

APPLICATION FOR ZONE CHANGE

550 LANDA STREET
NEW BRAUNFELS TX 78130
E-MAIL: planning@nbtexas.org
PHONE: (830) 221-4050

PLANNING

Case Number: _____

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: Cal Atlantic Homes

Mailing Address: 607 E Sonterra Blvd. Ste 108 San Antonio, TX 78258

Telephone: (210)-507-1091 Fax: _____ Mobile: (512)-270-9650

Email: Chad.Johannesen@calatl.com

2. Property Address/Location: South east of stone gate drive and SH46, New Braunfels TX 78130

3. Legal Description:
Name of Subdivision: Baileys Pond

Lot(s): _____ Block(s): _____ Acreage: 35.82

4. Existing Use of Property: Open Field (Vacant)

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

6. Zoning Change Request: Current Zoning: PD Proposed Zoning: PDD


For "PDD Planned Development District", check if: Concept Plan _____ OR Detail Plan X

7. Reason for request (please explain in detail and attach additional pages if needed):
to create single family residential subdivisions similar to surrounding properties

8. ATTACHMENTS:

- ☒ Metes and bounds description and survey if property is not platted.
☐ TIA worksheet and 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 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 14 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

Date _____
CHAD JOHANNESSEN, VP-LAND
Print Name & Title

For Office Use Only

Fee Received By: _____ Amount: _____ Receipt No.: _____

Date Received: _____ Zoning signs issued: _____ Date: _____ No.: _____

Cash/Check Number: _____ Case Number: _____



Detailed Planned Development Plan

For a

35.82 Acre Tract of Land

Site Location

The proposed Planned Development is for a 35.82 Acre tract of land located on the Southeast side of New Braunfels. The site is located in Guadalupe County, approximately 635' southeast of Stone Gate immediately south of the Guadalupe and Comal County line. The tract lies between the Stone Gate Subdivision to the north and Sangerhalle Subdivision to the south.

Site Characteristics

The site sits along the center of Three Mile Creek with slopes of 1% to 4% towards the creek. A portion of the site is currently used as horse pasture with the remainder being fallow with native grasses and scrub brush. In the Creek, about the center of the site, there is a natural spring, and in the area of the spring, there is a substantial tree stand, which has been incorporated into the design as open green space and drainage and utility easements. Separate from the grove of trees and adjacent to an existing house is a 65" Oak estimated to be over 400 years old. Careful consideration is being taken to try and protect the trees on this site. The existing barns and stables will be removed.

The intent of the planned development is to create open space along the center of the property to preserve as many of the heritage trees as possible. Open space is planned for common area with walking trails and to retain the largest trees and spring as amenities. Fifty eight trees are within the limit of the drainage improvements to Three Mile Creek. It is our intent to preserve as many trees as possible within this area by engineered drainage solutions that meets the Drainage Criteria.

The site is also traversed by a 60' Lower Colorado River Authority Electrical Transmission Easement, a 30' Oasis Gas Pipeline easement, and a 20' New Braunfels Utilities Sanitary Sewer Easement. Three Mile Creek will require a 96' wide drainage right-of-way. These easements bisect the site.

Surrounding Land Use

The tract is situated between two existing single family residential subdivisions; Stone Gate (zoned R-2A) to the North and Sangerhalle (zoned R-1A-6.6) to the Southeast. Along the East line and Southwest portion of the site is undeveloped land currently either fallow field or used as pasture. To the West are 4 parcels, a 2.08 tract with a single residence, an undeveloped 2 acre



tract, a 0.5 acre Cemetery tract and a 12.9 acre site that is currently undeveloped. The 12.9 acre tract, situated between this site and SH 46, is zoned R-3H.

Proposed Land Use

The proposed land use for this site is for single family residential, similar in nature to adjacent single family development.

General Thoroughfare

This tract will have access to SH 46 and this access location has been set and approved by TxDOT. It will also have access through residential streets connected with the existing subdivisions; Stone Court, Stone Path, and Stone Arch have been stubbed to the northerly line of this tract and Copper View has been stubbed to the southerly line. Street alignments are designed to meet the existing roads. The north side of the property will have a proposed road that runs the length of the site. The southerly road will extend from the east to approximately midpoint of the property and end at the East property line for future extension to the East. The northerly road will end with a knuckle sac toward the Eastern end of the site.

There will be a road that connects the northern road to the southern road at the east end of the property. There will also be an approximate 400-foot street with cul-de-sac in the center of the property.

Development Standards

Minimum Lot Area: 4900 sf

Minimum Lot Width: 40' (Interior Lots at Front Building Set back)

Minimum Lot Depth: 100' (measured at center of lot)

Building Set Back: Front – 20'

Side – 5' (Interior) 10' (Corner Lot adjacent to Street)

Rear – 10'

Garage – 20'

Tract Area: 35.82 Ac. Gross

8.116 Ac. Drainage Row

27.70 Ac. Net



Yield:	139 Single Family Residential Lots
Open Space:	10.14 Ac of open space, drainage and utility easements which will Contain walking trails.
Zoning Requested (Base):	ZH – Zero lot line home district
Building Height:	2 stories with floor areas in scale with the comparable to the adjacent subdivisions (35 feet)
Street/Drainage:	The development will have streets with 50' Right-of-Way and 30' paving section; 4' sidewalks will be located within the 10' parkway set 1' off the property line. We will want to adhere to the drainage criteria of New Braunfels, but would like to get creative with the drainage and engineering backup will be provided to support the assurance that the wellbeing and safety of the public will not be compromised. The drainage design will be done so that we do not have to construct a large trapezoidal channel though the entire watershed which would require removal of most of the large trees. We will propose an engineering solution that will allow us to preserve the majority of the large trees in the watershed/drainage area
LID Features:	As the development progresses our team plans to implement the appropriate Low Impact Development(LID) features as possible as site permits using the SARA LID design manual.
Water and Sewer:	An existing 12' New Braunfels Utilities sanitary sewer main traversed the side and will be rerouted through site in street ROW and has capacity and depth to service the development; 8' water mains are stubbed to the site from the adjacent subdivisions. All new sewer and water services will be constructed by the developer in accordance with New Braunfels Utilities standards and will be dedicated to New Braunfels Utilities.
Electric:	Electric service to the site provided will be provided by New Braunfels Utilities.
Telephone:	Telephone service to the site provided will be provided by SBC.
Cable Services:	Cable television service to the site provided will be provided by Spectrum Cable.