

ORDINANCE NO. 2017-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING THE “RESERVE AT MOCKINGBIRD HEIGHTS 2” (RMH2PD) PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN; 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 City Council desires to amend the “Reserve at Mockingbird Heights 2” Planned Development District Concept Plan; **now, therefore**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT the Concept Plan adopted December 12, 2016, Ordinance Number 2016-076, is hereby amended by adopting the Concept Plan described below on the following described tract of land:

Being 16.09 acres out of the A-608 J Thompson Survey 21, addressed at 1964 Lou Ann Drive, as delineated on Exhibit ‘A’ and adopting the amended Concept Plan in Exhibit ‘B’ attached.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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 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THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.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 of same.

PASSED AND APPROVED: First reading this the 22nd day of May, 2017.

PASSED AND APPROVED: Second and final reading this the 12th day of June, 2017.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

- NOTES:
1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
 2. THE LOT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE LOTS WILL BE DEVELOPED AND PLATTED.
 3. SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
 4. ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION.
 5. THE LOTS DESIGNATED AS OPEN SPACE (O.S.) WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THESE LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
 6. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A PUBLIC WATER, SEWER, AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES (NBUS).
 7. ALL OPEN SPACE AREAS CAN BE USED FOR DRAINAGE CONVEYANCE.
 8. ALL STANDARD CURBS AND GUTTERS WILL PROVIDE STORMWATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
 9. THE ENTIRE SUBDIVISION FALLS WITHIN COVAL INDEPENDENT SCHOOL DISTRICT.
 10. BASE ZONING FOR THIS PLANNED DEVELOPMENT DISTRICT IS R-1A-6.6 AND R-1A-6.6 ONLY WITH THE ADDITIONS FOR 50' WIDE LOTS.
 11. THIS PROJECT IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE.

DEVELOPMENT STANDARDS		
Land Use:	Single-Family Residential - Standard Lot	Single-Family Residential - Large Lot
Base Zoning:	R-1A-6.6	R-1A-43.5
Total Number of Acres:	13.09	3.06
Open Space/Drainage Area:	0	0
Residential Density:	7.5	3.06
Maximum Number of Buildable Lots:	20 Lots	2 Lots
Minimum Lot Width:	50 Feet Wide	100 Feet Wide
Minimum Lot Depth:	110 Feet	400 Feet
Typical Lot Depth:	120 Feet	400 Feet
Minimum Front Setback:	6,000 Square Feet	1.6 Acres
Minimum Front Setback:	25 Feet	25 Feet
Minimum Side Setback:	5 Feet	10 Feet
Minimum Rear Setback:	20 Feet	20 Feet
Minimum Living Area:	1000sf	1000sf
Minimum Garage:	2 Car Garage	2 Car Garage
Minimum Landscaping:	Full Sod (front & back) or Zoexscape, 2 (2" trees)	None
Maximum Building Height:	35'	35'
Access Road:	Internal Streets - Reserve at Mockingbird Heights	Lou Ann Dr

LOT SUMMARY		
50' WIDE LOTS	39	
1 ACRE LOTS	2	
TOTAL	41	

OWNER/DEVELOPER:
SCANDI DEVELOPMENT, LLC
660 LAKEFRONT AVE.
NEW BRAUNFELS, TEXAS 78130

ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2321 W. SHAW, STE. 105
NEW BRAUNFELS, TX 78132
(830) 258-7127

D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
2700 ROLLING CREEK
SPRING BRANCH, TEXAS 78170
(210) 325-0558



LOCATION MAP
SCALE: 1" = 2,000'

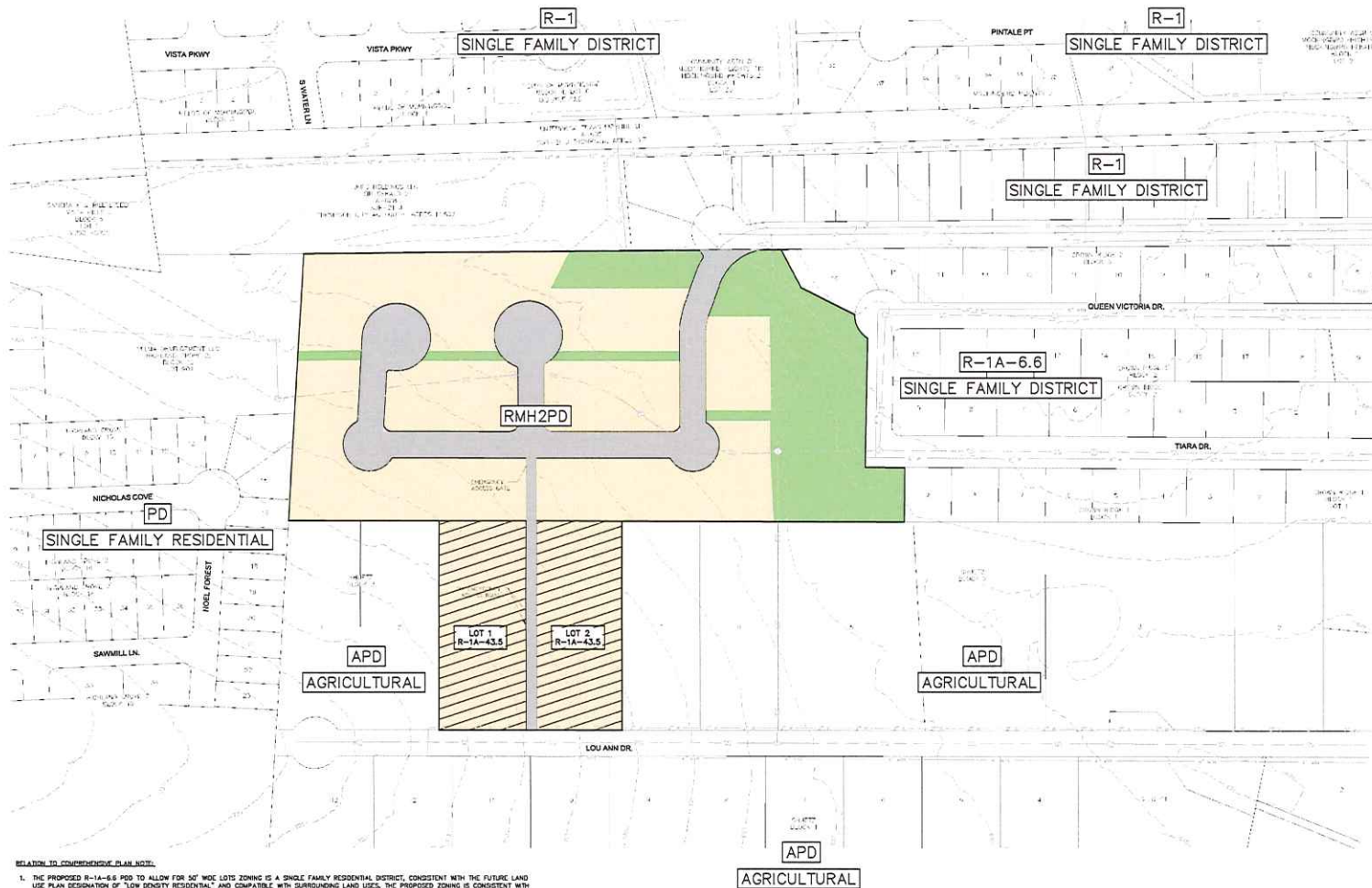
SCALE: 1" = 100'

LEGEND

- BOUNDARY
- O.S. OPEN SPACE
- D.E. DRAINAGE EASEMENT
- SINGLE FAMILY RESIDENTIAL
- OPEN SPACE/DRAINBELT
- ROADWAY

PERCENTAGE SUMMARY (APPROX.)

RESIDENTIAL LOTS AND STREETS 13.09 ACRES
OPEN SPACE (O.S.)/DRAINBELT 0.00 ACRES
TOTAL ACRES: 13.09 ACRES
RESIDENTIAL LOT DENSITY (1/1A-6.6) 2.55 LOTS/ACRE
*ALL LOTS LABELED AS OPEN SPACE (O.S.) ON THIS PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.



RELATIVE TO COMPREHENSIVE PLAN NOTE:

1. THE PROPOSED R-1A-6.6 PD TO ALLOW FOR 50' WIDE LOTS ZONING IS A SINGLE FAMILY RESIDENTIAL DISTRICT, CONSISTENT WITH THE FUTURE LAND USE PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL AND COMPATIBLE WITH SURROUNDING LAND USES. THE PROPOSED ZONING IS CONSISTENT WITH THE EXISTING AND DEVELOPING NEIGHBORHOODS IN THE AREA.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES I. MOELLER, P.E. ON APRIL 18, 2017. IT IS TO BE USED FOR REVIEW AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

NO.	DATE	ISSUES AND REVISIONS

MOELLER & ASSOCIATES
Engineering Solutions
2321 W. SHAW, STE. 105
NEW BRAUNFELS, TX 78132
(830) 258-7127
MOELLER & ASSOCIATES, INC.
11/16/2017

CONCEPT PLAN
AMENDMENT

RESERVE
AT MOCKINGBIRD HEIGHTS - 2
PDD

NEW BRAUNFELS, TEXAS

SHEET
CP-1
OF 1