



PLANNING



APPLICATION FOR A ZONING CHANGE

Planning and Community Development
550 Landa Street, New Braunfels TX 78130

(830) 221-4050

www.nbtexas.orgCase Number: **P2-17-025**

1. Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.

Name: EBIB, LLCMailing Address: P.O. Box 311240, New Braunfels, TX 78131-1240Telephone: 830/625-8933

Fax: _____

Mobile: _____

Email: blhill@satx.rr.com

2. Property Address/Location: along County Line Rd. at intersection w/North Ranch Estates

3. Legal Description:
Name of Subdivision: 49.52 acres out of Wm. H. Pate Survey, Guadalupe Co.

Lot(s): _____ Block(s): _____ Acreage: _____

4. Existing Use of Property: Open

5. Proposed Use of Property (attach additional or supporting information if necessary):
Residential

6. Zoning Change Request: Current Zoning: Park Ridge Estates PDD Proposed Zoning: Park Ridge Estates PDD

For "PDD Planned Development District", check if: Concept Plan ☒ OR Detail Plan ☐

7. Reason for request (please explain in detail and attach additional pages if needed): To amend current PDD to reflect a change in minimum sq. footage

8. COUNTY: ☐ COMAL ☒ GUADALUPE - SCHOOL DIST: ☐ CISD ☒ NBISD ☐ OTHER _____

9. ATTACHMENTS:

☒ Metes and bounds description and survey if property is not platted.☒ 3 TIA worksheets and 2 Traffic Impact Analysis if required.☒ Location in 100-year floodplain: Please provide a map of the floodplain overlaying the property proposed for zoning or, at a minimum, a copy of the proper FEMA flood map, with panel number. (Current floodplain maps are those most recently adopted by the City Council.)☒ Map of property in relation to City limits/major roadways or surrounding area.☒ If requesting a Planned Development (PD), applicant must provide 17 development standards on the detail plan and/or provide the standards in a separate document as described in the Zoning Ordinance, Section 3.5. Provide 17 copies of the standards and Concept plan (1":200') for distribution with 4 copies of the survey (1":200') (if preparing revisions to existing Planned Development (PD) please provide one legible 11x17).

Copy of deed showing current ownership.

The undersigned hereby requests rezoning of the above described property as indicated.

Signature of Owner(s)/Agent

5/11/17

Date

Becky Hill, authorized agent

Print Name & Title

For Office Use Only

Fee Received By: MG Amount: \$1,200.00 Receipt No.: 042157Date Received: 5-12-17 Zoning signs issued: _____ Date: _____ No.: _____Cash/Check Number: 1189 Case Number: P2-17-025

DEVELOPMENT STANDARDS

The general development standards are as follows (change is highlighted):

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