

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 52 ACRES OUT OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT 98, CURRENTLY ADDRESSED AT 1450 FM 1101 FROM R-2 AH (SINGLE-FAMILY AND TWO-FAMILY AIRPORT HAZARD OVERLAY DISTRICT) TO R-2 AH SUP (SINGLE-FAMILY AND TWO-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIAL USE PERMIT FOR MULTIFAMILY); 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 R-2 SUP (Single-Family and Two-Family District with a Special Use Permit for Multifamily), 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 Council desires to amend the Zoning Map by changing the zoning of approximately 52 acres out of the A.M. Esnaurizar Survey, Abstract 98, currently addressed at 1450 FM 1101, from R-2 AH (Single-Family and Two-Family District with Airport Overlay) to R-2 SUP AH (Single-Family and Two-Family District with a Special Use Permit for Multifamily with Airport Overlay) and

WHEREAS, in keeping with the spirit and objectives of a Special Use Permit, the City Council has given due consideration to all components of said permit; 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, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for Multifamily use; and

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

WHEREAS, the City Council desires to grant a Special Use Permit for Multifamily in the R-2 (Single-Family and Two-Family District); **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-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily) and designating said property with a "Special Use Permit" for the Multifamily use with conditions herein described:

Approximately 52 acres out of the A.M. Esnaurizar Survey, Abstract 98, as delineated in Exhibit "A", attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. Development of the site is to be in compliance with the attached site plan. Any significant alterations to the submitted site plan will require an amendment to the SUP with a recommendation from the Planning Commission and final consideration by City Council.
2. Construction of an 8-foot-wide sidewalk on the southwest side of existing Seminole Drive within the right of way in accordance with adopted city standards.
3. Pavement markings on Seminole Drive denoting 10-foot-wide travel lanes, 7-foot-wide parking lanes, and a 3-foot-wide buffer between them in accordance with adopted city standards.
4. Enhanced intersection at Hueco Drive that may include provisions for an all-way stop, crosswalks, or other treatment as determined by the City Engineer.
5. Construction of the Seminole Drive minor collector on the subject tract per the subdivision platting ordinance and the updated Regional Transportation Plan.

SECTION 3

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

SECTION 4

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 5

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 8th day of January, 2024.

PASSED AND APPROVED: Second reading this 22nd day of January, 2024.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"

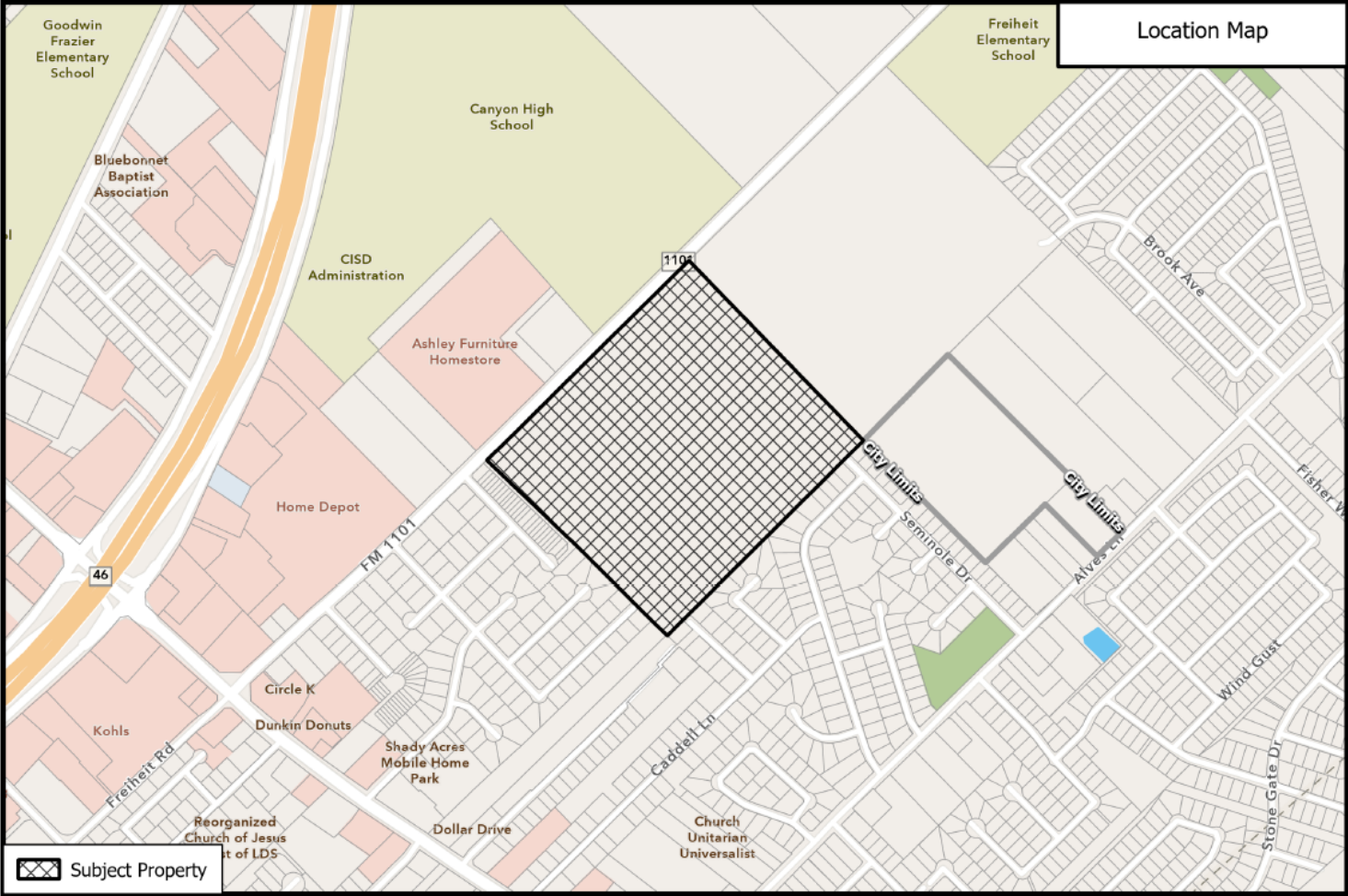


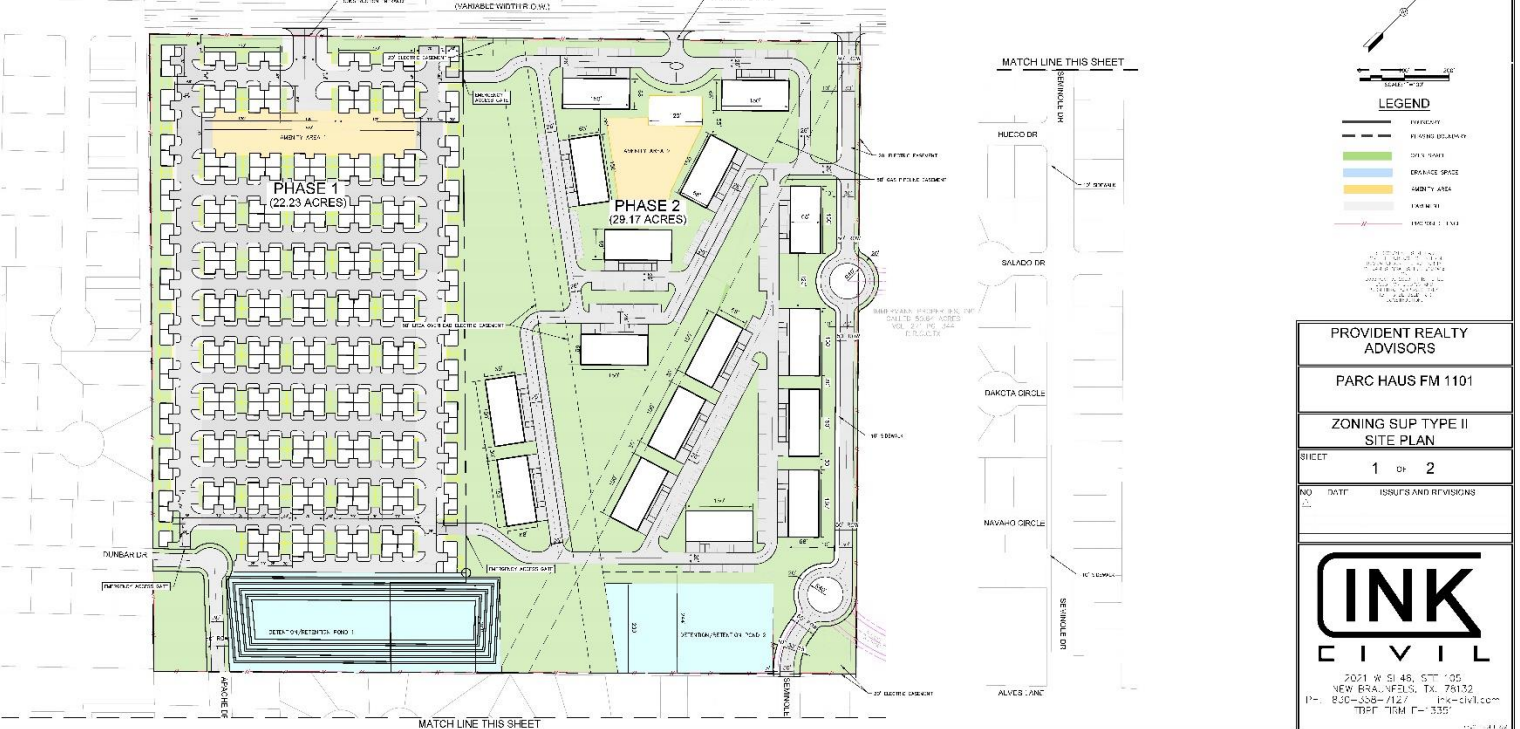
EXHIBIT "B"

DEVELOPMENT STANDARDS (R-3L)

- THIS SPECIAL USE PERMIT WILL COMPLY WITH ALL OF THE CURRENT DEVELOPMENT STANDARDS, SUPPLEMENTAL STANDARDS, RESIDENTIAL BUTTER REQUIREMENTS, AND PARKING LOT BUTTER AND SIDEWALK REQUIREMENTS UNDER THE CURRENT R-3L ZONING DISTRICT.
- WITHIN THE AREA OWNED BY THE STANDARDS LISTED UNDER 3.1.2.12 ARE DIRECTLY FROM THE R-3L ZONING DISTRICT.
- ALLOW MULTI-FAMILY (APARTMENTS) AND COMPLEX RESIDENTIAL UNITS TO BE CONSTRUCTED, BUT ON A SINGLE LOT.
- BUILDING HEIGHT = 35 FT. OR 40 FT. WITH PITCHED ROOF.
- FRONT AND REAR BUILDING SETBACK = 25 FT.
- SIDE BUILDING SETBACK = 20 FT. TO RESIDENTIAL, 10 FT. TO STREET, AND 25 FT. WHEN ON A CORNER.
- SIDE 10.5 BUILDING SETBACK BETWEEN BUILDINGS = 10 FT.
- FRONT 10.5 BUILDING SETBACK BETWEEN BUILDINGS = 10 FT.
- FRONT TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT.
- REAR TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT.
- RESIDENTIAL SETBACK = 20 FT. PLUS 1 FT. PER BUILDING HEIGHT OVER 20 FT.
- LOT WIDTH = 50 FT. TYP. AND 75 FT. CORNER LOTS.
- DENSITY = 12 UNITS PER ACRE.
- PARKING = 1.5 SPACES FOR ONE BEDROOM APARTMENT, 2 SPACES FOR TWO BEDROOM APARTMENT AND 1.5 SPACES FOR EACH ADDITIONAL BEDROOM.
- CONNECT DRIVEWAY DR. (BY ROW) AND AVENUE DR. (BY ROW).
- FRONT-REAR ACCESS DRIVEWAY DR. 50 FT. AS TO NOT BE OFF THROUGH.
- "NO PARKING" SIGNS ARE TO BE INSTALLED IN CURB SIDE.
- CONSTRUCTION WILL FOLLOW NEW BRAUNTELS CITY CODE SEC. 14-7.
- PHASE 1 BUILDING TYPES ARE POSSIBLE WITH 24 UNITS, THE LAYOUT OF THE UNITS IS PROVIDED ON SHEET 2 OF 2. THE CONFIGURATION WITHIN THE POD MAY VARY WITHIN THE POD.
- PHASE 2 BUILDING TYPES IS A GARDEN STYLE MULTI-FAMILY BUILDING. THE LAYOUT OF THE UNITS ARE PROVIDED ON SHEET 2 OF 2.
- FENCE LOCATION SHOWN IS APPROXIMATE WITH THIS SITE PLAN AND MAY BE SUBJECT TO RELOCATION. FENCE SHALL BE ON OR WITHIN THE PROPERTY LINE AND WILL NOT BLOCK ROADWAYS OR CITY FACILITIES.
- ALL PARKING SPACES WILL BE A MINIMUM OF 9' WIDE AND 18' DEEP.
- ALL INTERNAL DRIVES ON PHASE 1 WILL BE A MINIMUM OF 24' ALLOWABLE TO ACT AS A FIRE LANE.
- ALL INTERNAL DRIVEWAYS ON PHASE 2 WILL BE A MINIMUM OF 20' ALLOWABLE TO ACT AS A FIRE LANE.
- ALL INTERNAL DRIVEWAYS, DRIVES, AND PUBLIC STREETS CONSTRUCTED WILL BE OF ASPHALT (MAC) OR CONCRETE PAVEMENT DESIGNED IN ACCORDANCE WITH THE CITY OF NEW BRAUNTELS DESIGN REQUIREMENTS, AND DESIGNED BY A GEOTECHNICAL ENGINEER.
- DIMENSIONS ARE PROVIDED, THESE ARE INTENDED TO BE TYPICAL TO OTHER SIMILAR LOCATIONS SHOWN ON THE SITE PLAN. ALL FINAL CONSTRUCTION AND RESIDENTIAL BUILDING FORMS WILL COMPLY WITH THE CITY OF NEW BRAUNTELS STANDARDS, ORDINANCES AND DESIGN GUIDELINES.
- DRIVEWAYS NOT SHOWN ON THIS SITE PLAN DOES NOT IMPLY A VARIANCE OR WAIVER FROM THE CITY STANDARDS AND CODES.
- AMENITIES PROPOSED IN THE AMENITY AREAS IN BOTH PHASES WILL INCLUDE A NEIGHBORHOOD CLUBHOUSE AND OFFICE AT A MINIMUM.
- CLUBHOUSE LOCATIONS WILL BE PROVIDED AND SHALL BE LOCATED IN LOCATIONS COORDINATED AND APPROVED BY CITY OF NEW BRAUNTELS SOLID WASTE DEPT.
- THE CURRENT PARKING SUMMARY ACCOUNTS FOR OPEN PARKING AND GARAGES. COVERED PARKING MAY BE ADDED IN AREAS CURRENTLY SHOWN AS OPEN.
- ALL EXISTING BUILDINGS FOR BOTH PHASES WILL BE LEFT BUILDING OPERATIONAL IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.
- THE PHASES NUMBERING AS SHOWN DOES NOT REPRESENT THE ORDER IN WHICH PHASES MAY BE DEVELOPED AND PLANNED. PHASES MAY BE PLANNED AND DEVELOPED OUT OF NUMBERING SEQUENCE.
- NON-VEHICULAR ACCESS (BICYCLES, BICYCLE, ETC.) SHALL BE ALLOWED AND INSTALLED AT THE EMERGENCY ACCESS OR AT LOCATIONS BETWEEN PHASE 1 AND PHASE 2.
- DEVELOPMENT OF THIS SITE IS TO BE IN COMPLIANCE WITH THE ATTACHED SITE PLAN AND DEVELOPMENT STANDARDS. ANY SIGNIFICANT ALTERATIONS TO THE SUBMITTED SITE PLAN AND DEVELOPMENT STANDARDS WILL REQUIRE AN AMENDMENT TO THE SUP WITH A RECOMMENDATION FROM THE PLANNING COMMISSION AND APPROVAL BY THE CITY COUNCIL.
- EXISTING SOLID MASONRY OR STONE FENCE SEPARATING THE SUBJECT PROPERTY FROM THE EXISTING SURROUNDING VETERAN HOMES.
- NO EXISTING LIGHTING ABOVE THE FIRST LEVEL OF ANY MULTI-LEVEL STRUCTURE (NOT INCLUDING PARKING ILLUMINATION).
- UTILIZATION OF DARK SKY CERTIFIED LIGHTING FIXTURES ON ALL STRUCTURES AND PARKING AREAS.
- NEIGHBORHOODS OF AN ENVIRONMENTAL IMPROVEMENT TO BE PLANNED WHEN SALES/RENTING THE LANDSCAPE REQUIREMENTS ALONG THE NEIGHBORHOOD BOUNDARY.
- NO CONSTRUCTION ACCESS TO THE SITE OFF SEMI-NO DRIVE.
- NO WORKING AT THE SITE BEFORE 5:30AM ON WEDNESDAYS, 7:00AM ON SATURDAYS, AND NO SUNDAY WORK.

PARKING SUMMARY				
UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
100	100	100	100	100
100	100	100	100	100

DENSITY SUMMARY			
PHASE	STANDING UNITS	ACREAGE	UNITS/ACRE
PHASE 1	27	22.08	1.2
PHASE 2	24	29.33	0.8
TOTAL	51	51.41	0.9



PROVIDENT REALTY ADVISORS

PARC HAUS FM 1101

ZONING SUP TYPE II SITE PLAN

SHEET 1 OF 2

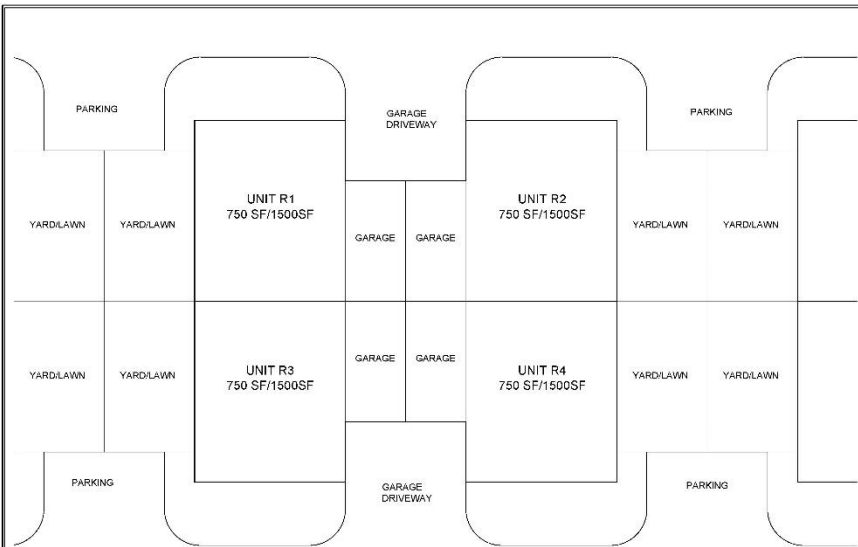
DATE: ISSUES AND REVISIONS

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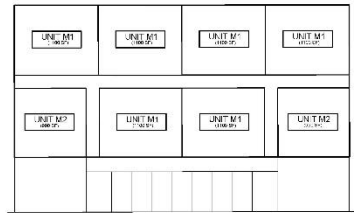
TEL: 830-338-1127 / FAX: CIVIL.COM

TRIP: TRIP 5335



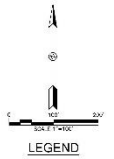
PHASE 1: PARC HAUS "PODS" PRODUCT

NOTE: THE PARC HAUS PRODUCT PRODUCT SHOWN IS FOR REFERENCE AND CLARITY ONLY. THE NUMBER OF UNITS WITHIN A POD OR COUPLE, UNIT TYPE NAMING, LAYOUT OF PODS AND INTERNAL PRODUCT LAYOUT STRUCTURES ARE SUBJECT TO CHANGE. THE SPECIAL USE PERMIT SITE PLAN SHOWN ON PAGE 1 OF 1 AND THE ABOVE PARC HAUS POD DETAIL WILL CONFORM TO ALL CITY OF NEW BRAUNFELS BUILDING AND PLANNING ORDINANCES. THE PARC HAUS PRODUCT AND PHASE 1 WILL CONFORM TO ALL CITY OF NEW BRAUNFELS BUILDING CODES, INTERNATIONAL AND FIRE CODES AND ALL ZONING ORDINANCE. THESE WILL INCLUDE SINGLE AND TWO STORY BUILDINGS.




PHASE 2: MULTI-FAMILY PRODUCT

NOTE: THE MULTI-FAMILY APARTMENT STYLE PRODUCT SHOWN IS FOR REFERENCE AND CLARITY ONLY. THE NUMBER OF UNITS WITHIN A BUILDING SHALL NOT EXCEED 10 UNITS PER ACRES WITHIN SHEET 1 OF 2. SLOWLY 16 RUL. DIMS PROPOSED WITHIN RANGE 2 THE HEIGHT AND ALL OTHER ASPECTS OF THE APARTMENT BUILDINGS SHALL CONFORM TO CITY OF NEW BRAUNFELS BUILDING CODES, FIRE CODES, AND ZONING ORDINANCES. SHEET 1 OF 2 BE COPIES THAT THE SITE PLAN SHALL ADHERE TO CITY OF NEW BRAUNFELS ZONING ORDINANCE SET BY R-31 STANDARDS.



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

PROVIDENT REALTY ADVISORS	
PARC HAUS FM 1101	
ZONING SUP TYPE II BUILDING DETAIL	
SHEET 2 OF 2	
NO.	DATE
ISSUES AND REVISIONS	
	
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