

Weltner Farms Subdivision Planned Development District Narrative

REQUEST

The applicant is requesting a Planned Development District (PDD) with a Base Zoning R-1A-6.6 of the proposed 74.25ac tract to allow for the development of a single family residential community known as the Weltner Farms Subdivision. The current R-1A-6.6 zoning district requires a minimum 60ft lot width with a 6,600 square foot lot area. The proposed community will consist of lots consistent with the R-1A-6.6 zoning, only with a 45ft lot width minimum only for the area shown on the Concept Plan to be 45ft widths. The proposed typical 45ft x 120ft lot in the Weltner Farms Subdivision is 5,400 square feet in area. We are proposing to revise the current R-1A-6.6 district requirements to a minimum 45ft lot width, 5,400 sf minimum lot area allowing one family detached dwellings along with the implementation of several other PDD standards with this PDD.

We believe the revised lot size, in conjunction with the implementation of several other PDD standards, increased open space, and an amenity center will provide the area with a more complementary community that offers a higher quality of life than the current standards permitted. The PDD will establish standards focused on the community's long term preservation and vitality. Such standards are not currently addressed in the Zoning Ordinance, but we believe that they are extremely important to the future homeowners. These standards are included in the development standards. This property is within the Airport Hazard Overlay Zones 2 and 3, and the restrictions for those overlay zones still apply. The proposed density does comply with the density constraints of the Airport Hazard Overlay zones.

We respectfully request consideration of the proposed Planned Development District for the 74.25 acres of land located along Weltner Road.

BASE ZONING DISTRICT

The Weltner Farms Subdivision will have the base zoning requirements of the R-1A-6.6 zoning district as described in the current zoning ordinance of the City of New Braunfels. The PDD will revise the minimum lot widths set forth in the current zoning standards for an R-1A-6.6 zoning district. Due to increased open space, an amenity center, revised lot sizes, and the implementation of several other PDD standards; the Weltner Farms subdivision will accommodate a more vibrant, sustainable community that provides generous park space, a sense of place, lot diversity, and pedestrian-friendly circulation internal and external to the community.