

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.

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THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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 10th day of July, 2017.

PASSED AND APPROVED: Second and Final Reading this the 24th day of July, 2017.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney



NOTES:

1. Plot proposed February 88, 1998. RETISED 3/16/99. RETISED 3/26/99
2. Reference Bunting - S 30' S 2'
3. As noted off of the TWIN Flood Insurance Rate Map, Community-Plan #000008
C300 B2, dated March 1, 1974, this property does not lie in Zone A.
4. Contour lines shown herein were noted and interpolated off of a USGS Map and not from an on-the-ground survey.
5. 1/8" town pins set at all lot corners, unless otherwise noted
6. This property lies in the Extra-Territorial Jurisdiction (ETJ) of the City of New Braunfels.
7. This property lies in the Central Independent School District.
8. This property lies in Comal County Comprehensive Precinct #3.
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 seepage facility
10. P.O.B. = Point of Beginning
P.L. = Plat Location
U.E. = Utility Easement

Approved this the 10 day of April, 1999,
by the Planning and Zoning Commission of the City of New Braunfels, Texas.

APPROVED FOR ACCEPTANCE

Date 7/10/71 Director of Planning

Date 12/10/75 City Madison

4-8-99 Karen K. Higgins
Date Asst. General Manager
New Braunfels Utilities

STATE OF TEXAS
COUNTY OF CHADWILL

1. the undersigned owner of the lot shown on this plat, and designated herein to the City of New Brunswick, County of Chatham, Texas, and whose name is subscribed hereto, do hereby subdivide such property and donate to the public all streets, alleys, paths, water courses, drains, easements, and public places shown for the purposes and consideration therein expressed.

NOLTE LAND AND DEVELOPMENT CORPORATION

BY: MELVIN NOLTE, JR., PRESIDENT
178 N. Market
New Brownsville, Texas 78130

This instrument was acknowledged before me on this 5th day of

Edward H. A.
Kefauver Public, State of Texas

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

Dated this 21 day of April, 1999.

Drinking Water / Grand Boulevard
COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT

Jim A. Roberts
COMMISSIONER PRECINCT #3

Armed Capt Gabriel
GUADALUPE COUNTY JUDGE

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Local Mission

F & F MICROI

S. CRAIG HOLTMIG, INC.
ENGINEERS ~ SURVEYORS

NEW BRAUNFELS, TEXAS
410 NORTH SECUN
830-625-8555

COUNTY OF CONAL
I, the undersigned, Richard A. 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 correctly made and is prepared from an actual survey on the property made under my supervision.

Richard A. Goodwin
Registered Professional Land
410 N. Seguin
New Braunfels, Texas 78130

System to and subscribed before me this the
5th day of Dec 1998.

Flowers H. Duotomani
Notary Public, State of Texas

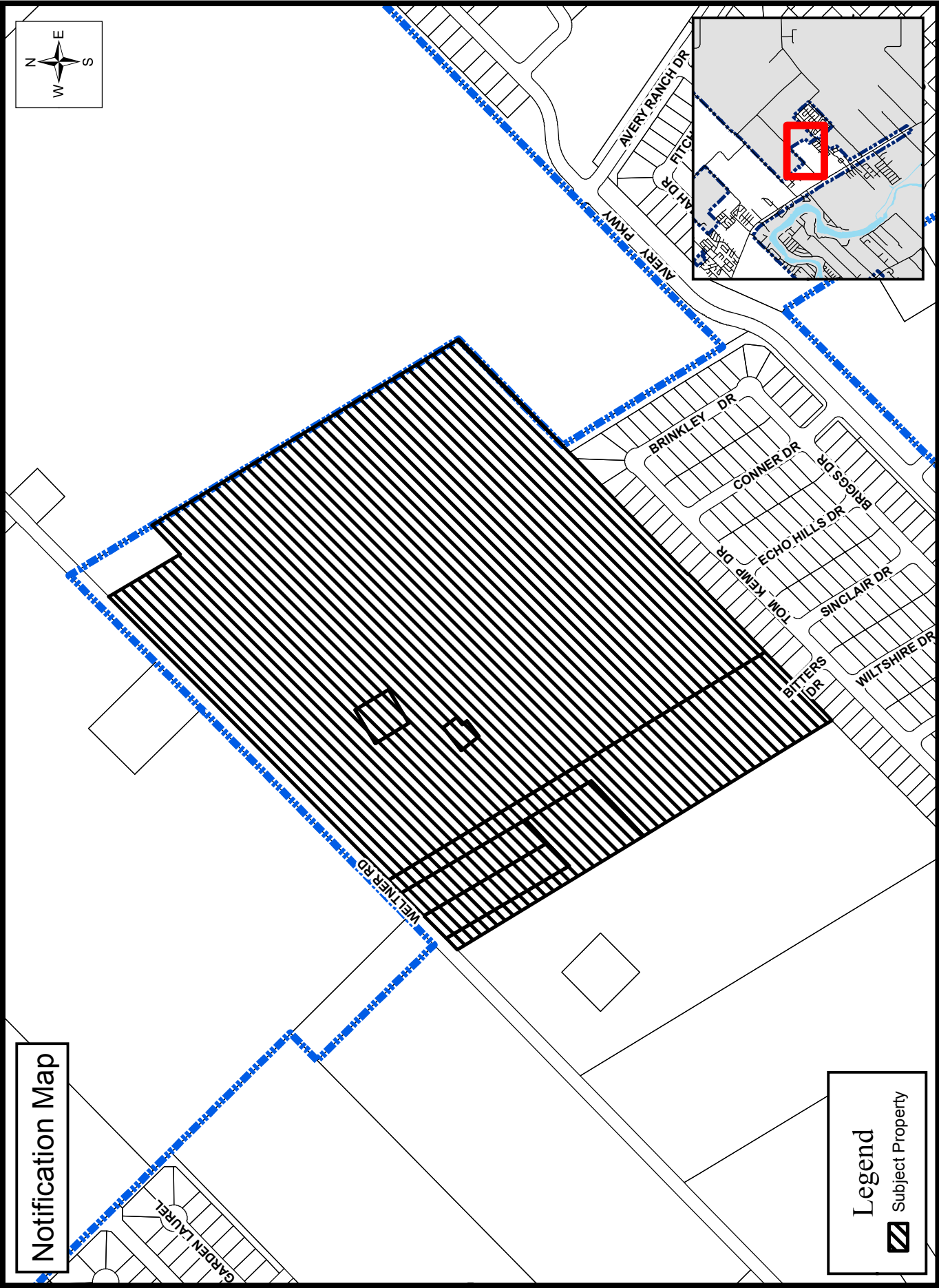
STATE OF TEXAS
COUNTY OF GUADALUPE

I, LIZZIE LORENZ, County Clerk of Oudandage County, do hereby certify that the foregoing instrument of writing, with the certificate of authentication, was filed for record in my office on the 11th day of January, A.D., 1900, at 11:10 A.M., and duly recorded on the 11th day of January, A.D., 1900, at 11:10 A.M. in the Map and Plat Records of Oudandage County, in Book Volume 107, on Page 107. In testimony whereof I witness my hand and office seal, this 11th day of January, 1900.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

Deputy
DEPUTY

99094



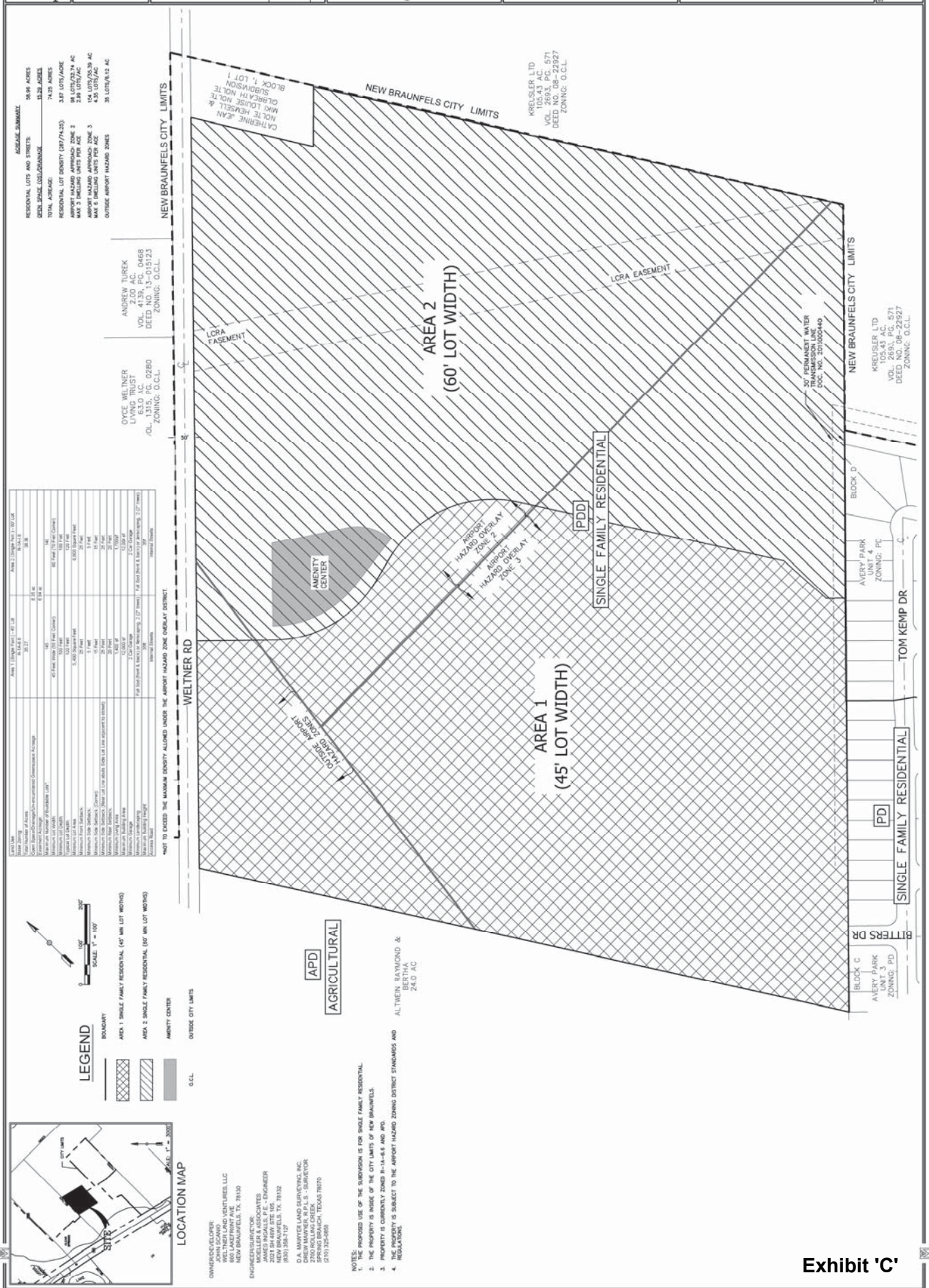
Notification Map

Legend
Subject Property



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

Map Created 5/19/17



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.) - 50' 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*: | 130 | 140 |
| Minimum Lot Width: | 50 Feet Wide (60 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.