

## ORDINANCE NO

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS  
TEAS REZONING ACRES OUT OF THE VERAMENDI A  
SURVEY ADDRESSED AT GRUENE ROAD FOR SINGLE AND  
TWO-FAMILY DISTRICT TO VILLAGE AT GRUENE PLANNED  
DEVELOPMENT DISTRICT (VGPD) IT A CONCEPT PLAN AND  
DEVELOPMENT STANDARDS REPEALING ALL ORDINANCES IN  
CONFLICT CONTAINING A SAVINGS CLAUSE AND DECLARING AN  
EFFECTIVE DATE

---

**EREAS** 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

**EREAS** in keeping with the spirit and objectives of the "PD" Planned Development District, the City Council has given due consideration to all components of said district; and

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

**EREAS** the City Council desires to amend the Zoning Map by changing the zoning of 14.87 acres out of the J. M. Veramendi A-2 Survey, addressed at 1656 Gruene Road, from "R-2" Single and Two-family District to "VGPD" Village at Gruene Planned Development District; **no t ere ore**

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

### **SECTION**

**T AT** pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by changing the following described tract of land from "R-2" Single and Two-family District to "VGPD" Village at Gruene Planned Development District:

"Approximately 14.87 acres out of the J. M. Veramendi A-2 Survey addressed at 1656 Gruene Road, as delineated on Exhibit "A" and described in Exhibit "B" attached."

**SECTION**

**T AT** Exhibit “C” be adopted as the Village at Gruene Planned Development District Concept Plan.

**SECTION**

**T AT** Exhibit “D” be adopted as the Village at Gruene Planned Development District Development Standards.

**SECTION**

**T AT** all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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

**T AT** all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION**

**T AT** 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**

**T IS** ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

**PASSED AND APPROVED** First reading this 12th day of February, 2018.

**PASSED AND APPROVED** Second reading this 28th day of February, 2018.

**CIT O NE BRAUN ELS**

---

**BARRON CASTEEL, Mayor**

**ATTEST**

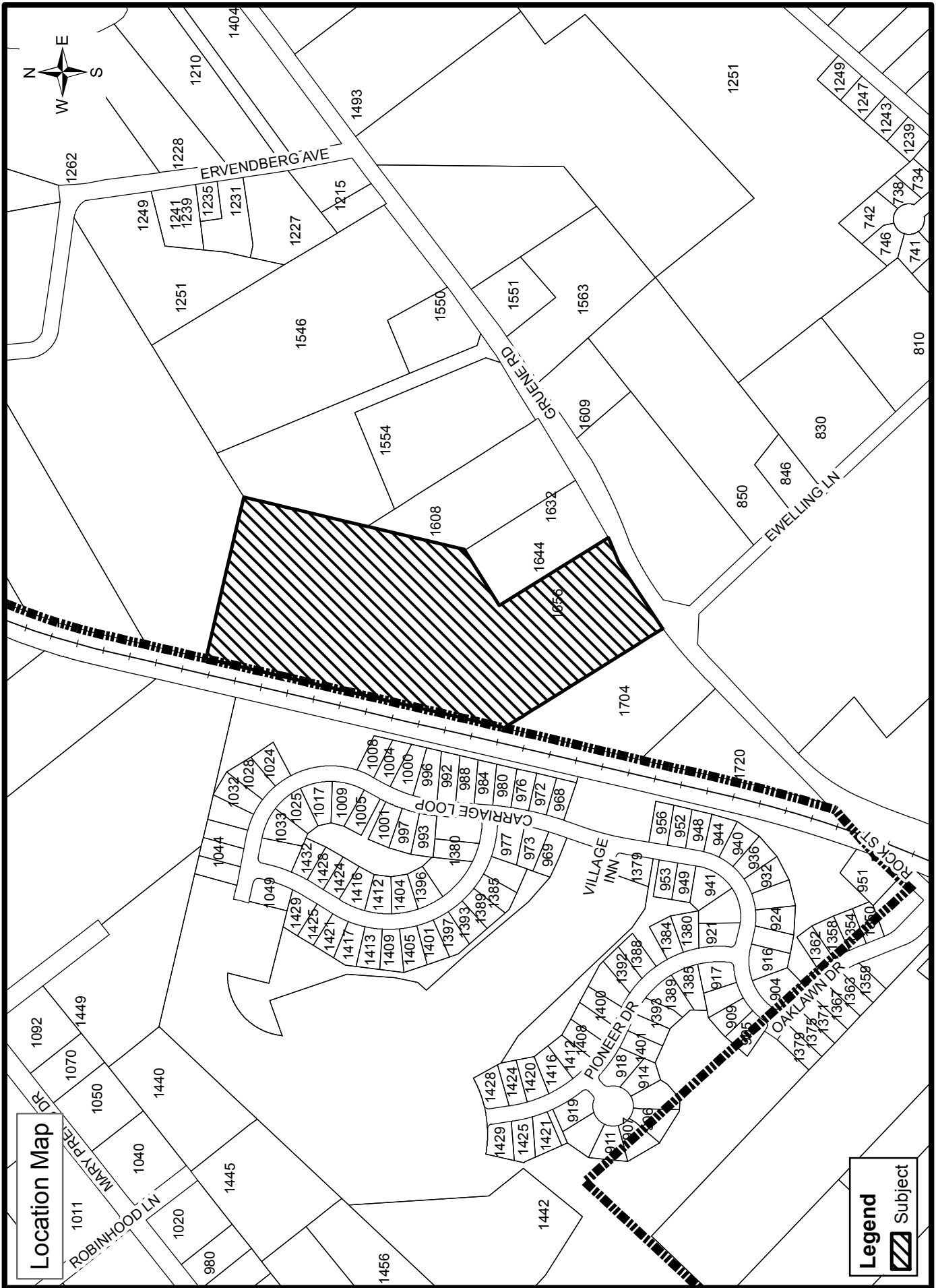
---

**PATRIC D ATEN** City Secretary

**APPROVED AS TO OR**

---

**VALERIA ACEVEDO** City Attorney



**PZ-17-051**  
**Village at Gruene PD**  
**Concept Plan**





410 N. Seguin Ave.  
New Braunfels, TX 78130  
HMTNB.COM  
830.625.8555 • FAX: 830.625.8556  
TBIPE FIRM F-10961

METES AND BOUNDS DESCRIPTION  
FOR A  
14.87 ACRE TRACT OF LAND

Being a 14.87 acre tract of land situated in the J.M. Veramendi Survey No. 1, Abstract No. 2, Comal County, Texas, and being all of a called 10 acre tract of land (Tract I), and all of a called 10 acre tract (Tract II), less and except a called 2 acre tract (Tract III), and a called 3.222 acre tract (Tract IV) as recorded in Document No. 201106022075, Official Public Records, Comal County, Texas, said 14.87 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8" iron pin found in the Northwestern right-of-way line of Gruene Road, for the East corner of a called 3.216 acre tract of land recorded in Document No. 200606052205, Official Public Records, Comal County, Texas, and the Southern corner of this herein described 14.87 acre tract of land;

THENCE along the Northeasterly line of said 3.216 acre tract of land, N 32°01'39" W a distance of 603.04 feet to a 1/2" iron pin found in the Southeasterly line of a M.K.&T. Railroad right-of-way for the Northerly corner of said 3.216 acre tract, and the Westerly corner of this herein described 14.87 acre tract of land;

THENCE along the Southeasterly line of said M.K.&T. Railroad right-of-way N 13°04'47" E a distance of 985.36 feet to a 1/2" iron pin found for a Southwesterly corner of a called 12.195 acre tract of land described in Document No. 200706026391, Official Public Records, Comal County, Texas, for the Northwestern corner of this herein described 14.87 acre tract of land;

THENCE along the Southwesterly line of said 12.195 acre tract, S 76°54'43" E a distance of 532.92 feet to an 8" cedar fence corner found for a Southerly corner of said 12.195 acre tract, a Northwestern corner of a called 7.16 acre tract recorded in Document No. 201006016961, Official Public Records, Comal County, Texas, for the Northeasterly corner of this herein described 14.87 acre tract of land;

THENCE along the Westerly line of said 7.16 acre tract, and a called 3 acre tract described in Document No. 9506480232, Official Public Records, Comal County, Texas, S 13°28'03" W a distance of 732.27 feet to a 1/2" iron pin found for a Westerly corner of said 3 acre tract, and the Northerly corner of a called 2 acre tract of land recorded in Volume 349, Page 623, Deed Records, Comal County, Texas, for a Southeasterly corner of this herein described 14.87 acre tract of land;

THENCE along the Northwestern line of said 2 acre tract, S 57°35'39" W a distance of 208.98 feet to a 6" cedar fence corner found for the Westerly corner of said 2 acre tract, and an interior corner of this herein described 14.87 acre tract of land;

THENCE along the Southwesterly corner of said 2 acre tract, S 31°46'13" E a distance of 412.92 feet to a 6" cedar fence corner found in the Northwestern right-of-way line of Gruene Road for the Southerly corner of said 2 acre tract, and a Southeasterly corner of this herein described 14.87 acre tract of land;

THENCE along the Northwesterly right-of-way line of Gruene Road the following calls:

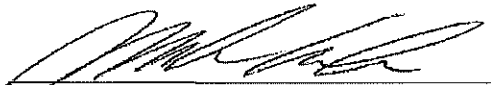
S 67°22'52" W a distance of 84.72 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner of this herein described 14.87 acre tract of land;

S 56°22'52" W a distance of 257.57 feet to the POINT OF BEGINNING and containing 14.87 acres of land in Comal County, Texas.

Bearings are based upon the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 9th day of January, 2013.

Reference survey of said 14.87 tract of land prepared this same date.



Mark F. Conlan  
Registered Professional Land Surveyor No. 6342





© COPYRIGHT 2015

© COPYRIGHT 2015

© COPYRIGHT 2015

© COPYRIGHT 2015



© COPYRIGHT 2015

© COPYRIGHT 2015

© COPYRIGHT 2015



© COPYRIGHT 2015

© COPYRIGHT 2015

© COPYRIGHT 2015

© COPYRIGHT 2015

© COPYRIGHT 2015

© COPYRIGHT 2015



© COPYRIGHT 2015



© COPYRIGHT 2015

© COPYRIGHT 2015





**Village at Gruene**  
**Planned Development District (VaGPDD)**  
**Narrative**

**REQUEST**

In an effort to diversify the use and potential of a 14.87 acre tract of land currently zoned ~~R-2~~+Single and Two Family District located off of Gruene Rd, the applicant is requesting a Planned Development District (~~RDD~~) with a Base Zoning R1A-6.6 to allow for the development of a single family residential community known as the Village at Gruene which will consist of 40~~x~~120lots. The current R-1A-6.6 zoning district requires a minimum 60~~q~~lot width with a corner lot width of 70~~q~~and a 6,600 square foot and 7,000 square foot lot area respectively. The proposed typical 40~~x~~120~~q~~lot in Village at Gruene is 4,800 square feet in area. We are proposing to revise the current R-1A-6.6 district requirements to a minimum 40~~q~~lot width, 4,800 sf minimum lot area allowing one family detached dwellings along with the implementation of several other PDD standards with this PDD.

The property currently has an SUP with the ability to develop 96 dwelling units. We believe the revised minimum lot size, in conjunction with the implementation of several other PDD standards, will provide the area with a more complimentary community that offers a higher quality of life than the current standard 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 future homeowners.

We respectfully request consideration of the proposed Planned Development District as the Highest and Best Use for the 14.87 acres of land located off Gruene Rd.

The proposed PDD will offer a higher end residential detached townhouse style product with direct access to Gruene and the Loop that is currently not offered in this area. The product is aimed at young professionals who want high quality, but without the high maintenance of a large yard that is typical of that price-point. The proposed PDD addresses Goals 1, 2, 3 of the Comprehensive plan.

**BASE ZONING DISTRICT**

The Village at Gruene 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 a R-1A-6.6 zoning district. These revised standards 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.

# Village at Gruene

## Planned Development District (CaGPDD)

### Development Standards

The general development standards are as follows:

Land Use:	Single-Family Residential - Standard Lot
Base Zoning:	PDD
Total Number of Acres	14.87
Open Space/Drainage Acreage:	2.39
Residential Acreage:	12.48
Minimum Lot Width:	40 Feet Wide (50' on Corner Lots)
Minimum Lot Depth:	120 Feet
Minimum Lot Area	4,800 Square Feet
Minimum Lot Area (Corner)	6,000 Square Feet
Minimum Front Setback:	25 Feet
Minimum Side Setback:	5 Feet
Minimum Side Setback (Corner):	15 Feet or 25 Feet
Minimum Rear Setback:	20 Feet
Minimum Living Area	1600sf
Minimum Garage	2 Car Garage
Minimum Landscaping	Full Sod (front & back) or Xeriscape
Maximum Building Height:	35ft
Trees:	A minimum of one (1) - 2" front yard shade tree per lot
Drainage and Detention Areas	Areas located on separate lots will be owned and maintained by the HOA

\*All remaining standards not listed above will be based on R-1A-6.6 zoning.

## CONCEPTUAL PLAN

The Village at Gruene Conceptual Plan is a proposed 14.87 acre Planned Development comprising of single-family residential lots with a typical size of 40x120q. The property is currently zoned R-1A-6.6 and is located in the city limits.