

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 66 ACRES, BEING the EDUARDO HERNANDEZ SURVEY NO.454, ABSTRACT 263, ADDRESSED 392 HUECO SPRINGS LOOP ROAD, FROM R-1A-6.6 (SINGLE-FAMILY DISTRICT) TO HUECO SPRINGS RANCH PLANNED DEVELOPMENT DISTRICT (HSRPD); 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, the rezoning is in compliance with the Future Land Use Plan; 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 recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City’s Comprehensive Plan; and

WHEREAS, the City Council desires to amend the Zoning Map by changing the zoning of approximately 66 acres being out of the Eduardo Hernandez Survey No.454, Abstract 26, addressed at 392 Hueco Springs Loop Road from R-1A-6.6 (Single-Family District) to Hueco Springs Ranch Planned Development District (HSRPD); **now, therefore;**

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

SECTION 1

THAT 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 rezoning the following tract of land from R-1A-6.6 (Single-Family District) to Hueco Springs Ranch Planned Development District (HSRPD) and designating said property as a Planned Development District with the development standards and conditions herein described:

Approximately 66 acres, being out of the Eduardo Hernandez Survey No.454, Abstract 263 as delineated on Exhibit “A” and described in Exhibit “B”, attached and adopting the Hueco Springs Ranch Planned Development District (HSRPD) Concept

Plan as depicted on Exhibit “C” and the Development Standards as stated in Exhibit “D”.

SECTION 2

THAT approval of the Hueco Springs Ranch Planned Development District (HSRPD) is subject to the following condition:

1. A Detail Plan application must be submitted to the City and approved by the Planning Commission prior to approval of any City issued permits to begin construction of the proposed development.

SECTION 3

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 4

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 5

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 6

THIS 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 9th day of December, 2024.

PASSED AND APPROVED: Second reading this 13th day of January, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

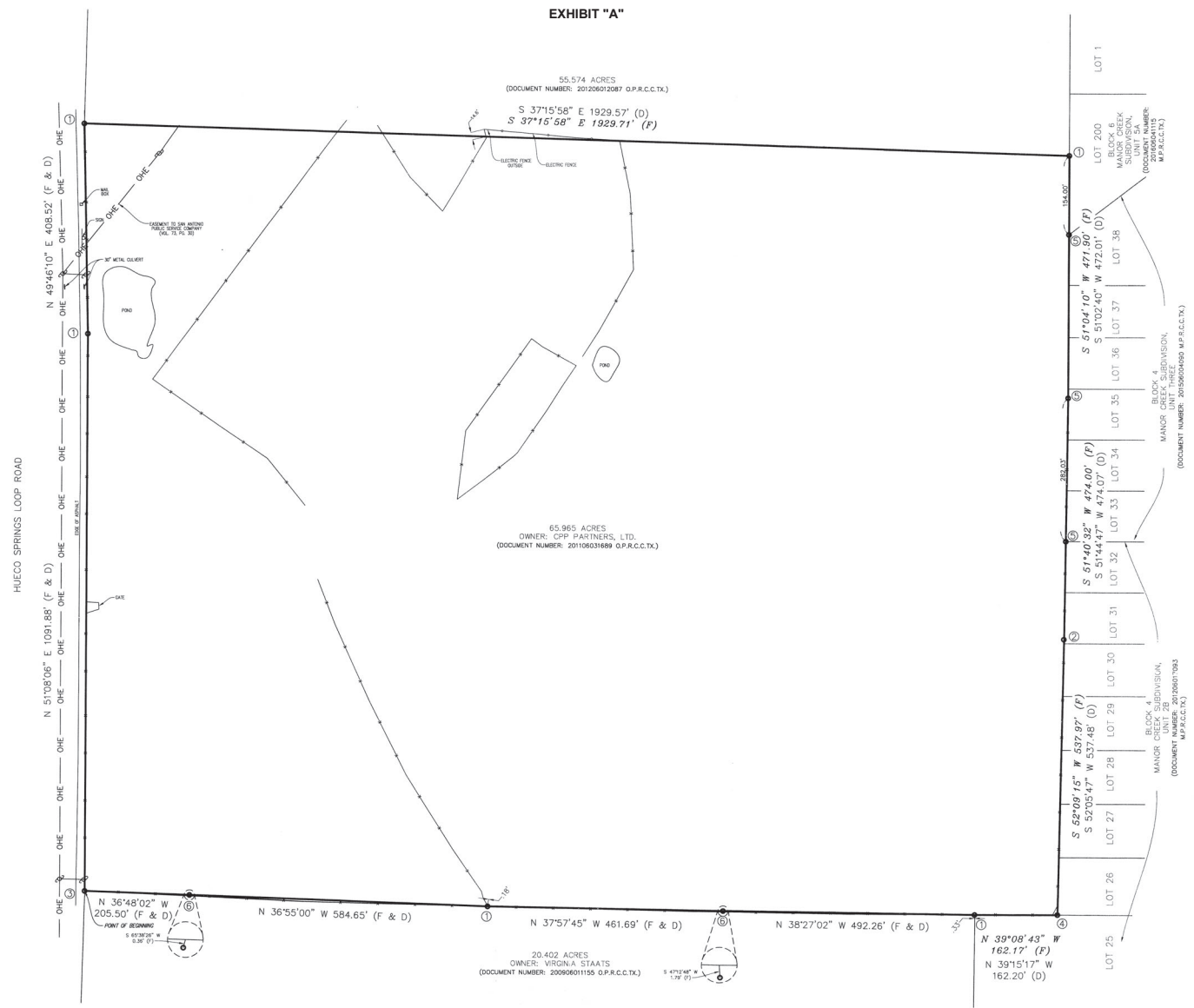
APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

* THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, NORTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.



EXHIBIT "A"



- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 3142"
 - ③ = FOUND 3/4" IRON BAR WITHOUT A CAP
 - ④ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "PMT" FOUND SET IN THE GROUND
 - ⑤ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "4233" FOUND SET IN THE GROUND
 - ⑥ = FOUND 600 NAIL SET IN TRUNK
 - (F) = FIELD BEARING
 - (D) = DEED BEARING
 - = BARBED WIRE FENCE
 - R.O.W. = RIGHT-OF-WAY
 - COV. = COVERED
 - CONC. = CONCRETE
 - TELE. = TELEPHONE
 - ELEC. = ELECTRIC
 - CATV. = CABLE TELEVISION
 - AC = AIR CONDITIONER
 - POWER POLE = POWER POLE
 - OHE— = OVER HEAD ELECTRIC
 - VOL. = VOLUME
 - RS. = RISE
 - M.P.R.C.C.T.X. = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R.C.C.T.X. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

AREA: 65.97 ACRES

ADDRESS: 350 HUECO SPRINGS LOOP ROAD

GF#: N81-3081-2021

DRAWN BY: J.C. CREW CHIEF: M.D.

20.402 ACRES
OWNER: VIRGINIA STAATS
(DOCUMENT NUMBER: 20090601155 O.P.R.C.C.T.X.)

65.965 ACRES
OWNER: CPP PARTNERS, LTD.
(DOCUMENT NUMBER: 201106031689 O.P.R.C.C.T.X.)

55.574 ACRES
(DOCUMENT NUMBER: 201206012087 O.P.R.C.C.T.X.)

STATE OF TEXAS
COUNTY OF COMAL

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1A, CONDITION 3 STANDARD LAND SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2020 AND THAT THERE ARE NO VISIBLE OR APPARENT ENCROACHMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: DECEMBER 17, 2021

CATEGORY 1A, CONDITION 3
STANDARD LAND SURVEY OF
65.97 ACRES OUT OF THE
EDWARD HERNANDEZ SURVEY No. 454
ABSTRACT 263
COMAL COUNTY, TEXAS

DOCUMENT NUMBER: 201106031689, OFFICIAL PUBLIC RECORDS
VOL. 23, PGS. 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TPEL'S FIRM NO. 10289000
JOB NUMBER: P-20218170

EXHIBIT "B"

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

December 17, 2021

65.97 acres out of the
Edwardo Hernandez Survey No. 454
Abstract 263

THE STATE OF TEXAS
COUNTY OF COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

65.97 acres out of the Edwardo Hernandez Survey No. 454, Abstract 263, Comal County, Texas, being that 65.965-acre tract of land described in deed of record in Document Number 201106031689 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a ¾" iron bar found set in the ground in the southeast right-of-way line of Hueco Springs Loop Road, the west corner of a 65.965-acre tract of land described in deed of record in Document Number 201106031689 of the Official Public Records of Comal County, Texas and the north corner of a 20.402-acre tract of land described in deed of record in Document Number 200906011155 of the Official Public Records of Comal County, Texas, for the west corner of this tract;

Thence N 51°08'06" E (field and deed) with the southeast right-of-way line of Hueco Springs Loop Road and the northwest boundary line of said 65.965-acre tract a distance of 1,091.88 feet (field and deed) to an ½" iron bar found set in the ground a corner of said 65.965-acre tract, for a corner of this tract;

Thence N 49°46'10" E (field and deed) with the southeast right-of-way line of Hueco Springs Loop Road and a northwest boundary line of said 65.965-acre tract a distance of 408.52 feet (field and deed) to an ½" iron bar found set in the ground, the north corner of said 65.965-acre tract and the west corner of a 55.574-acre tract of land described in deed of record in Document Number 201206012087 of the Official Public Records of Comal County, Texas, for the north corner of this tract;

Thence S 37°15'58" E (called S 37°15'58" E) with the northeast boundary line of said 65.965-

acre tract and the southwest boundary line of said 55.574-acre tract a distance of 1,929.71 feet (called 1,929.57 feet) to an ½" iron bar found set in the ground in the northwest boundary line of Lot 200, Block 6, Manor Creek Subdivision, Unit 5A as shown by plat of record in Document Number 201606041115 of the Map and Plat Records of Comal County, Texas, the east corner of said 65.965-acre tract and the south corner of said 55.574-acre tract, for the east corner of this tract;

Thence S 51°04'10" W (called S 51°02'40" W) with a southeast boundary line of said 65.965-acre tract and a northwest boundary line of said Lot 200 at 154.00 feet an ½" iron bar with a yellow cap marked "RPLS 4233" found set in the ground, the southwest corner of said Lot 200 and the northwest corner of Block 4, Manor Creek Subdivision Unit Three as shown by plat of record in Document Number 201506004090 of the Map and Plat Records of Comal County, Texas, and continuing on the same course and by the same count with the northwest boundary line of said Block 4, Unit Three an overall distance of 471.90 feet (called 472.01 feet) to an ½" iron bar with a yellow cap marked "RPLS 4233" found set in the ground, a corner of said 65.965-acre tract and a corner of said Block 4, Unit Three, for a corner of this tract;

Thence S 51°40'32" W (called S 51°44'47" W) with a southeast boundary line of said 65.965-acre tract and a northwest boundary line of said Block 4, Unit Three at 282.03 feet an ½" iron bar with a yellow cap marked "RPLS 4233" found set in the ground, the southwest corner of said Block 4, Unit Three and the northwest corner of Block 4, Manor Creek Subdivision Unit 2B as shown by plat of record in Document Number 201206017093 of the Map and Plat Records of Comal County, Texas and continuing on the same course and by the same count with the northwest boundary line of said Block 4, Unit 2B an overall distance of 474.00 feet (called 474.07 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 65.965-acre tract and a corner of said Block 4, Unit 2B, for a corner of this tract;

Thence S 52°09'15" W (called S 52°05'47" W) with a southeast boundary line of said 65.965-acre tract and the northwest boundary line of said Block 4, Unit 2B a distance of 537.97 feet (called 537.48 feet) to an ½" iron bar with a yellow cap marked "HMT" found set in the ground, the south corner of said 65.965-acre tract and a reentrant corner of said Block 4, Unit 2B, for the south corner of this tract;

Thence N 39°08'43" W (called N 39°15'17" W) with a southwest boundary line of said 65.965-acre tract and a northeast boundary line of said Block 4, Unit 2B at 161.34 feet an ½" iron bar found set in the ground and continuing on the same course and by the same count an overall distance of 162.17 feet (called 162.20 feet) to a point, a corner of said 65.965-acre tract, a north corner of said Block 4, Unit 2B and the east corner of said 20.402-acre tract, for a corner of this tract;

Thence N 38°27'02" W (field and deed) with a southwest boundary line of said 65.965-acre tract and a northeast boundary line of said 20.402-acre tract a distance of 492.26 feet (field and deed)

to a point, a corner of said 65.965-acre tract and a corner of said 20.402-acre tract, for a corner of this tract, whence a nail found set in the trunk of a cedar tree, bears S 47°12'48" W a distance of 1.79 feet;

Thence N 37°57'45" W (field and deed) with a southwest boundary line of said 65.965-acre tract and a northeast boundary line of said 20.402-acre tract at 461.51 feet an 1/2" iron bar found set in the ground and continuing on the same course by the same count an overall distance of 461.69 feet (field and deed) to a point, a corner of said 65.965-acre tract and a corner of said 20.402-acre tract, for a corner of this tract;

Thence N 36°55'00" W (field and deed) with a southwest boundary line of said 65.965-acre tract and a northeast boundary line of said 20.402-acre tract a distance of 584.65 feet (field and deed) to a point, a corner of said 65.965-acre tract and a corner of said 20.402-acre tract, for a corner of this tract, whence a nail found set in the trunk of a cedar tree, bears S 65°38'26" W a distance of 0.36 feet;

Thence N 36°48'02" W (field and deed) with a southwest boundary line of said 65.965-acre tract and a northeast boundary line of said 20.402-acre tract a distance of 205.50 feet (field and deed) to the point of beginning.

Containing 65.97 acres of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

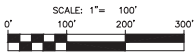
SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

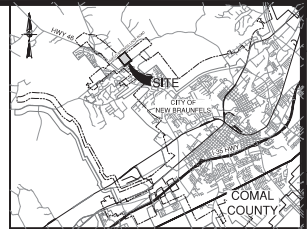


jc

EXHIBIT "C"



HEIME NADALENE R ETU
 DOC # 201206012087
 (OPRCT)
 (CO)
 (UNDEVELOPED)



LEGEND

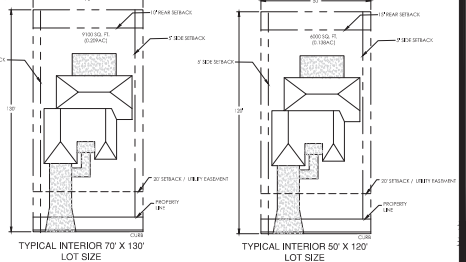
- MPR/CT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
 OPR/CT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
 WQ WATER QUALITY
- CITY LIMITS
 PROJECT LIMITS
 6" WIDE MULTI-USE PATH
 EXISTING OVERGROUND UTILITIES
 EXISTING SANITARY SEWER
 EXISTING WATER LINES
 NEIGHBORHOOD BUSINESS DISTRICT "C-1A"
 70' RESIDENTIAL LOTS
 50' RESIDENTIAL LOTS
 PARKLAND
 OPEN SPACE
 DRAINAGE
 COMMUNITY PARK
 LINEAR PARK
 POCKET PARK
 EXISTING ZONING
 EXISTING LAND USE
- (CO) (UNDEVELOPED)

GENERAL NOTES

- THIS PLANNED DEVELOPMENT CONFORMS TO THE CITY OF NEW BRAUNFELS COMPREHENSIVE DEVELOPMENT PLAN. THE CURRENT ZONING MAP SHOWS THIS AREA AS "C-1A-C&P" - SINGLE-FAMILY DISTRICT. THIS PROJECT MAINTAINS THE MAXIMUM ALLOWABLE DENSITY OF THE R-1A-E-6 ZONING DESIGNATION. C-1A NEIGHBORHOOD COMMERCIAL IS CONSISTENT WITH THE COMMERCIAL PARCELS FRONTAGE ON HUECO SPRINGS LOOP THOROUGHFARE AND ITS PROXIMITY TO STATE HIGHWAY 46 WHICH USE CORRIDOR ON THE CITY OF NEW BRAUNFELS FUTURE LAND USE PLAN.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 65.97 ACRES OF WHICH 64.09 ACRES IS SINGLE FAMILY RESIDENTIAL, AND 1.88 ACRES IS NEIGHBORHOOD COMMERCIAL.
- THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL PARKLAND, OPEN SPACES, DRAINAGE EASEMENTS, AND DETENTION PANS.
- ALL STREETS ARE TYPICAL 50' RIGHT-OF-WAY EXCEPT AS NOTED AND SHALL BE CONVEYED AND MAINTAINED BY THE CITY OF NEW BRAUNFELS.
- THIS CONCEPT PLAN SHALL FOLLOW DESIGN STANDARDS SET FORTH IN THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES UNLESS SPECIFIED.
- NONE OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE MAP # 480910435F & #480910435F.
- WATER, SANITARY SEWER, AND ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES (NBU).
- THE PROPERTY IS CURRENTLY LOCATED WITHIN THE NBSD BOUNDARY.
- REFERENCE THE DEVELOPMENT STANDARDS SUBMITTED WITH THIS PLAN FOR DEVIATIONS FROM BASE ZONING CODE.

PROPOSED ZONING SUMMARY

- BASE ZONING DISTRICT FOR S.F. RESIDENTIAL IS R-1A-E-6
- BASE ZONING DISTRICT FOR COMMERCIAL IS C-1A



LAND SUMMARY TABLE										
	AREA (ACRES)	NEIGHBORHOOD COMMERCIAL (ACRES)	SINGLE FAMILY DWELLING UNITS	50' LOTS	70' LOTS	HUECO SPRINGS LOOP RD RIGHT-OF-WAY DEDICATION (ACRES)	PARKLAND (ACRES)	DRAINAGE (ACRES)	OPEN SPACE (ACRES)	SINGLE FAMILY DENSITY (DWELLING UNITS/ACRES)*
TOTAL	65.97	1.88	215	150	65	3.16	3.69	4.76	5.26	3.53

* NOTE: SINGLE FAMILY DENSITY EXCLUDES NEIGHBORHOOD COMMERCIAL AND HUECO SPRINGS LOOP RD RIGHT-OF-WAY AREAS

PLAT NO.	
JOB NO.	12530-00
DATE	JULY 2024
DESIGNER	BS
CHECKED	BL, DR, AN, BS
SHEET	EX 1

PAPE-DAWSON ENGINEERS
 2305 HWY LOOP 403 | SAN ANTONIO, TX 78233 | P. 210.315.5000
 TEXAS ENGINEERING LICENSE # 11545 | TEXAS SURVEYING LICENSE # 11545

HUECO SPRINGS RANCH
 NEW BRAUNFELS, TEXAS
 PLANNED DEVELOPMENT DISTRICT
 CONCEPT PLAN

OWNER/DEVELOPER
 MCM TEXAS DEVELOPMENT, LLC
 21232 GATHERING OAK, SUITE 103
 SAN ANTONIO, TX 78216

Plan: 12530-00-01, 12530-00-02, 12530-00-03, 12530-00-04, 12530-00-05, 12530-00-06, 12530-00-07, 12530-00-08, 12530-00-09, 12530-00-10, 12530-00-11, 12530-00-12, 12530-00-13, 12530-00-14, 12530-00-15, 12530-00-16, 12530-00-17, 12530-00-18, 12530-00-19, 12530-00-20, 12530-00-21, 12530-00-22, 12530-00-23, 12530-00-24, 12530-00-25, 12530-00-26, 12530-00-27, 12530-00-28, 12530-00-29, 12530-00-30, 12530-00-31, 12530-00-32, 12530-00-33, 12530-00-34, 12530-00-35, 12530-00-36, 12530-00-37, 12530-00-38, 12530-00-39, 12530-00-40, 12530-00-41, 12530-00-42, 12530-00-43, 12530-00-44, 12530-00-45, 12530-00-46, 12530-00-47, 12530-00-48, 12530-00-49, 12530-00-50, 12530-00-51, 12530-00-52, 12530-00-53, 12530-00-54, 12530-00-55, 12530-00-56, 12530-00-57, 12530-00-58, 12530-00-59, 12530-00-60, 12530-00-61, 12530-00-62, 12530-00-63, 12530-00-64, 12530-00-65, 12530-00-66, 12530-00-67, 12530-00-68, 12530-00-69, 12530-00-70, 12530-00-71, 12530-00-72, 12530-00-73, 12530-00-74, 12530-00-75, 12530-00-76, 12530-00-77, 12530-00-78, 12530-00-79, 12530-00-80, 12530-00-81, 12530-00-82, 12530-00-83, 12530-00-84, 12530-00-85, 12530-00-86, 12530-00-87, 12530-00-88, 12530-00-89, 12530-00-90, 12530-00-91, 12530-00-92, 12530-00-93, 12530-00-94, 12530-00-95, 12530-00-96, 12530-00-97, 12530-00-98, 12530-00-99, 12530-00-100

EXHIBIT “D”

**HUECO SPRINGS RANCH
Planned Development District (HSRPDD)
Development Standards**

The general development standards are as follows:

Land Use:	Mixed Use: Single-Family Residential / Neighborhood Commercial
Base Zoning SF Residential:	R-1A 6.6
Base Zoning Commercial:	C-1A
Total Number of Acres	65.97 Acres
Open Space / Drainage Acreage:	10.02 acres
Park acreage:	3.89 acres
Residential acreage:	50.08 acres
Commercial acreage:	1.88 acres
Hueco Springs Loop ROW Dedication Acreage:	3.16 acres
SF Residential Standards	
Maximum number of total sf residential lots:	215
Maximum Number of 50' Wide lots:	150
Maximum Number of 70' Wide lots:	65
Minimum Lot Width:	50 feet
Minimum Lot Depth:	100 feet
Typical Lot Depth (50' Lot / 70' Lot)	120 feet / 130 feet
Minimum Lot Area:	5,500 sf
Front Setback Minimum:	20 feet
Rear Setback Minimum:	15 feet
Side Setback Minimum:	<u>Internal Lots:</u> 5-feet <u>Corner Lots</u> - The minimum side setback adjacent to the street for corner lots where the rear lines of the corner lot coincide with the rear lot line of the adjacent lot is 10 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 internal side setback for corner lots is 5 feet.
Garage Setback:	Where a driveway is located in front of a garage, the garage shall be setback a minimum of 20 feet from the right-of-way or the driveway shall be at least 20 feet long to provide enough space for a vehicle to park without obstructing the sidewalk.
Minimum Lot Width at Front Setback Line:	25 feet
Minimum Lot Frontage (Irregular lots):	25 feet
Maximum Building Height:	35 feet
Utilities:	All new utilities will be underground **(Except 3-phase overhead electric feeder lines as required by NBU)
Amenities:	Community Park, Pocket Parks, Linear Park with Walking Path, Landscaped Entrances
Community Park:	1.54 acres
Linear Park:	1.95 acres
Pocket Parks:	0.40 acres
6' wide Walking Path:	Approximately 3,225 linear feet located within the Linear Park
4' wide Sidewalk (Internal):	4' sidewalks will be constructed along the streets at 3' behind the back of curb with exception to the streets adjacent to the proposed multi-use path shown on the Concept Plan. The multi-use path will control the sidewalk location and width adjacent to the street in those locations and a 4' sidewalk will only be constructed on the opposite side of the street from the multi-use path.
Minimum Living Area (per home):	1,600 sf
Minimum Garage Size:	2 car
Anti - Monotony Front Elevation Requirement:	The same elevation cannot be built adjacent to each other on the same side of the street or across the street.

Minimum Tree Planting Requirement:	Planting of (2) ~ 2 - inch caliper trees per lot
Maximum Block Length:	1,600 LF
Sidewalks:	Sidewalk will be built per the City of New Braunfels Standard Street Section with exception as noted by construction of the multi-use path