

**ORDINANCE NO. 2017-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROXIMATELY 74 ACRES COMPRISING A 60.579 ACRE TRACT OUT OF THE A-20, A M ESNAURIZAR SURVEY, ADDRESSED AT 1584 AND 1568 WELTNER ROAD, AND THE 13.421 ACRE COUNTRYVILLE SUBDIVISION, FROM “APD” AGRICULTURAL/PRE-DEVELOPMENT DISTRICT AND “R-1A-6.6” SINGLE-FAMILY DISTRICT TO WELTNER FARMS PLANNED DEVELOPMENT DISTRICT (WFPD); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

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**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 planned development is in compliance with the Future Land Use Plan; and

**WHEREAS**, the City Council desires to amend the Zoning Map by changing 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, from “APD” Agricultural/Pre-Development District and “R-1A-6.6” Single-Family District to Weltner Farms Planned Development District (WFPD); **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 changing the following described tract of land from “APD” Agricultural/Pre-Development District and “R-1A-6.6” Single-Family District to Weltner Farms Planned Development District

(WFPD):

“Being 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, as described in Exhibit ‘A’ and delineated on Exhibit ‘B’.”

## **SECTION 2**

**THAT** Exhibit ‘C’ be adopted as the Weltner Farms Planned Development Concept Plan.

## **SECTION 3**

**THAT** Exhibit ‘D’ be adopted as the Weltner Farms Planned Development – Development Standards.

## **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 the 10<sup>th</sup> day of July, 2017.

**PASSED AND APPROVED:** Second and Final Reading this the 24<sup>th</sup> day of July, 2017.

**CITY OF NEW BRAUNFELS**

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**BARRON CASTEEL, Mayor**

**ATTEST:**

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**PATRICK ATEN, City Secretary**

**APPROVED AS TO FORM:**

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**VALERIA M. ACEVEDO, City Attorney**



SCALE: 1" = 200'

LEGEND:

- O = (1/8" SET 1/2" BOM PIN W/ A PLASTIC CAP STAMPED, TOM #5348 PROP. CONC. UNLESS OTHERWISE NOTED)
- = (1/8" PIN 1/2" BOM PIN UNLESS OTHERWISE NOTED)
- = WOOD FENCE
- = BARBARE FENCE
- = OVERHEAD ELECTRIC
- = POWER POLE
- Y = GUY WIRE
- △ = TELEPHONE PEDESTAL
- ⊙ = WELL/MONITORING WELL
- ⊙ = SIGN
- = RIGHT-OF-WAY

TITLE COMMITMENT:  
 ALAMO TITLE INSURANCE COMPANY  
 PROPOSED INSURED: JHFS HOLDINGS, LLC AND/OR ASSIGNS  
 OFF# 4041008519  
 EFFECTIVE DATE: APRIL 7, 2016

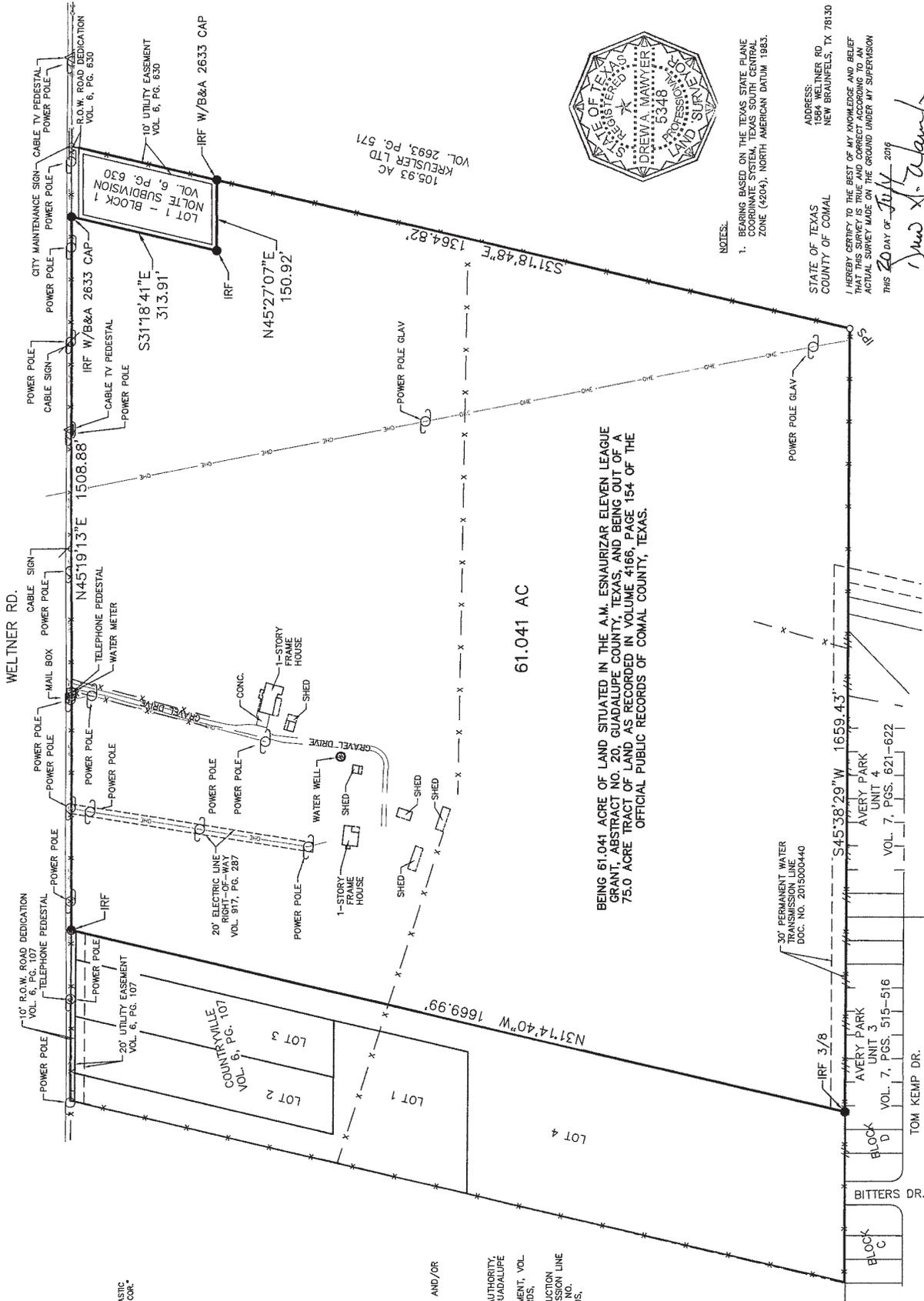
- REFERENCES:
1. EASEMENT, LOWER COLORADO RIVER AUTHORITY, VOL. 574, PGS. 105-106, GUADALUPE COUNTY, TEXAS. (DOES NOT AFFECT THIS SURVEY)
  2. ELECTRIC LINE RIGHT-OF-WAY AGREEMENT, VOL. 917, PG. 287, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.
  3. EASEMENT EXCLUSIVE WATER TRANSMISSION LINE AND RITCH-OF-WAY EASEMENT, DOC. NO. 2015000440, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



1320 WETTERLINE  
 NEW BRAUNFELS, TX 78130  
 PH: (830) 632-5592  
 email: dam@damwyer.com  
 www.damwyer.com

DATE: MAY 2016, JOB SCA001

WELTNER RD.



61.041 AC

BEING 61.041 ACRE OF LAND SITUATED IN THE A.M. ENSAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A 75.0 ACRE TRACT OF LAND AS RECORDED IN VOLUME 4166, PAGE 154 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



NOTES:

1. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

STATE OF TEXAS  
 COUNTY OF COMAL  
 ADDRESS: WELTNER RD  
 NEW BRAUNFELS, TX 78130

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION  
 THIS 20 DAY OF MAY 2016

Drew A. Mawyer  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

DATE: MAY 2016, JOB SCA001

NOTES:

1. Plat prepared February 15, 1999. REVISED 3/10/99 RATIFIED 3/25/99
2. Reference Bearing - S 30° 30' E
3. As related off the 1981 Flood Insurance Rate Map, Community-Panel #400006 0500 B, dated March 1, 1976, this property does not lie in Zone A.
4. Certain lines shown herein were located and interpolated off of a USGS Map and not from an on-the-ground survey.
5. 1/4" iron pins set at all lot corners, unless otherwise noted
6. This property lies in the State Territorial Jurisdiction (ETJ) of the City of New Braunfels.
7. This property lies in the Central Independent School District.
8. This property lies in Guadalupe County Commissioners Precinct #2.
9. This property will be served by the following:  
Electric - New Braunfels Utilities  
Gas - New Braunfels Utilities  
Water - New Braunfels Utilities  
Sewer - Individual on-site sewage facility
10. P.O.B. = Point of Beginning  
B.L. = Building, Sublot Line  
U.E. = Utility Easement

Approved this 16 day of April, 1999,  
by the Planning and Zoning Commission of the City of New Braunfels, Texas.

APPROVED FOR ACCEPTANCE  
4/16/99  
Date  
City Engineer  
Date  
City Engineer

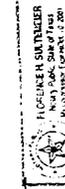
STATE OF TEXAS

COUNTY OF GUADALUPE

I, the undersigned, Clerk of the County of Guadalupe, do hereby certify that the foregoing instrument of writing, with its exhibits and attachments, was filed for record in my office on the 21 day of April, A.D., 1999, at 11:19 A.M., and duly recorded in the Public Records of Guadalupe County, Texas, in Book Volume 6, on Page 107, in testimony whereof I have hereunto set my hand and official seal, this 21 day of April, 1999.

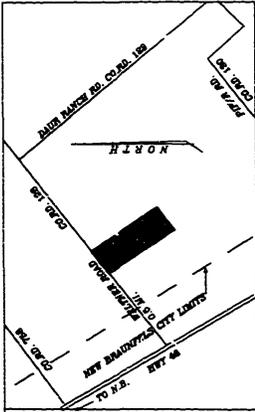
NOTICE LAND AND DEVELOPMENT CORPORATION

This instrument was acknowledged before me on this 16 day of April, 1999, by BEITH HOLTE, JR., 170 N. Meador, New Braunfels, Texas 78130

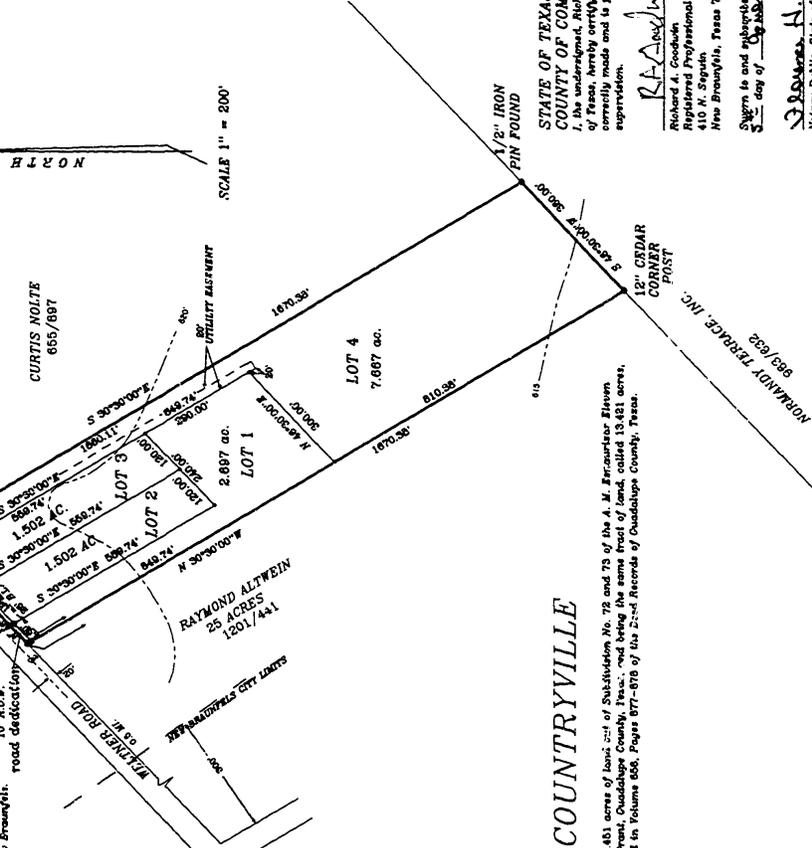


This plat of COUNTRYVILLE has been submitted to and considered by the Guadalupe County Commissioners Court and is hereby approved by said Court.

Dated this 21 day of April, 1999  
Commissioner Precinct #1  
Commissioner Precinct #2  
Commissioner Precinct #3  
Commissioner Precinct #4  
Guadalupe County Clerk



S. CRAIG HOLLMIG, INC.  
ENGINEERS ~ SURVEYORS  
410 NORTH SECUR  
830-625-8555



COUNTRYVILLE

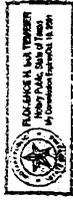
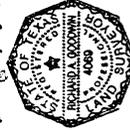
Being 13.481 acres of land, sit of Subdivisions No. 79 and 73 of the A. M. Freestricer Eleven Acre Tract, Guadalupe County, Texas, and being the same tract of land, called 13.481 acres, described in Volume 656, Page 877-878 of the 2nd Records of Guadalupe County, Texas.

STATE OF TEXAS  
COUNTY OF COMAL  
I, the undersigned, Richard J. Goodwin, a Registered Professional Land Surveyor in the State of Texas, hereby certify that to the best of my knowledge and belief this plat is true and correct, and was prepared from an actual survey on the property made under my supervision.

Richard J. Goodwin  
Registered Professional Land Surveyor #4089  
110 W. Stephen,  
New Braunfels, Texas 78130

Signed and published before me this 16 day of April, 1999.

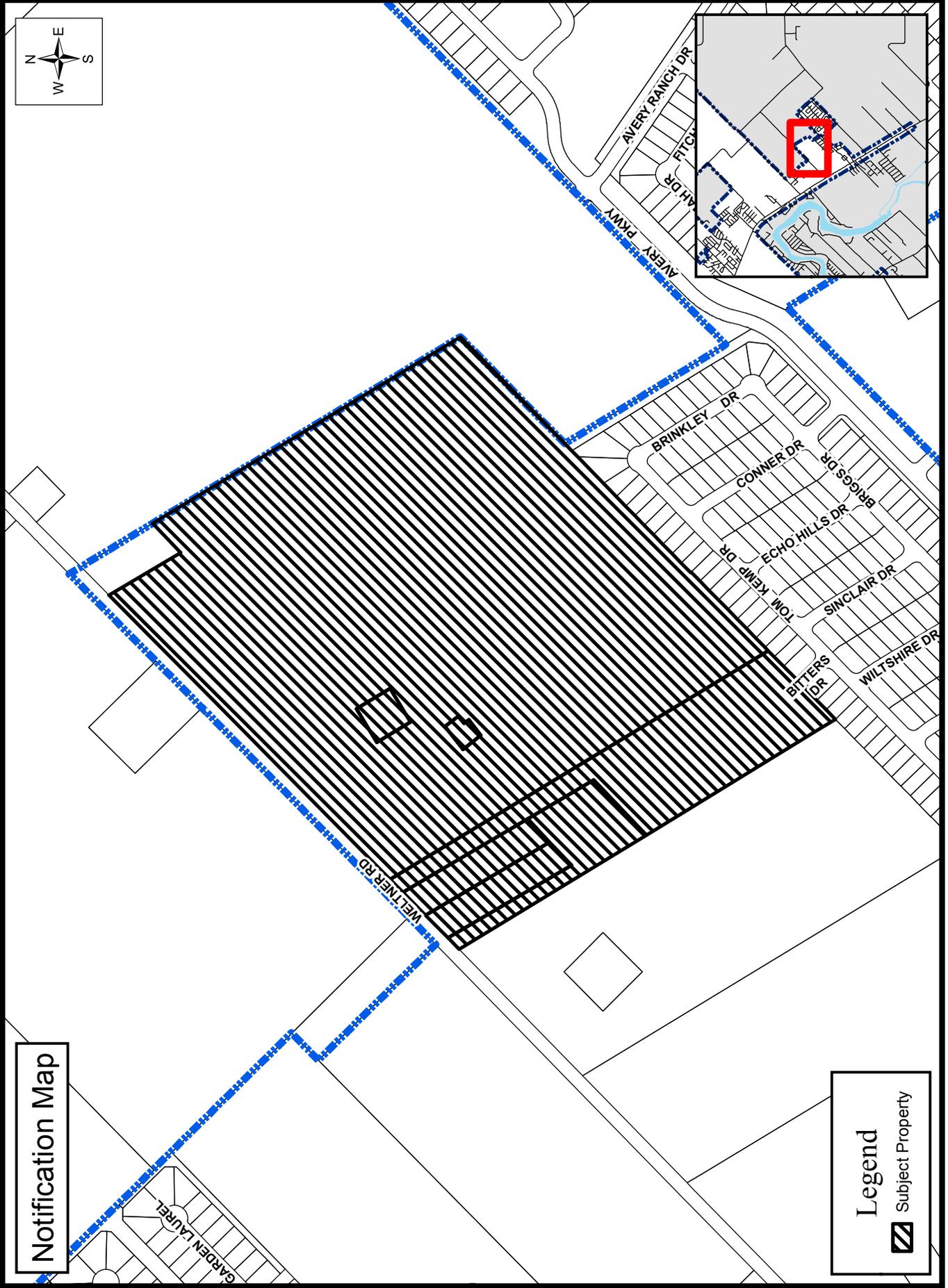
Beith Holte, Jr.  
Notary Public, State of Texas



STATE OF TEXAS  
COUNTY OF GUADALUPE  
I, LESLIE LORENZE, County Clerk of Guadalupe County, do hereby certify that the foregoing instrument of writing, with its exhibits and attachments, was filed for record in my office on the 21 day of April, A.D., 1999, at 11:19 A.M., and duly recorded in the Public Records of Guadalupe County, Texas, in Book Volume 6, on Page 107, in testimony whereof I have hereunto set my hand and official seal, this 21 day of April, 1999.

Leslie Lorenze  
County Clerk, Guadalupe County, Texas





Notification Map

Legend

 Subject Property



PZ-17-024  
 APD & R-1A-6.6 to Weltnier Farms Planned Development District  
 1568 & 1584 Weltnier Road

Map Created 5/19/17

NO.	DATE	ISSUES AND REVISIONS

**AGRI-CULTURAL SUMMARY**

RESIDENTIAL LOTS AND STREETS	36.99 ACRES
DEVELOPABLE LAND	15.23 ACRES
TOTAL ACREAGE	74.22 ACRES
RESIDENTIAL LOT DENSITY (09/74/23)	3.87 UNITS/ACRE
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MAX 3 DRILLING UNITS PER ACRE	3.87 UNITS/ACRE
MAX 2 DRILLING UNITS PER ACRE	3.87 UNITS/ACRE
MAX 1 DRILLING UNIT PER ACRE	3.87 UNITS/ACRE
OUTSIDE AIRPORT HAZARD ZONES	36 LOTS/8.12 AC

**ANDREW TURK**  
VOL. 4139, PG. 0468  
DEED NO. 08-15123  
ZONING: O.C.L.

**OYCE WELTNER LIVING TRUST**  
VOL. 63.0, PG. 0280  
DEED NO. 08-15123  
ZONING: O.C.L.

**AGRI-CULTURAL SUMMARY**

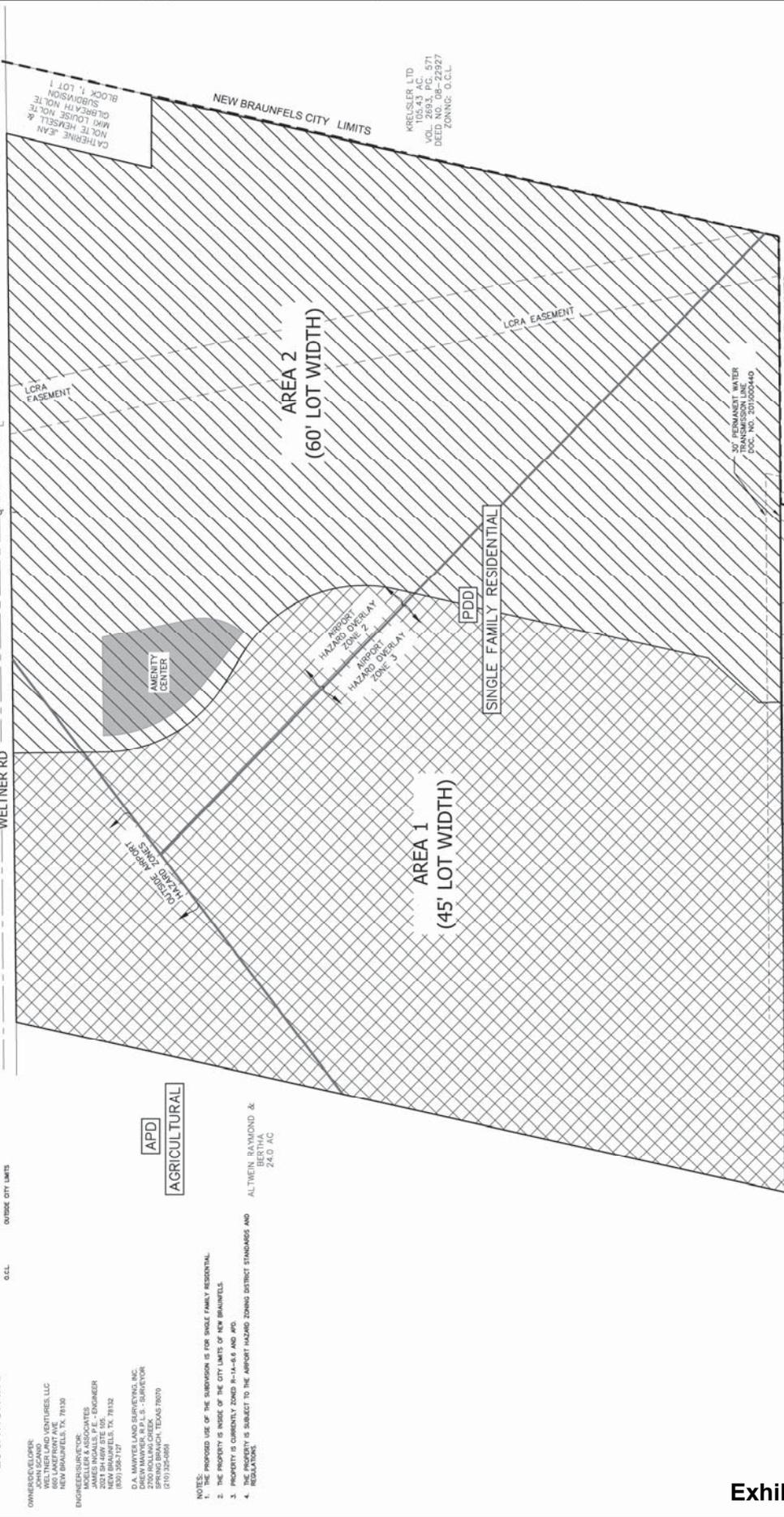
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**OWNERS/DEVELOPER:**  
JOHN SCANDI DEVELOPMENTS, LLC  
600 LAKENIGHT AVE  
NEW BRAUNFELS, TX 78130

**ENGINEERS/SURVEYOR:**  
M&A ASSOCIATES, INC.  
2021 W. 94TH STE 105  
NEW BRAUNFELS, TX 78132  
(830) 356-1727

**D.A. MARYDELAND SURVEYING, INC.**  
DREW MARYDELAND, P.L.S. - SURVEYOR  
1000 W. 10TH ST., SUITE 100  
SPRING BRANCH, TEXAS 76082  
(214) 325-0588

- NOTES:**
1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
  2. THE PROPERTY IS INSIDE OF THE CITY LIMITS OF NEW BRAUNFELS.
  3. PROPERTY IS CURRENTLY ZONED R-14-4.6 AND PD.
  4. THE PROPERTY IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS.

**AGRI-CULTURAL**

ALTHEA RAYMOND & BERTHA  
24.0 AC

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## Weltner Farms Subdivision Planned Development District Development Standards

The general development standards are per land use areas as follows:

Land Use:	Area 1 (Single Fam.) - 45' Lot	Area 2 (Single Fam.) - 60' Lot
Base Zoning:	R-1A-6.6	R-1A-6.6
Total Number of Acres:	35.27 acres	38.98 acres
Open Space/Drainage/Un-encumbered Greenspace Acreage:	8.35 acres	
Easement Acreage:	6.94 acres	
Maximum Number of Buildable Lots*:	145	140
Minimum Lot Width:	45 Feet Wide (55 Feet Corner)	60 Feet (70 Feet Corner)
Minimum Lot Depth:	100 Feet	100 Feet
Typical Lot Depth:	120 Feet	120 Feet
Minimum Lot Area:	5,400 Square Feet	6,600 Square Feet
Minimum Front Setback:	25 Feet	25 Feet
Minimum Side Setback:	5 Feet	5 Feet
Minimum Side Setback (Corner):	15 Feet	15 Feet
Minimum Side Setback (Rear Lot Line abuts Side Lot Line adjacent to street):	25 Feet	25 Feet
Minimum Rear Setback:	20 Feet	20 Feet
Minimum Living Area:	1,400 Square Feet	1,700 Square Feet
Maximum Building Area:	12,000 Square Feet	12,000 Square Feet
Minimum Garage:	2 Car Garage	2 Car Garage
Minimum Landscaping:	Full Sod (front & back) or Xeriscaping, two 2-inch trees	Full Sod (front & back) or Xeriscaping, two 2-inch trees
Maximum Building Height:	35 Feet	35 Feet
Access Road:	Internal Streets	Internal Streets

\* Not to exceed the maximum density allowed under the Airport Hazard Zoning District Overlay.