

ORDINANCE NO. 2017-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING THE “PARKRIDGE ESTATES” PLANNED DEVELOPMENT DISTRICT WITH A CONCEPT PLAN AND CONTAINING 49.52 ACRES OUT OF THE WILLIAM H. PATE SURVEY NO. 22, ABSTRACT NO. 259 IN GUADALUPE COUNTY, TEXAS, LOCATED ON THE SOUTH SIDE OF W. COUNTY LINE ROAD BETWEEN NORTH RANCH ESTATES BOULEVARD AND CORNERSTONE DRIVE; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

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 “PDD” Planned Development District, the City Council has given due consideration to all components of said district; 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 “Parkridge Estates” Planned Development District Development Standards; **now, therefore**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT the “Parkridge Estates” Planned Development District, adopted on January 26, 2015 (Ordinance Number 2015-006) and amended on April 11, 2016 (Ordinance Number 2016-017), is hereby amended on the following described tract of land:

“49.52 acres out of the William H. Pate Survey No. 22, Abstract No. 259 in Guadalupe County, Texas, located on the south side of W. County Line Road between North Ranch Estates Boulevard and Cornerstone Drive, as delineated on Exhibit ‘A,’ and shown on the Parkridge Estates Concept

Plan as depicted on Exhibit 'B' and amending the Development Standards as stated in Exhibit 'C'.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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 3

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 4

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 5

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

PASSED AND APPROVED: First Reading this the 24th day of July, 2017.

PASSED AND APPROVED: Second and Final Reading this the 14th day of August, 2017.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

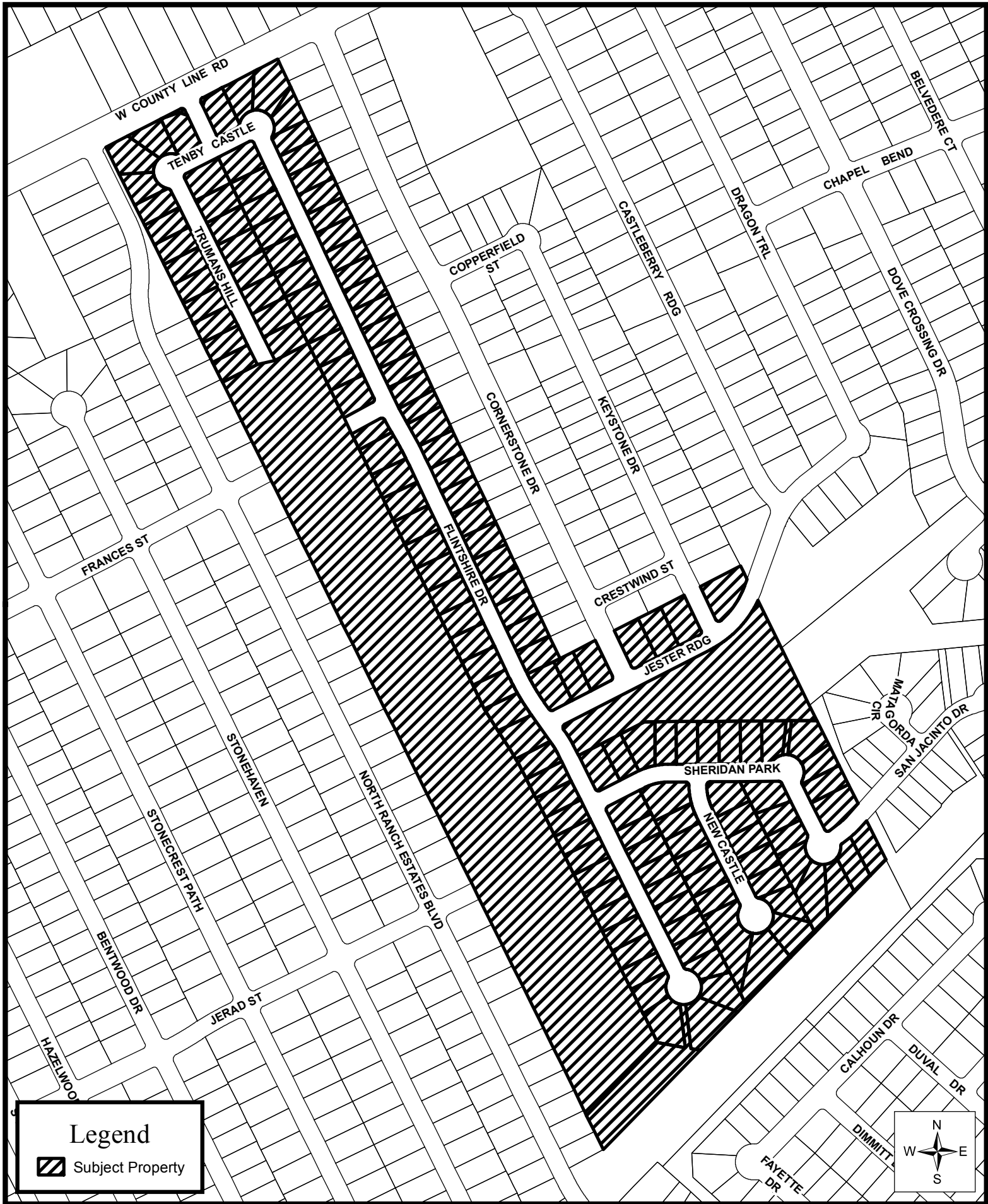
ATTEST:

PATRICK ATEN, City Secretary

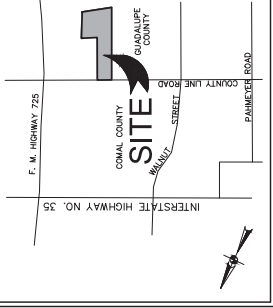
APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

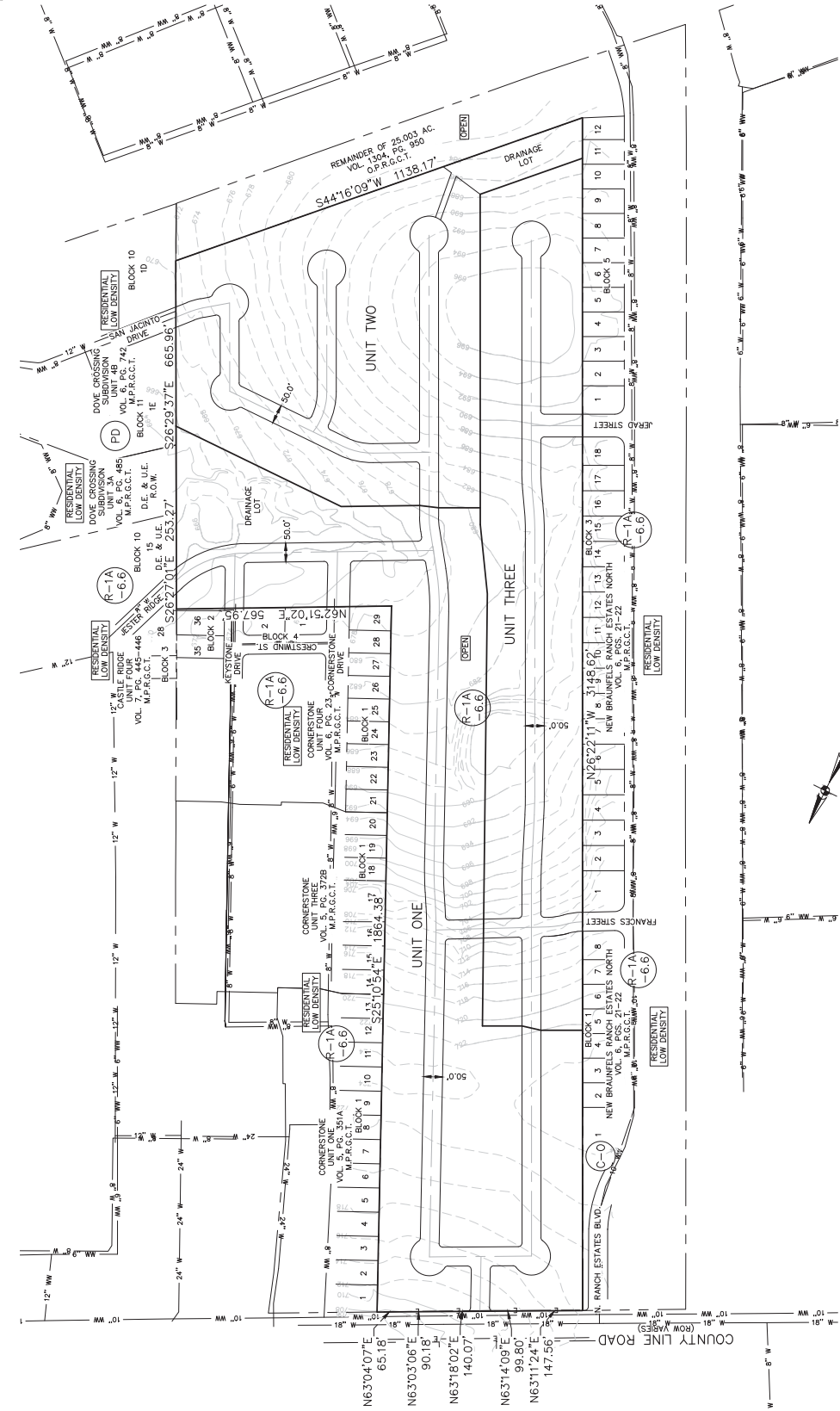
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PARKRIDGE ESTATES PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN AMENDMENT



LOCATION MAP
NOT TO SCALE



SCALE: 1"=200'

LEGEND:

R.O.W. = RIGHT-OF-WAY
M.P.R.G.C.T. = MOUNTAIN PLYERS, TEXAS
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, TEXAS
-X- = EXISTING WATER LINE
-X- = EXISTING SEWER LINE
-X- = OVERHEAD ELECTRIC
XX = ZONING TYPE
XXX = LANDUSE

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NEW BRAUNFELS,
TEXAS 78130
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PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600



PRELIMINARY LOT COUNT	
LOT SIZE	MAX. # OF LOTS
TOTAL RESIDENTIAL LOTS	211
DRAINAGE LOTS	2
PRELIMINARY LOT DATA	
MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH (INTERIOR)	60'
MINIMUM LOT WIDTH (CORNER)	(CUL-DE-SAC 47 MIN)
MINIMUM LOT DEPTH	100'
MINIMUM FRONT SETBACK	(CUL-DE-SAC 86 MIN)
MINIMUM SIDE SETBACK	20'
MINIMUM REAR SETBACK	20'
PRELIMINARY PROJECT DATA	
PROJECT ACREAGE	49.92 AC
RESIDENTIAL ACREAGE	46.26 AC
LOT DENSITY = 4.515 UNITS PER ACRE	

REVISED JANUARY 19, 2016
PREPARED OCTOBER 3, 2014

EXHIBIT 'B'

DEVELOPMENT STANDARDS

The general development standards are as follows:

Land Use:	Single-Family Residential
Base Zoning:	R-1A-6.6
Total Number of Acres	49.52 Acres
Drainage Acreage:	3.27 Acres
Residential Acreage:	46.26 Acres
Maximum Number of Total Lots:	211 Lots
Minimum Lot Width (interior):	60 Feet (With the exception of cul-de-sac & street knuckle lots measured at the front building line as 47 feet minimum)
Minimum Lot Width (corner):	60 Feet
Minimum Lot Depth:	100 Feet (With the exception of cul-de-sac & street knuckle lots measured from midpoint of front and rear lot lines as 86 feet minimum)
Minimum Lot Area (interior):	6,000 Square Feet
Minimum Lot Area (corner):	6,000 Square Feet
Front Setback Minimum:	20 Feet
Rear Setback Minimum:	20 Feet
Side Setback Minimum:	<p><u>Internal Lots</u> – 5 Feet</p> <p><u>Corner Lots</u> – The minimum side setback adjacent to the street for corner lots where the rear lines of the corner lot coincides with the rear lot line of the adjacent lot is 15 feet. The minimum side setback adjacent to the street for corner lots where the rear line of the corner lot coincides with the side lot line of the adjacent lot is 20 feet. Otherwise, the required side setback for corner lots is 5 feet.</p> <p>Fences on corner lots will not extend more than one-half (1/2) the distance of the total lot length to insure adequate line of sight for safety.</p>
Maximum Building Coverage:	3,750 Square Feet
Maximum Building Height:	35 Feet
Utilities:	All New Utilities will be Underground

Minimum Living Area (per house):	1,500 Square Feet
Minimum Garage Size:	2 Cars
Masonry Requirements:	All Houses will be Constructed Using 100% Masonry (i.e. brick, rock and/or stucco) and Masonry Products.
Elevation Conflict	The same elevation cannot be built within two lots of each other as illustrated in the Elevation Conflict Exhibit (this does not apply to the floor plan – only the elevation).
Minimum Landscaping Requirements:	Planting of two 2-Inch Caliper Trees, three 5-gallon shrubs, and five 1-gallon shrubs per lot