

AUGUST FIELDS PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN

AUGUST FIELDS, A PLANNED DEVELOPMENT COMPRISED OF A 84.85 ACRE TRACT OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS AND BEING SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 1, SUBDIVISIONS NO. 61 & 62, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 118.75 ACRE TRACT RECORDED IN VOLUME 271, PAGE 336, DEED RECORDS, COMAL COUNTY, TEXAS.

SCALE: 1"=200'

LEGEND:

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.E. = LANDSCAPE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS
- XX- W- = EXISTING WATER LINE
- XX- W- = EXISTING SEWER LINE
- OE- = OVERHEAD ELECTRIC
- XX = ZONING TYPE
- XXXX = LANDUSE



LOCATION MAP
NOT TO SCALE

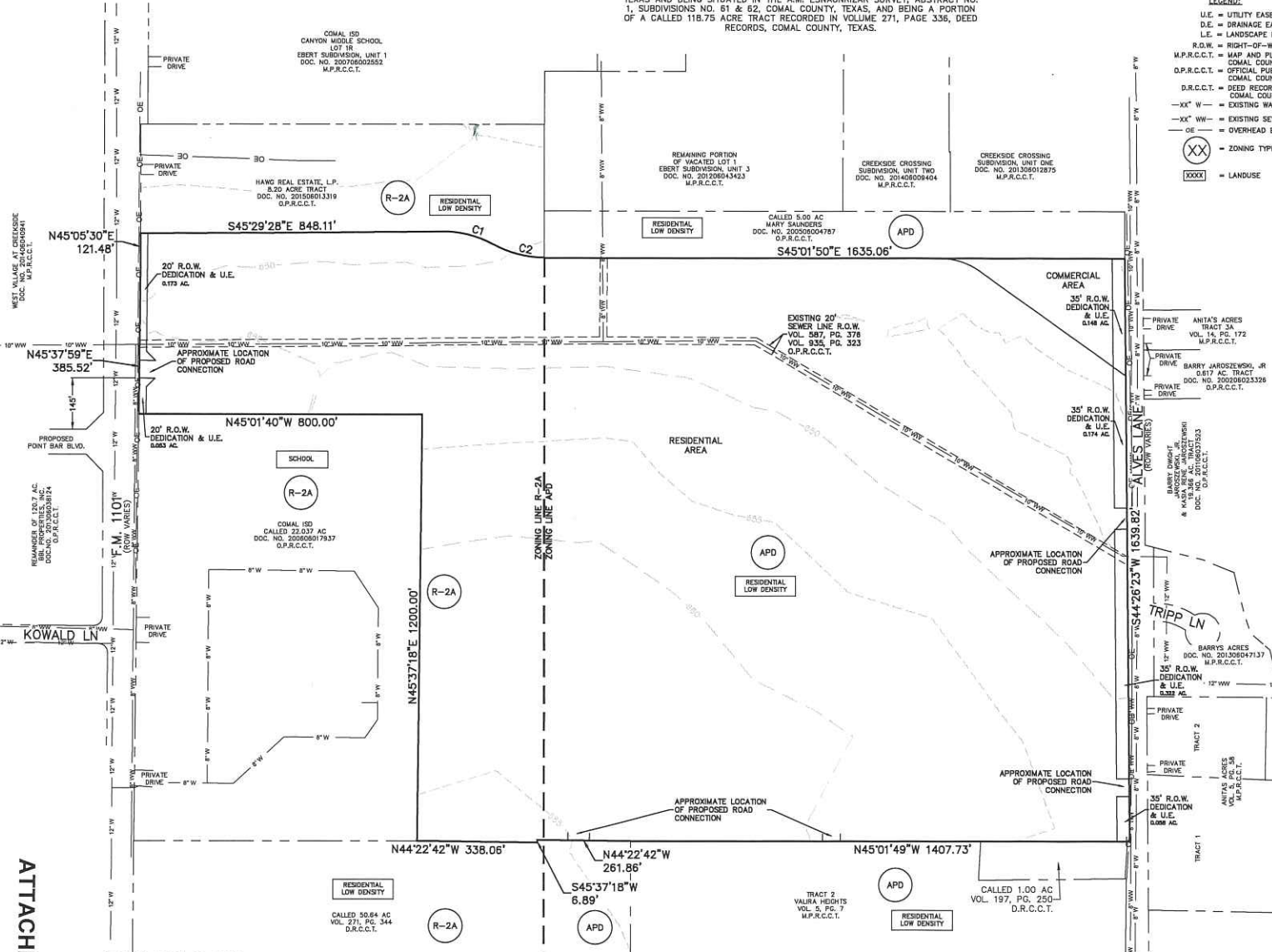
NOTE:
1) THE BASE ZONING RESIDENTIAL LOTS IN THE "AUGUST FIELDS" PLANNED DEVELOPMENT DISTRICT (APFD) IS "R-2A" ZERO LOT LINE HOME DISTRICT.

PRELIMINARY RESIDENTIAL LOT COUNT	
LOT SIZE	MAX. # OF LOTS
RESIDENTIAL LOTS	288
DRAINAGE LOTS	13
PRELIMINARY RESIDENTIAL LOT DATA	
MINIMUM LOT AREA	4,500 S.F.
MINIMUM LOT WIDTH (INTERIOR)	45'
MINIMUM LOT WIDTH (CORNER)	55'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT SETBACK	25'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM IMPERVIOUS COVERAGE	65% (ENTIRE LOT)
PRELIMINARY RESIDENTIAL PROJECT DATA	
ACREAGE	82.90 AC

- LOT DENSITY = 3.45 UNITS PER ACRE
- 2) THE IMPERVIOUS COVER ON ALL RESIDENTIAL LOTS SHALL NOT EXCEED 65% OF THE ENTIRE LOT.
- 3) THE BASE ZONING COMMERCIAL LOT IN THE "AUGUST FIELDS" PLANNED DEVELOPMENT DISTRICT (APFD) IS "C-1A" NEIGHBORHOOD BUSINESS DISTRICT.

PRELIMINARY COMMERCIAL LOT COUNT	
LOT SIZE	MAX. # OF LOTS
COMMERCIAL LOTS	3
PRELIMINARY COMMERCIAL LOT DATA	
MAXIMUM BLDG. HEIGHT	35'
FRONT BLDG. SETBACK	25'
SIDE BLDG. SETBACK	6' IF ADJUTS RESIDENTIAL LOT
REAR BLDG. SETBACK	20' + 1' FOR EVERY FOOT OF BLDG. HEIGHT OVER 20'
MINIMUM WIDTH OF LOT	60'
MINIMUM LOT DEPTH	100'
PARKING	SEE SECTION 144-5.1
MAXIMUM BLDG. SIZE	50,000 SQ. FT.
PRELIMINARY COMMERCIAL PROJECT DATA	
ACREAGE	1.75 AC

- LOT DENSITY = 1.71 UNITS PER ACRE
- 4) THIS DEVELOPMENT DISTRICT IS CONTAINED ENTIRELY WITHIN THE CITY OF NEW BRAUNFELS CITY LIMITS.
- 5) LAND USES NOT ALLOWED IN C-1A ZONING:
-AUTO LEASING
-AUTO SUPPLY STORE FOR NEW AND FACTORY REBUILT PARTS.
-AUTO TIRE REPAIR/SALES (INDOOR)



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	152.95'	300.00'	029°12'38"	78.17'	151.30'	N30°53'09"W
C2	150.53'	300.00'	028°45'00"	78.89'	148.96'	S30°39'20"E

PREPARED APRIL 23, 2015
REVISED OCTOBER 20, 2015
REVISED NOVEMBER 17, 2015



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830) 625-8555
TBPLS FIRM 10153600
TBPE FIRM F-10961

CURRENT CONCEPT PLAN

AUGUST FIELDS PLANNED DEVELOPMENT DISTRICT AMENDED CONCEPT PLAN

AUGUST FIELDS, A PLANNED DEVELOPMENT COMPRISED OF A 84.65 ACRE TRACT OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS AND BEING SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 1, SUBDIVISIONS NO. 61 & 62, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 118.75 ACRE TRACT RECORDED IN VOLUME 271, PAGE 336, DEED RECORDS, COMAL COUNTY, TEXAS.

SCALE: 1"=200'

LEGEND:

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.E. = LANDSCAPE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS
- XX" W- = EXISTING WATER LINE
- XX" WW- = EXISTING SEWER LINE
- OE- = OVERHEAD ELECTRIC
- XX = ZONING TYPE
- XXXX = LANDUSE



LOCATION MAP
NOT TO SCALE

NOTE:
1) THE BASE ZONING FOR RESIDENTIAL LOTS IN THE 'AUGUST FIELDS' PLANNED DEVELOPMENT DISTRICT (APFD) IS 'R-2A' ZERO LOT LINE HOME DISTRICT.

PRELIMINARY RESIDENTIAL LOT COUNT

LOT SIZE	MAX. # OF LOTS
RESIDENTIAL LOTS	309
DRAINAGE LOTS	13

PRELIMINARY RESIDENTIAL LOT DATA

MINIMUM LOT AREA	4,500 S.F.
MINIMUM LOT WIDTH (INTERIOR)	45'
MINIMUM LOT WIDTH (CORNER)	55'
MINIMUM LOT DEPTH	100'
MINIMUM FRONTSETBACK	25'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM IMPERVIOUS COVERAGE	65% (ENTIRE LOT)

PRELIMINARY RESIDENTIAL PROJECT DATA

ACREAGE	82.90 AC
---------	----------

LOT DENSITY = 3.73 UNITS PER ACRE

2) THE IMPERVIOUS COVER ON ALL RESIDENTIAL LOTS SHALL NOT EXCEED 65% OF THE ENTIRE LOT.

3) THE BASE ZONING FOR COMMERCIAL LOTS IN THE 'AUGUST FIELDS' PLANNED DEVELOPMENT DISTRICT (APFD) IS 'C-1A' NEIGHBORHOOD BUSINESS DISTRICT.

PRELIMINARY COMMERCIAL LOT COUNT

LOT SIZE	MAX. # OF LOTS
COMMERCIAL LOTS	3

PRELIMINARY COMMERCIAL LOT DATA

MAXIMUM BLDG. HEIGHT	35'
FRONT BLDG. SETBACK	25'
SIDE BLDG. SETBACK	5', IF ABUTS RESIDENTIAL LOT
RESIDENTIAL SETBACK	20' + 1' FOR EVERY FOOT OF BLDG. HEIGHT OVER 20'
REAR BLDG. SETBACK	20'
MINIMUM WIDTH OF LOT	60'
MINIMUM LOT DEPTH	100'
PARKING	SEE SECTION 144.5.1
MAXIMUM BLDG. SIZE	50,000 SQ. FT.

PRELIMINARY COMMERCIAL PROJECT DATA

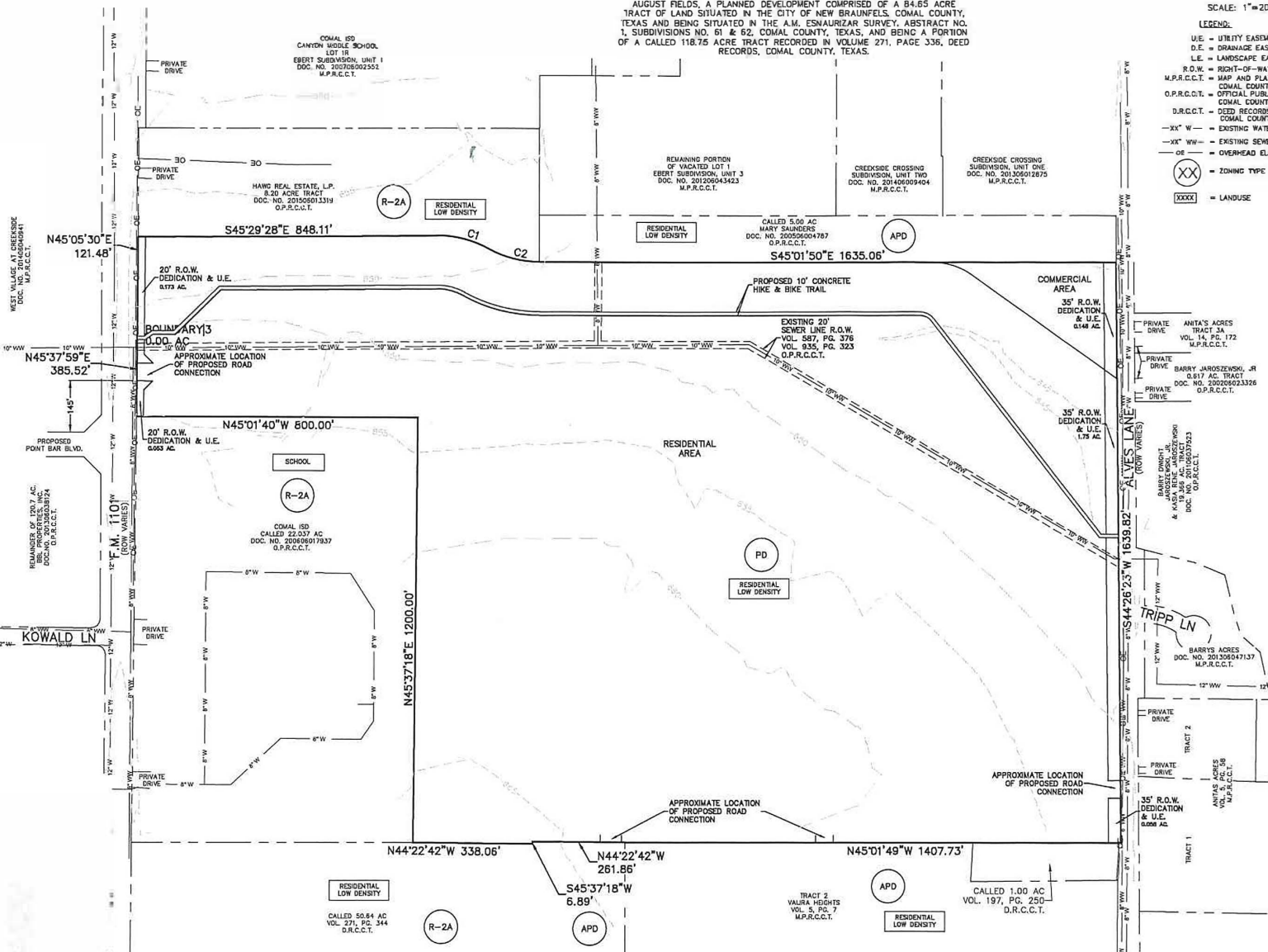
ACREAGE	1.75AC
---------	--------

LOT DENSITY = 1.71 UNITS PER ACRE

4) THIS DEVELOPMENT DISTRICT IS CONTAINED ENTIRELY WITHIN THE CITY OF NEW BRAUNFELS CITY LIMITS.

5) LAND USES NOT ALLOWED IN C-1A ZONING:

- AUTO LEASING
- AUTO SUPPLY STORE FOR NEW AND FACTORY REBUILT PARTS.
- AUTO TIRE REPAIR SALES (INDOOR)



APRIL 18, 2017
MARCH 22, 2017
NOVEMBER 17, 2015
OCTOBER 20, 2015
ED APRIL 23, 2015



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	152.95'	300.00'	029°12'38"	78.17'	151.30'	N30°53'09"E
C2	150.53'	300.00'	028°45'00"	78.89'	148.96'	S30°39'20"E

PROPOSED AMENDING CONCEPT PLAN