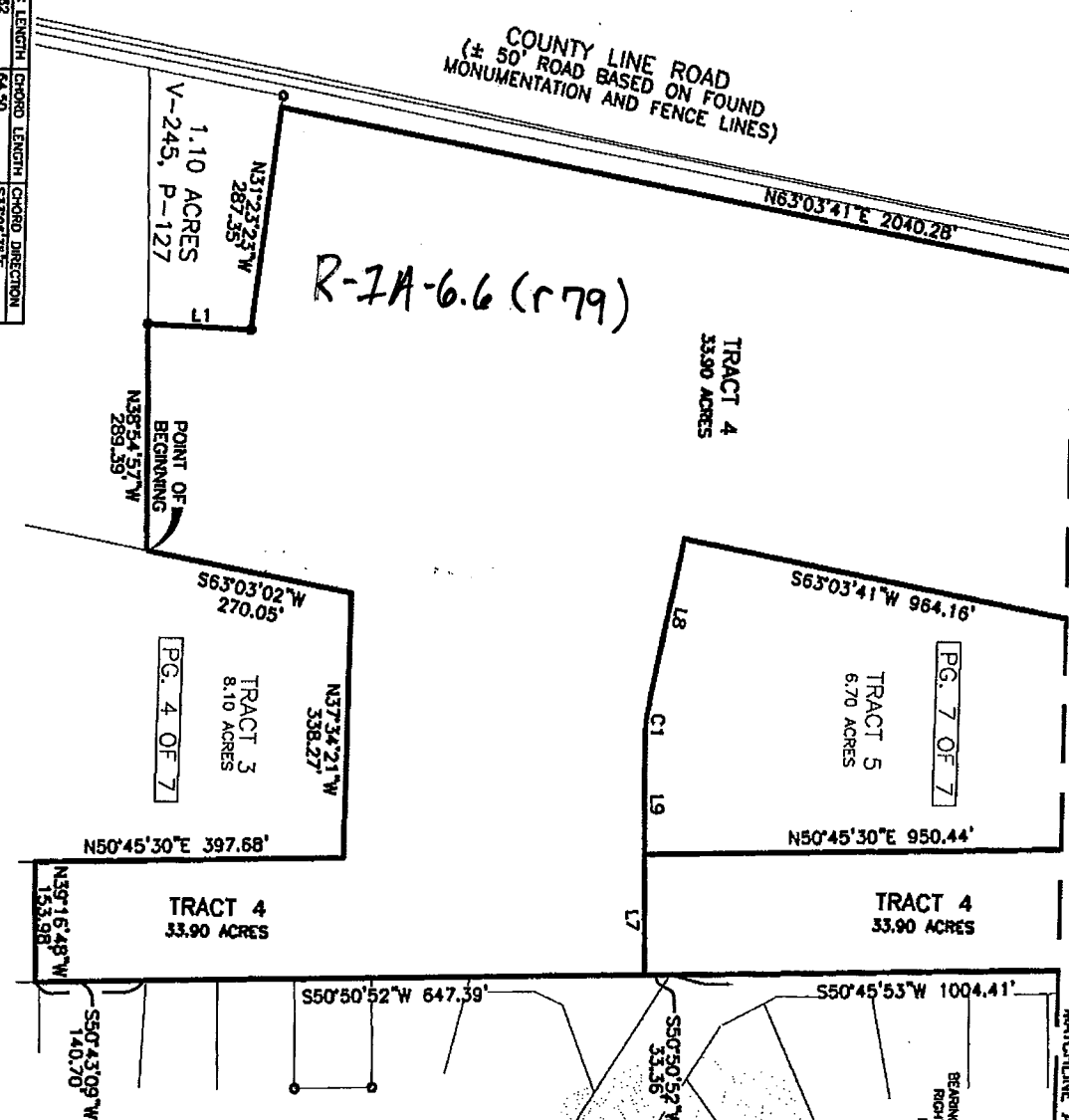
PECAN CROSSING, FM 725  
ZONING SKETCH TRACT 3  
GUADALUPE COUNTY, TEXAS

DESIGN	IRI
DRAWN	JC
CHECKED	IRI
DATE	Jun 05, 2007
JOB NO.	29432-GUAD
SHT.	4 of 7



NUMBER	DIRECTION	DISTANCE
1	N54°44'03"E	133.34'
2	S50°58'07"E	44.98'
3	S50°48'47"E	60.08'
4	N53°14'48"E	202.65'
5	S52°24'00"E	12.94'
6	S50°56'00"W	152.46'
7	N57°14'17"W	154.94'
8	S56°56'19"E	208.16'
9	S57°16'51"E	137.32'

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	127°03'35"	300.00	32.44	54.62	64.50	S57°06'35"E



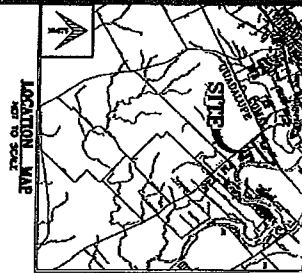
Revised: Jan 05, 2007  
Revised: Jan 18, 2007



PECAN CROSSING, FM 725  
ZONING SKETCH TRACT 4  
GUADALUPE COUNTY, TEXAS

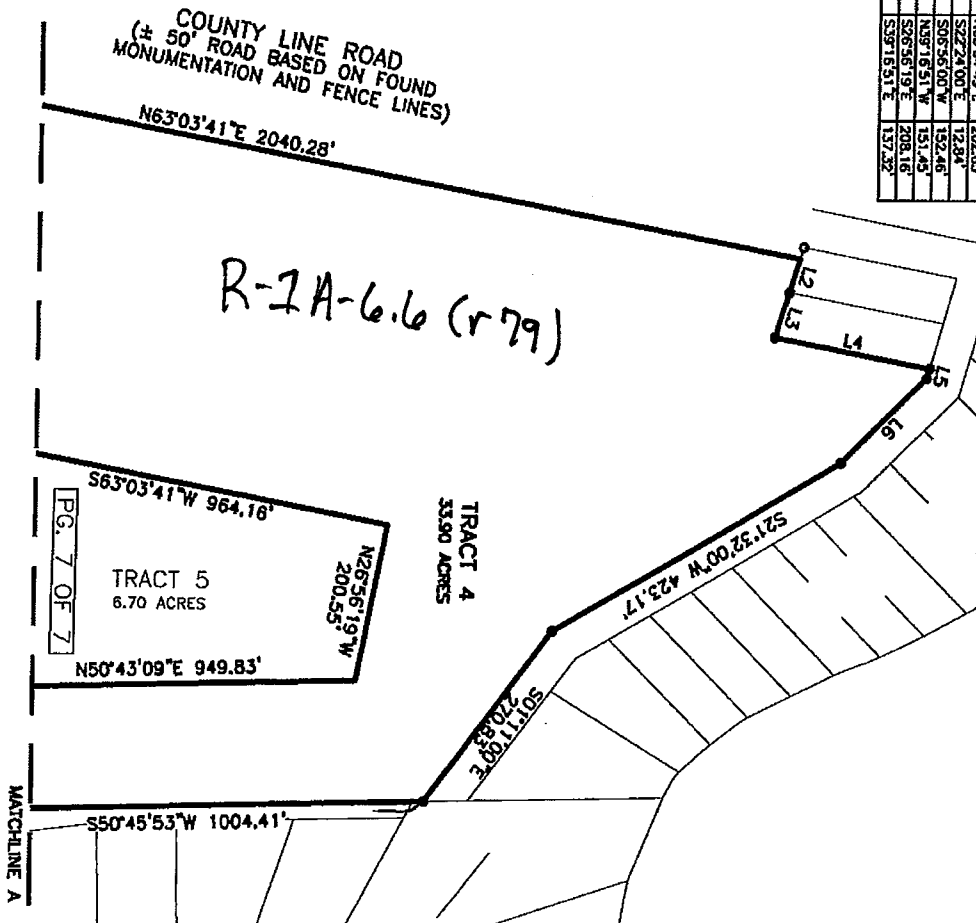
DESIGN	IRI
DRAWN	JC
CHECKED	IRI
DATE	Jan 05, 2007
JOB NO.	29432-GUAD
SHT.	5 of 7





NUMBER	DIRECTION	DISTANCE
1	N63°03'41"E	133.35
2	S20°38'07"E	44.98
3	S20°49'47"E	60.06
4	N63°04'49"E	202.65
5	S22°24'00"E	12.84
6	S06°56'00"W	132.46
7	N58°16'51"W	131.45
8	S26°56'19"E	208.16
9	S27°16'51"E	137.32

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	122°07'33"	300.00	32.44	64.62	64.50	S33°06'53"E



*[Signature]*

NOT TO SCALE  
BEARINGS ARE BASED ON THE SOUTHEAST  
RIGHT OF WAY LINE OF COUNTY LINE  
ROAD AS BEING N63°03'41"E

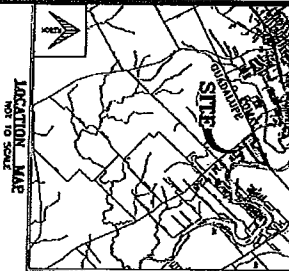


Revised: Jan 09, 2007  
Revised: Jun 18, 2007



PECAN CROSSING, FM 725  
ZONING SKETCH TRACT 4  
GUADALUPE COUNTY, TEXAS

DESIGN	IRI
DRAWN	JC
CHECKED	IRI
DATE	Jan 05, 2007
JOB NO.	29432-GUAD
SHT.	6 of 7



COUNTY LINE ROAD  
(± 50' ROAD BASED ON FOUND  
MONUMENTATION AND FENCE LINES)

NUMBER	DIRECTION	DISTANCE
L1	N39°16'31"W	133.89'
L2	N26°56'19"W	208.16'
L3	S26°56'19"E	200.55'

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	12°20'33"	300.00'	32.44'	64.62'	64.50'	N37°06'35"W

TRACT 4  
33.90 ACRES

TRACT 4  
33.90 ACRES  
PG. 5 & 6  
OF 7

POINT OF BEGINNING  
L2  
C1  
L1  
TRACT 5  
6.70 ACRES  
PG. 5 & 6  
OF 7

PG. 5 & 6  
OF 7

TRACT 3  
10.47 ACRES  
PG. 4 OF 7

PG. 5 & 6  
OF 7

TRACT 4  
31.23 ACRES

N63°03'41"E 964.16'

S50°45'30"W 940.44'

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 496  
State of Texas

NOT TO SCALE  
BEARINGS ARE BASED ON THE SOUTHEAST  
RIGHT OF WAY LINE OF COUNTY LINE  
ROAD AS BEING N63°03'41"E



Revised: Jan 08, 2007  
Revised: Jun 18, 2007



PECAN CROSSING, FM 725  
ZONING SKETCH TRACT 5  
GUADALUPE COUNTY, TEXAS

DESIGN	IRI
DRAWN	JC
CHECKED	IRI
DATE	Jan 05, 2007
JOB NO.	29432-GUAD
SHT.	7 of 7

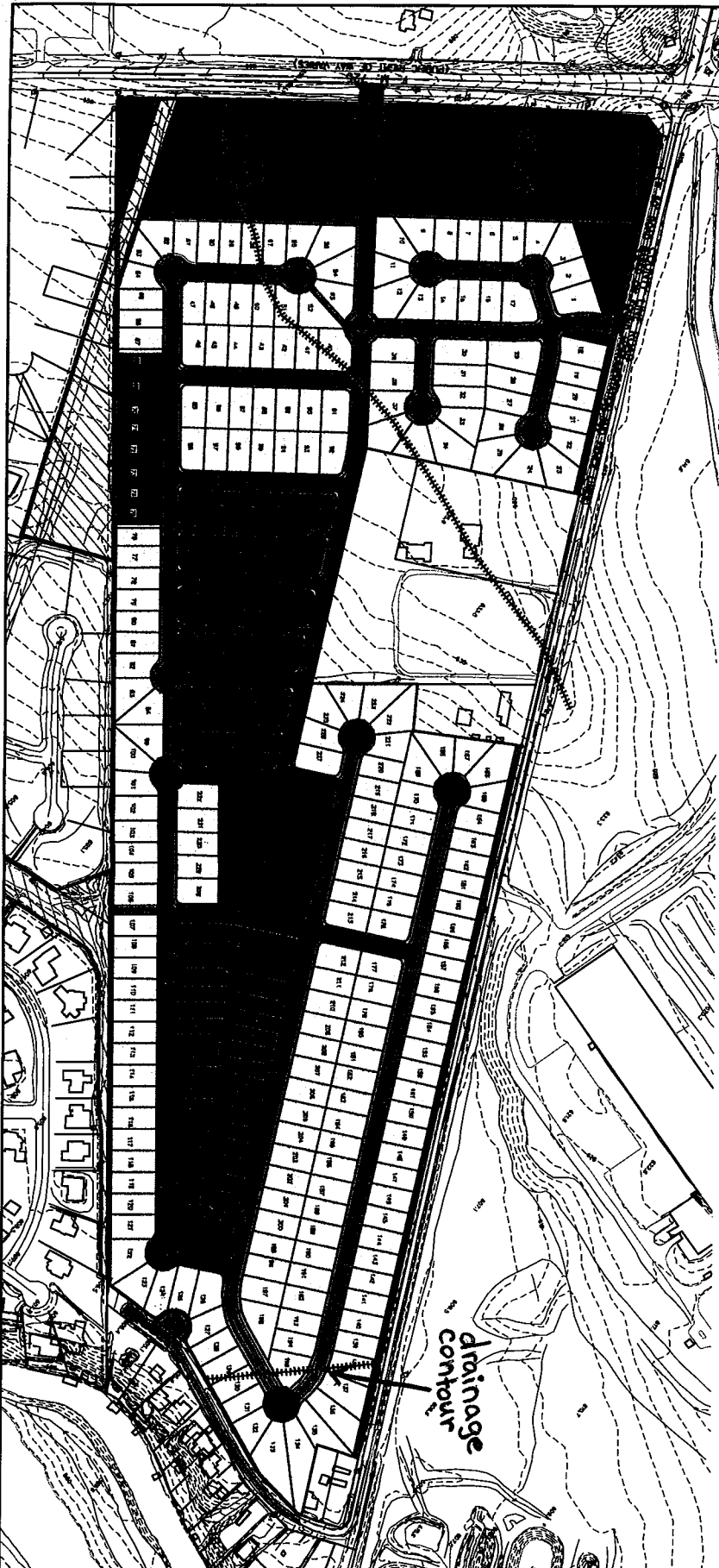


## **PECAN CROSSING ADDITIONAL RESTRICTIONS**

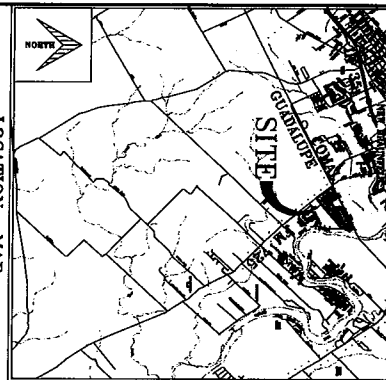
- 1.) The minimum building size for a main building on an R-1A-6.6 lot shall be 1,600 sq. ft. The minimum building size for a zero lot line main building shall be 1,200 sq. ft.
- 2.) For one family and zero lot line homes, the masonry requirement shall be the lesser of three sides masonry on the first floor or 70% of the surface of the exterior wall area (excluding gables, windows and door openings). Masonry shall include stucco, brick veneer, ceramic tile, clay, masonry veneer, stone and all other material commonly referred to in Guadalupe and Comal Counties as masonry, but shall exclude any product, regardless of composition, which is manufactured to have a wood or non-masonry appearance.
- 3.) A six foot tall wooden solid screening fence shall be constructed on the border between Southbank and a finally platted part of this tract or unit phase of this subdivision for which a final plat has been recorded as noted in item 4 below and with the bracing facing Southbank before a permit is issued for any building in the unit phase.
- 4.) There shall be provided a ten foot wide buffer area within which no building, fence, or structure may be built or erected located between this tract and any lot in Southbank that is adjacent to Windsor Place. This buffer area shall be between the fence noted in item 3 above and Southbank.
- 5.) The developer shall limit the homes to one story along the border with Southbank as follows:  
In the area denominated as lots 63-67 and 76-106, as shown on Attachment "A", with no more than 50% of the homes in the area denominated as lots 68-75 (with an additional ten (10) feet of lots 67 and 76, as needed) being two-story.
- 6.) All trees on the tract with a diameter of four inches or greater measured 4.5 feet above the ground that are within 10 feet of a property line of Southbank shall be preserved. The diameter of a multi-trunked tree shall be determined by measuring the diameter of all the tree's trunks at 4.5 feet above the ground and adding them together. If tree(s) are removed from this area or caused to die, it shall be considered a violation of the zoning ordinance and trees with an equal number of inches of what was removed shall be replaced in the 10 foot wide area, as approved by the Planning Director, before building permit(s) anywhere in the tract may be issued. Replacement trees must be at least 1.5 inches in diameter at 4.5 feet above the ground and be from the approved tree list in the zoning ordinance.
- 7.) The developer of the tract shall provide Southbank, Chinaberry Lane and East County Line Road representatives with a copy of the drainage design documentation submitted to the City. The documentation shall be provided at the same time it is submitted to the City for approval. Southbank, Chinaberry Lane and East County Line Road representatives may hire an engineer to review the documentation and may submit comments to the City. The developer shall not take or cause to be taken any action that would impede or impair any neighborhood drainage design comments from being taken into consideration by the City in its review and approval of the drainage design.
- 8.) The permitted uses in the C-1B area shall be limited to those uses listed in Attachment "B" and similar in quality and with comparable design features to that shown in Attachment "C", as determined by the Planning Director.

- 9.) A minimum six foot tall wooden solid screening fence shall be constructed along the Chinaberry Lane right-of-way for a finally platted part of this tract or unit phase of this subdivision for which a final plat has been recorded and is adjacent to the Chinaberry Lane right-of-way. The fence's finished side shall face Chinaberry Lane. A minimum twenty foot rear yard building setback shall apply to all lots backing up to Chinaberry Lane right-of-way.
- 10.) The developer shall limit 50% of the lots to one-story along the Chinaberry Lane border, shown as lots 123 – 135 on Attachment "A", and the lots adjacent to the Geren homestead (1.10 acres, Volume 245, Page 127), shown as lots 166 – 168 on Attachment "A", shall be limited to one story.
- 11.) A minimum ten foot buffer shall be provided between the northeast property line of the adjacent 1.10 acre tract, referenced as Volume -245, Page -127, and the subject property. A minimum six foot wooden solid screening fence will be required to be constructed ten feet from the 1.10 acre tract along it's common property line to the northeast. A minimum ten foot buffer shall be provided between the southeast property line of the adjacent 1.10 acre tract and the subject property. A minimum six foot solid screening fence will be required to be constructed 10 feet from the 1.10 acre tract along it's common property line to the southeast.
- 12.) A bus turnaround must be provided on Chinaberry Lane, similar to the turnaround shown on Attachment "A".
- 13.) No direct access to individual residences on the subject property will be allowed from Chinaberry Lane or East County Line Road.
- 14.) The rear setback for homes adjacent to Windsor Place shall be a minimum of twenty-five feet from the Southbank property line.
- 15.) All trees on the tract with a diameter of four inches or greater measured 4.5 feet above the ground that are within 10 feet of the Chinaberry right-of-way shall be preserved. The diameter of a multi-trunked tree shall be determined by measuring the diameter of all the tree's trunks at 4.5 feet above the ground and adding them together. If tree(s) are removed from this area or caused to die, it shall be considered a violation of the zoning ordinance and trees with an equal number of inches of what was removed shall be replaced in the 10 foot wide area, as approved by the Planning Director, before building permit(s) anywhere in the tract may be issued. Replacement trees must be at least 1.5 inches in diameter at 4.5 feet above the ground and be from the approved tree list in the zoning ordinance.
- 16.) A minimum right-of-way dedication of five feet will be required on Chinaberry Lane at the time of platting.





LOCATION MAP  
NOT TO SCALE



# LEGEND

- 60' X 120' MINIMUM TYPICAL LOT (7200 SF MINIMUM)  
232 LOTS (70%)
- 45' X 100' MINIMUM TYPICAL LOT WITH 25' ALLEY (4500 SF MINIMUM)  
81 LOTS (30%)
- COMMERCIAL TRACTS  
11.0 ACRES
- 31.3 TOTAL LOTS & 2.3 ACRE PARK
- WALKING PATH
- RIDGELINE

SCALE: 1" = 300'



PECAN CROSSING

FM 725

GUADALUPE COUNTY, TEXAS



1035 Central Parkway North  
San Antonio, Texas 78232  
(210) 545-1122  
FAX (210) 545-9302

DESIGN	SEO
DRAWN	SEO
CHECKED	RACJR
DATE	Jun 05, 2007
JOB NO.	29432-GUAD
SHT.	1 of 1

**ATTACHMENT "B"**  
**PERMISSIBLE COMMERCIAL PROPERTY USES**

Accounting, auditing, bookkeeping, tax preparations  
Animal grooming shop  
Answering and message services  
Antique shop  
Appliance repair  
Armed services recruiting center  
Art dealer/gallery  
Artist or artisan's studio  
Bakery (retail)  
Bank, savings and loan, or credit  
Barber/beauty shop, haircutting (non-college)  
Bicycle sales and/or repair  
Book binding  
Book store  
Cafeteria/café/delicatessen  
Caterer  
Child day care/children's nursery (business)  
Church/place of religious assembly  
Clinic (dental)  
Clinic (medical)  
Coffee shop  
Computer and electronic sales  
Computer repair  
Confectionery store (retail)  
Country club (private)  
Curio shops  
Drapery shop/blind shop  
Drug sales/pharmacy  
Electrical repair shop  
Farmers market (produce market - wholesale)  
Florist  
Food or grocery store without gasoline sales  
Furniture sales (indoor)  
Garden shops and greenhouses  
Handicraft shop  
Hardware store  
Health club (physical fitness; indoors only)  
Kiosk (providing a retail service)  
Laundry/dry cleaning (drop off/pick up)  
Locksmith  
Major appliance sales (indoor)  
Martial arts school  
Medical supplies and equipment



Municipal use owned or operated by the City of New Braunfels, including libraries  
Museum  
Needlework shop  
Offices, brokerage services  
Offices, business or professional  
Offices, computer programming and data processing  
Offices, consulting  
Offices, engineering, architecture, surveying or similar  
Offices, health services  
Offices, insurance agency  
Offices, legal services - including court reporting  
Offices, medical offices  
Offices, real estate  
Offices, security/commodity brokers, dealers, exchanges and financial services  
Pet shop/supplies (10,000 sq. ft. or less)  
Photographic printing/duplicating/copy shop or printing shop  
Photographic studio (no sale of cameras or supplies)  
Photographic supply  
Plant nursery  
Public recreation/services building for public park/playground areas  
Publishing/printing company (e.g., newspaper)  
Quick lube/oil change/minor inspection  
Radio/televisions shop, electronics, computer repair  
Recycling kiosk  
Restaurant  
Restaurant/prepared food sales  
Shoe repair shops  
Shopping center  
Studios (are, dance, music, drama, reducing, photo, interior decorating, etc.)  
Tailor shop  
Travel agency  
Vacuum cleaner sales and repair  
Veterinary hospital (no outside animal runs or kennels)  
Video rental/sales

ATTACHMENT "C"  
STRIP CENTER PICTURES





### 3.4-13. "C-1B" general business district.

**Purpose.** The general business district is established to provide areas for a broad range of office and retail uses. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses. The following regulations shall apply in all "C-1B" districts:

(a) **Authorized uses.** Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows

#### (1) *Uses permitted by right:*

##### **Residential uses:**

Accessory building/structure  
Assisted living facility/retirement home  
Bed and breakfast inn

Community home (see definition)  
Hospice

##### **Non-residential uses:**

Accounting, auditing, bookkeeping, and tax preparations  
Adult day care (no overnight stay)  
Adult day care (with overnight stay)  
All terrain vehicle (ATV) dealer / sales  
Ambulance service (private)  
Amphitheater  
Amusement devices/arcade (four or more devices)  
Amusement services or venues (indoors)  
Amusement services or venues (outdoors)  
Animal grooming shop  
Answering and message services  
Antique shop  
Appliance repair  
Armed services recruiting center  
Art dealer / gallery  
Artist or artisan's studio  
Assembly/exhibition hall or areas  
Athletic fields  
Auction sales (non-vehicle)  
Auto body repair, garages (see Sec. 5.10)  
Auto glass repair/tinting (see Sec. 5.10)  
Auto interior shop / upholstery (see Sec. 5.10)  
Auto leasing  
Auto muffler shop (see Sec. 5.10)  
Auto or trailer sales rooms or yards ((see Sec. 5.11)  
Auto or truck sales rooms or yards - primarily new (see Sec. 5.11)  
Auto paint shop (see Sec. 5.10)  
Auto repair as an accessory use to retail sales (see Sec. 5.10)  
Auto repair garage (general) (see Sec. 5.10)  
Auto supply store for new and factory rebuilt parts  
Auto tire repair /sales (indoor)

Automobile driving school (including defensive driving)  
Bakery (retail)  
Bank, savings and loan, or credit  
Barber/beauty college (barber or cosmetology school or college)  
Barber/beauty shop, haircutting (non-college)  
Barns and farm equipment storage (related to agricultural uses)  
Battery station  
Bicycle sales and/or repair  
Billiard / pool facility  
Bingo facility  
Bio-medical facilities  
Book binding  
Book store  
Bowling alley/center (see Sec. 5.12)  
Broadcast station (with tower) (see Sec. 5.6)  
Bus barns or lots  
Bus passenger stations  
Cafeteria / café / delicatessen  
Campers' supplies  
Car wash (self service; automated)  
Car wash, full service (detail shop)  
Carpenter, cabinet, or pattern shops  
Carpet cleaning establishments  
Caterer  
Cemetery and/or mausoleum  
Check cashing service  
Child day care/children's nursery (business)  
Church/place of religious Assembly  
Civic/conference center and facilities  
Cleaning, pressing and dyeing (non-explosive fluids used)  
Clinic (dental)  
Clinic (emergency care)  
Clinic (medical)  
Club (private)

Coffee shop  
 Commercial amusement concessions and facilities  
 Communication equipment - installation and/or repair  
 Computer and electronic sales  
 Computer repair  
 Confectionery store (retail)  
 Consignment shop  
 Contractor's temporary on-site construction office (only with permit from Building Official; see Sec. 5.9)  
 Convenience store with gas sales  
 Convenience store without gas sales  
 Country club (private)  
 Credit agency  
 Curio shops  
 Custom work shops  
 Dance hall / dancing facility (see Sec. 5.12)  
 Day camp  
 Department store  
 Drapery shop / blind shop  
 Driving range  
 Drug sales/pharmacy  
 Electrical repair shop  
 Electrical substation  
 Exterminator service  
 Farmers market (produce market - wholesale)  
 Farms, general (crops) (see Chapter 6, Municipal Code and Sec. 5.8)  
 Farms, general (livestock/ranch) (see Chapter 6, Municipal Code and Sec. 5.8)  
 Feed and grain store  
 Filling station (gasoline tanks must be below the ground)  
 Florist  
 Food or grocery store with gasoline sales  
 Food or grocery store without gasoline sales  
 Fraternal organization/civic club (private club)  
 Frozen food storage for individual or family use  
 Funeral home/mortuary  
 Furniture sales (indoor)  
 Garden shops and greenhouses  
 Golf course (public or private)  
 Golf course (miniature)  
 Governmental building or use (state/federally owned and operated)  
 Greenhouse  
 Handicraft shop  
 Hardware store  
 Health club (physical fitness; indoors only)  
 Heavy load (farm) vehicle sales/repair (see Sec. 5.13)  
 Home repair and yard equipment retail and rental outlets  
 Hospital, general (acute care/chronic care)

Hospital, rehabilitation  
 Hotel/motel  
 Hotels/motels - extended stay (residence hotels)  
 Ice delivery stations (for storage and sale of ice at retail only)  
 Kiosk (providing a retail service)  
 Laundromat and laundry pickup stations  
 Laundry, commercial (w/o self serve)  
 Laundry/dry cleaning (drop off/pick up)  
 Laundry/washateria (self serve)  
 Lawnmower sales and/or repair  
 Limousine / taxi service  
 Locksmith  
 Maintenance/janitorial service  
 Major appliance sales (indoor)  
 Martial arts school  
 Medical supplies and equipment  
 Micro brewery (onsite manufacturing and sales)  
 Mini-warehouse/self storage units with outside boat and RV storage  
 Mini-warehouse/self storage units (no outside boat and RV storage permitted)  
 Motion picture studio, commercial film  
 Motion picture theater (indoors)  
 Motion picture theater (outdoors, drive-in)  
 Motorcycle dealer (primarily new / repair)  
 Moving storage company  
 Municipal use owned or operated by the City of New Braunfels, including libraries  
 Museum  
 Needlework shop  
 Nursing/convalescent home/sanitarium  
 Offices, brokerage services  
 Offices, business or professional  
 Offices, computer programming and data processing  
 Offices, consulting  
 Offices, engineering, architecture, surveying or similar  
 Offices, health services  
 Offices, insurance agency  
 Offices, legal services - including court reporting  
 Offices, medical offices  
 Offices, real estate  
 Offices, security/commodity brokers, dealers, exchanges and financial services  
 Park and/or playground (public or private)  
 Parking lots (for passenger car only) (not as incidental to the main use)  
 Parking structure / public garage  
 Pawn shop  
 Personal watercraft sales (primarily new / repair)  
 Pet shop / supplies (10,000 sq. ft. or less)  
 Pet store (more than 10,000 sq. ft.)  
 Photographic printing/duplicating/copy shop or printing shop



Photographic studio (no sale of cameras or supplies)  
 Photographic supply  
 Plant nursery  
 Plant nursery (retail sales / outdoor storage)  
 Plumbing shop  
 Portable building sales  
 Public recreation/services building for public park/playground areas  
 Publishing/printing company (e.g., newspaper)  
 Quick lube/oil change/minor inspection  
 Radio/television shop, electronics, computer repair  
 Recreation buildings (private)  
 Recreation buildings (public)  
 Recycling kiosk  
 Refreshment/beverage stand  
 Research lab (non-hazardous)  
 Restaurant  
 Restaurant/prepared food sales  
 Retail store and shopping center (more than 50,000 sq. ft. bldg.)  
 Retail store and shopping center without drive thru service (50,000 sq.ft. bldg. or more)  
 Retirement home/home for the aged  
 RV park  
 RV/travel trailer sales  
 School, K-12 (public or private)  
 School, vocational (business/commercial trade)  
 Security monitoring company  
 Security systems installation company (with outside storage)  
 Shoe repair shops  
 Shooting gallery - indoor (see Sec. 5.12)  
 Shopping center

Sign manufacturing/painting plant  
 Specialty shops in support of project guests and tourists  
 Storage – exterior storage for boats and RVs  
 Studio for radio or television (without tower)  
 Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)  
 Tailor shop  
 Tattoo or body piercing studio  
 Taxidermist  
 Telemarketing agency  
 Telephone exchange buildings (office only)  
 Tennis court (commercial)  
 Theater (non-motion picture; live drama)  
 Tire sales (outdoors)  
 Tool rental  
 Tourist court  
 Travel agency  
 Truck garden (no retail sales)  
 University or college (public or private)  
 Upholstery shop (non-auto)  
 Used or second hand merchandise/furniture store  
 Vacuum cleaner sales and repair  
 Veterinary hospital (no outside animal runs or kennels)  
 Video rental / sales  
 Waterfront amusement facilities – swimming / wading pools / bathhouses  
 Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system  
 Wholesale sales offices and sample rooms  
 Woodworking shop (ornamental)

Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the Land Use Matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements:*

(1) *Height.* 75 feet.

(2) *Front building setback.* 25 feet.

(3) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in any residential zone, a side building setback of not less than six feet shall be provided.

(4) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the

adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

*Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)

- (5) *Residential setback.* Effective November 8, 2006, where any building abuts a one or two family use or zoning district, the setback from the one or two family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (6) *Rear building setback.* 20 feet.
- (7) *Width of lot.* 60 feet.
- (8) *Lot depth.* 100 feet.
- (9) *Parking.* See Section 5.1 for permitted uses' parking.



## CITY OF NEW BRAUNFELS – ZONING ORDINANCE

3.3-6. “ZH” zero lot line home district. The following regulations shall apply in all “ZH” districts:

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows:

(1) *Uses permitted by right:*

Residential uses.

- Accessory building/structure
- Accessory dwelling (one accessory dwelling per lot, no kitchen)
- Community home (see definition)
- Family home adult care
- Family home child care
- Home occupation (See Sec. 5.4)
- Single family industrialized home (see Sec. 5.7)
- Zero lot line / patio homes

Non-residential uses:

- Barns and farm equipment storage (related to agricultural uses)
- Church/place of religious assembly
- Community building (associated with residential uses)
- Contractor’s temporary on-site construction office (only with permit from Building Official; see Sec. 5.9)
- Farms, general (crops) (see Chapter 6, Municipal Code and Sec. 5.8)
- Farms, general (livestock/ranch) (see Chapter 6, Municipal Code and Sec. 5.8)
- Golf course, public and private
- Governmental building or use (state/federally owned and operated)
- Municipal use owned or operated by the City of New Braunfels, including libraries
- Park and/or playground (private)
- Park and/or playground (public)
- Recreation buildings (public)
- School, K-12 (public or private)
- Truck garden (no retail or wholesale sales)
- University or college (public or private)
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

(2) *Conflict.* In the event of conflict between the uses listed in the Land Use Matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements:*

(1) *Height.* 35 feet.

(2) *Front building setback.* 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.

(3) *Side building setback.* There shall be no side building setback required on one side of the lot and a minimum of 10 feet in the opposite side yard. If the side of the lot abuts any other residential zoning district, that side building setback shall have a minimum of ten feet. The dwelling on the “no side building setback required” side may be off-set from the property line by no more than one foot.

(4) *Corner lots.* Buildings on corner lots shall provide a minimum exterior side building setback of 10 feet. If entry to a garage/carport is provided on the exterior side, a minimum yard of 20 feet shall be provided to the garage/carport.

(5) *Rear building setback.* If rear entry garages/carports are provided from an alley, the rear building setback shall have a minimum depth of 20 feet. If no alley is provided and garage/carport entries are from the front, the rear building setback shall have a minimum depth of 10 feet. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.

(6) *Width of lot.* 40 feet.

(7) *Lot area.* 4,000 square feet.

(8) *Lot depth.* 100 feet.

(c) *Other requirements:*

(1) *Minimum area zoned.* Not less than three lots with common side lot lines will be zoned for zero lot line homes. When facing on the same street within the same block, mixing of ZH structures and other residential structures will not be allowed. However, this does not preclude other residential uses on one side of a street with ZH uses on the opposite side of the street within the same block or different blocks.

(2) *Zero lot line wall.* No door or window openings shall be built into the side wall facing the zero lot line except those that are more than three feet from the property line and screened by a masonry wall at least eight feet in height so that the opening(s) is not visible from the adjoining property. (See illustration 3, "ZH-A" district)

(3) *Maintenance, drainage and overhang easement.* A maintenance, drainage and overhang easement of five feet shall be provided on each lot that is adjacent to a lot with a zero setback allowance. This easement shall be for the purpose of maintaining the wall and foundation that is adjacent to one side property line to provide for proper maintenance and drainage.

(4) *Overhang.* Eaves and gutters may overhang the zero lot line side of the lot by no more than 18 inches. If there is an overhang over the lot line, a gutter is required such that roof runoff shall not be deposited over the lot line onto adjoining property.

(5) *Parking.* There shall be at least two off-street parking spaces for each zero lot line home. See Section 5.1 for other permitted uses' parking.



## CITY OF NEW BRAUNFELS – ZONING ORDINANCE

### 3.4-2. "R-1A-6.6" single-family district.

*Purpose.* The R-1A-6.6 single-family district is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 6,600 square feet in size. The following regulations shall apply in all "R-1A-6.6" districts:

*"R-1A" district.* The district called "R-1A" shall be renamed and shown on the zoning map as "R-1A-6.6".

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows

(1) *Uses permitted by right:*

Residential uses:

- Accessory building/structure
- Accessory dwelling (one accessory dwelling per lot, no kitchen)
- Community home (see definition)
- Family home adult care
- Family home child care
- Home occupation (See Sec. 5.4)
- One family dwelling, detached
- Single family industrialized home (see Sec. 5.7)

Non-residential uses:

- Barns and farm equipment storage (related to agricultural uses)
- Church/place of religious assembly
- Community building (associated with residential uses)
- Contractor's temporary on-site construction office (only with permit from Building Official; see Sec. 5.9)
- Farms, general (crops) (see Chapter 6, Municipal Code and Sec. 5.8)
- Farms, general (livestock/ranch) (see Chapter 6, Municipal Code and Sec. 5.8)
- Golf course, public or private
- Governmental building or use (state/federally owned and operated)
- Municipal use owned or operated by the City of New Braunfels, including libraries
- Park and/or playground (public)
- Public recreation/services building for public park/playground areas
- Recreation buildings (public)
- School, K-12 (public or private)
- Truck gardens (no retail sales)
- University or college (public or private)
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

(2) *Conflict.* In the event of conflict between the uses listed in the Land Use Matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Height and area requirements:*

(1) Residential uses.

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setbacks.* There shall be a side building setback on each side of a building not less than 5 feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide

with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

*Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)

(iv) *Rear building setback.* 20 feet.

(v) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.

(vi) *Lot area per family.* Every single-family dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per family for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, each lot shall provide not less than one half acre\_per dwelling unit not located over the recharge zone and one acre per dwelling unit located over the recharge zone.

(vii) *Lot depth.* 100 feet.

(viii) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See Section 5.1 for other permitted uses' parking.

## (2) Non-residential uses.

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Where any building abuts a property with a one or two family use, the setback from the one or two family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

(iv) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

(v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)

(vi) *Rear building setback.* 20 feet.

(vii) *Width of lot.* 60 feet.

(viii) *Lot depth.* 100 feet.

(ix) *Parking.* See Section 5.1 for permitted uses' parking.



## CITY OF NEW BRAUNFELS – ZONING ORDINANCE

3.3-1. “R-1” single-family district. The following regulations shall apply in all “R-1” districts:

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows:

(1) *Uses permitted by right:*

Residential uses:

- Accessory building/structure
- Accessory dwelling (one accessory dwelling per lot, no kitchen)
- Community home (see definition)
- Family home adult care
- Family home child care
- Home occupation (see Sec. 5.4)
- One family dwelling, detached
- Single family industrialized home (see Sec. 5.7)

Non-residential uses:

- Barns and farm equipment storage (related to agricultural uses)
- Cemetery and/or mausoleum
- Church/place of religious assembly
- Community building (associated with residential uses)
- Contractor’s temporary on-site construction office (only with permit from Building Official; see Sec. 5.9)
- Country club (private)
- Day camp
- Farms, general (crops) (see Chapter 6, Municipal Code and Sec. 5.8)
- Farms, general (livestock/ranch) (see Chapter 6, Municipal Code and Sec. 5.8)
- Golf course, public and private
- Governmental building or use (state/federally owned and operated)
- Municipal use owned or operated by the City of New Braunfels, including libraries.
- Park and/or playground (private)
- Park and/or playground (public)
- Plant nursery (growing for commercial purposes but no retail sales on site)
- Public recreation/services building for public park/playground areas
- Recreation buildings (public)
- School, K-12 (public or private)
- Stables (as a business) (see Chapter 6, Municipal Code)
- Stables (private, accessory use) (see Chapter 6, Municipal Code)
- Truck garden (no retail or wholesale sales)
- University or College (public or private)
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

(2) *Conflict.* In the event of conflict between the uses listed in the Land Use Matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements:*

(1) Residential Uses.

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

*Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)

(iv) *Rear building setback.* 20 feet.

(v) *Width of lot.* Interior lots 60 feet. Corner lots 70 feet. Where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.

(vi) *Lot area per family.* Every single-family dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per dwelling for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, each lot shall provide not less than one half acre per single-family residence or one acre on the Edwards Aquifer Recharge Zone.

(vii) *Lot depth.* 100 feet.

(viii) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See Section 5.1 for other permitted uses' parking.

## (2) Non-Residential uses.

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Where any building abuts a property with a one or two family use, the setback from the one or two family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

(iv) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.



(v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)

(vi) *Rear building setback.* 20 feet.

(vii) *Width of lot.* 60 feet.

(viii) *Lot depth.* 100 feet.

(ix) *Parking.* See Section 5.1 for permitted uses' parking.

## CITY OF NEW BRAUNFELS – ZONING ORDINANCE

### 3.4-1. "APD" agricultural/pre-development district.

*Purpose.* This district is designed for newly annexed areas, agricultural uses, and for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate use has not been determined. The following regulations shall apply in all "APD" districts:

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows

#### (1) *Uses permitted by right:*

##### Residential uses:

- Accessory building/structure
- Accessory dwelling (one accessory dwelling per lot, no kitchen)
- Community home (see definition)
- Family home adult care
- Family home child care
- Home occupation (See Sec. 5.4)
- One family, dwelling, detached
- Single family industrialized home (see Sec. 5.7)

##### Non-residential uses:

- Barns and farm equipment storage (related to agricultural uses)
- Cemetery and/or mausoleum
- Church/place of religious assembly
- Contractor's temporary on-site construction office (only with permit from Building Official; see Sec. 5.9)
- Country club (private)
- Farmers market (produce market - wholesale)
- Farms, general (crops) (see Chapter 6, Municipal Code) (Sec. 5.8 is not applicable)
- Farms, general (livestock/ranch) (see Chapter 6, Municipal Code) (Sec. 5.8 is not applicable)
- Flour mills, feed mills, and grain processing
- Golf course, public or private
- Governmental building or use (state/federally owned and operated)
- Grain elevator
- Hay, grain, and/or feed sales (wholesale)
- Livestock sales/auction
- Municipal use owned or operated by the City of New Braunfels, including libraries
- Park and/or playground (public)
- Plant nursery (growing for commercial purposes but no retail sales on site)
- Recreation buildings (public)
- Rodeo grounds
- School, K-12 (public or private)
- Stables (as a business) (see Chapter 6, Municipal Code)
- Stables (private, accessory use) (see Chapter 6, Municipal Code)
- Truck garden (no retail sales)
- University or college (public or private)
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system



Any comparable use not included in or excluded from any other district described herein.

- (2) *Conflict.* In the event of conflict between the uses listed in the Land Use Matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements:*

- (1) *Height.* 35 feet.

- (2) *Front yards.* 25 feet.

- (3) *Side building setbacks.* There shall be a side building setback on each side of a building not less than ten feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

*Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)

- (4) *Rear building setbacks.* 30 feet.

- (5) *Width of lot.* 100 feet.

- (6) *Lot area per family.* Every single-family dwelling hereafter erected or altered shall provide a lot area of not less than 15,000 square feet per dwelling, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, each lot shall provide not less than one half acre and one acre on the Edwards Aquifer Recharge Zone.

- (7) *Lot depth.* 100 feet.

- (8) *Parking.* See Section 5.1 for other permitted uses' parking.



## TIA DETERMINATION REQUIREMENTS

January 8, 2024

FM 725 & County Line Road

TIA24-0001

Owner:

HW Pecan Crossing, LLC and Peregrine Schertz Holdings, LLC  
8522 Broadway, Suite 109-3  
San Antonio, TX 78217, and  
276 Emporia Boulevard  
San Antonio, TX 78209

Preparer:

INK Civil: Madison Simon  
[plats@ink-civil.com](mailto:plats@ink-civil.com)  
2021 W SH 46 New Braunfels, TX 78132

The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application, only a TIA worksheet is required.

Please contact the Engineering Division at (830) 221-4275 if you have any questions or need any additional information.

Respectfully,

A handwritten signature in blue ink that reads "Jessica Perry".

Jessica Perry, E.I.T.  
Graduate Engineer  
JP / ce

\*\*\*After preparing the TIA, please submit report using the online portal

<https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx>

once the document has been uploaded email [cedmond@newbraunfels.gov](mailto:cedmond@newbraunfels.gov) with the transmittal letter attached to notify of the TIA submittal.



# CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

Complete this form to determine Traffic Impact Analysis requirements.  
 A site exhibit must be with this form to be considered a complete submittal.  
*Note: The final decision on intersections to be included within the TIA will be established by City Staff and listed within the approved scope.*

## Section 1: General Information

General Information	
Project Name: FM 725 & County Line Road Rezoning	Date: 12/12/2023
Subdivision Plat Name: Pecan Crossing	Project Address/Location: East Corner of FM 725 and County Line Road
<b>Location?</b> <input checked="" type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ <input type="checkbox"/> Comal County <input checked="" type="checkbox"/> Guadalupe County	
Owner Name: HW Pecan Crossing, LLC and Peregrine Schertz Holdings, LLC	Owner Email:
Owner Address: 8522 Broadway, Suite 109-3, San Antonio, TX 78217 and 276 Emporia Boulevard, San Antonio, TX 78209	Owner Phone:
Preparer Company: INK Civil	
Preparer Name: Madison Simon	Preparer Email: plats@ink-civil.com
Preparer Address: 2021 W SH 46 New Braunfels, TX 78132	Preparer Phone: (830) 358-7127
Application Type or Reason for TIA Worksheet/Report	
<input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input checked="" type="checkbox"/> Zoning	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan and plat applications)	
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less) <input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)	
<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips) <input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)	
Previously Approved TIA (Required if this project is part of a development with a previously approved TIA report)	
Previously Approved TIA Report Name: Level 1 TIA Report Update Pecan Crossing Subdivision	City Approval Date: 09/01/2016
TxDOT Access Approved?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	

INCREASE IS LESS THAN 100 TRIPS FROM APPROVED LEVEL 1 TIA REPORT

## Section 2: Proposed Land Use and Trip Information for Application

Land Use	ITE Code <sup>1</sup>	ITE Unit <sup>2</sup>	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
General Office Building	710	KSF	26	1.52	1.44	.53	40	38	14
Strip Retail < 40k	822	GLA	19.2	2.36	6.59	6.57	46	127	127
Automobile Part Sales	843	KSF	7.8	4.47	5.88	11.53	35	46	90
Total from additional tabulation sheet (if necessary):									
<b>Total:</b>							121	211	231

<sup>1</sup>Institute of Transportation Engineers (ITE) Trip Generation, 11<sup>th</sup> Edition or most recent  
<sup>2</sup>E.g., Dwelling Units, Acres, Employees, KSF, etc.



**2025 FM 725 & 167 Pecan Blf—County Line Rd intersection**

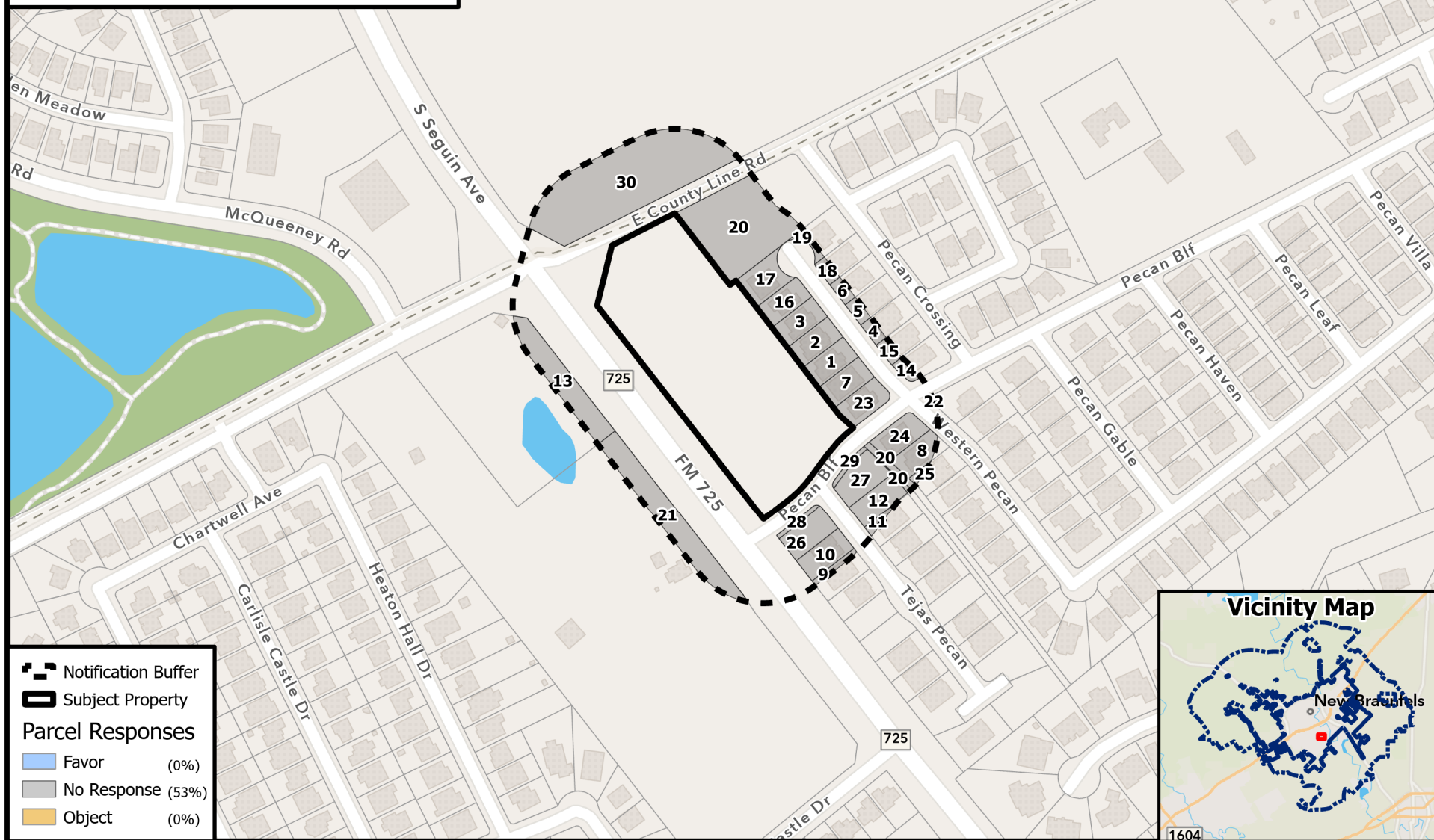


**2025 FM 725 & 167 Pecan Blf—FM 725 Frontage**



1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



**PLANNING COMMISSION – March 5, 2024 – 6:00PM**

City Hall Council Chambers

**Applicant:** Killen, Griffin & Farrimond

**Address/Location:** 2025 FM 725 & 167 Pecan Bluff

**PROPOSED ZONE CHANGE – CASE # PZ24-0031**

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- |   |  |
|---|--|
| 1. REITZ KENNETH & AMY FIGUEROA                 | 17. SCHOFIELD KARL J & OKSANA          |
| 2. NERBY PARKER KAARE                           | 18. VESTAL DONALD JR & KATIE           |
| 3. KHAN SOHAIL                                  | 19. HUFF CHRIS L & LORIE               |
| 4. CHEN ALLEN & JESSICA                         | 20. PECAN CROSSING OWNERS ASSOCIATION  |
| 5. JEFFERSON DARRIN ALFONSO & BIRDIE RUTH       | INC                                    |
| 6. RODGERS JARVIS TERRELL SR & LATONIA L        | 21. IDEA PUBLIC SCHOOLS                |
| 7. REYNOLDS SHAWN M & KIMBERLY M                | 22. WOOD DARRELL                       |
| 8. BALLOU JAMES CHRISTOPHER                     | 23. PINILLA CHRISTOPHER & MELISSA      |
| 9. FULTON JASON B & EVELYN A DUNCAN             | 24. RENKEN CODY                        |
| 10. SWANER EDDIE & KIMBERLY                     | 25. GAGE DALE ROGER                    |
| 11. TRAN LONG DINH & UYEN NGOC LE               | 26. VARGAS JOSE RUBEN CARRASCO &       |
| 12. CASAS LINO JR & JENNIFER LYNN               | GLADYS DURAN                           |
| 13. CIRCLE K STORES INC                         | 27. ROMERO MELBA Z & PETER K KERKEZ JR |
| 14. RAMIREZ MICHAEL & EDITH CORNEJO             | 28. Property Owner # 28                |
| 15. ORCUTT STEVEN LIVING TRUST DYD 4-9-21       | 29. Property Owner # 29                |
| 16. VARELA PAULO C & CAROLINA HERRERA-MARMOLEJO | 30. CAROWEST LAND LTD                  |

**SEE MAP**