

ORDINANCE NO. 2017-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROXIMATELY 74 ACRES COMPRISING A 60.579 ACRE TRACT OUT OF THE A-20, A M ESNAURIZAR SURVEY, ADDRESSED AT 1584 AND 1568 WELTNER ROAD, AND THE 13.421 ACRE COUNTRYVILLE SUBDIVISION, FROM “APD” AGRICULTURAL/PRE-DEVELOPMENT DISTRICT AND “R-1A-6.6” SINGLE-FAMILY DISTRICT TO WELTNER FARMS PLANNED DEVELOPMENT DISTRICT (WFPD); 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 planned development is in compliance with the Future Land Use Plan; and

WHEREAS, the City Council desires to amend the Zoning Map by changing 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, from “APD” Agricultural/Pre-Development District and “R-1A-6.6” Single-Family District to Weltner Farms Planned Development District (WFPD); **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 changing the following described tract of land from “APD” Agricultural/Pre-Development District and “R-1A-6.6” Single-Family District to Weltner Farms Planned Development District

(WFPD):

“Being 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, as described in Exhibit ‘A’ and delineated on Exhibit ‘B’.”

SECTION 2

THAT Exhibit ‘C’ be adopted as the Weltner Farms Planned Development Concept Plan.

SECTION 3

THAT Exhibit ‘D’ be adopted as the Weltner Farms Planned Development – Development Standards.

SECTION 4

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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 5

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 6

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 7

THIS ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED: First Reading this the 26th day of June, 2017.

PASSED AND APPROVED: Second and Final Reading this the 10th day of July, 2017.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

GUADALUPE COUNTY PLAT VOLUME 6 PAGE 107

NOTES:

1. Plat prepared February 25, 1999. REVISED 3/10/99 RETISED 3/25/99
2. Reference Bearing - S 30° 30' E
3. As related off of the STEEL Flood Insurance Rate Map, Community-Panel #400006 0500 B, dated March 1, 1976, this property does not lie in Zone A.
4. Certain lines shown herein were noted and interpolated off of a USGS Map and not from an on-the-ground survey.
5. 1/4" iron pins set at all lot corners, unless otherwise noted
6. This property lies in the Extra Territorial Jurisdiction (ETJ) of the City of New Braunfels.
7. This property lies in the Central Independent School District.
8. This property lies in Guadalupe County Commissioners Precinct #2.
9. This property will be served by the following:
Electric - New Braunfels Utilities
Gas - New Braunfels Utilities
Water - New Braunfels Utilities
Sewer - Individual on-site sewage facility
10. P.O.B. = Point of Beginning
B.L. = Building, School Line
U.E. = Utility Easement

Approved this 16 day of April, 1999,
by the Planning and Zoning Commission of the City of New Braunfels, Texas.

APPROVED FOR ACCEPTANCE
4/16/99
Date

City Engineer
4/16/99
Date

City Engineer
4-8-99
Date

City Engineer
4-8-99
Date

STATE OF TEXAS

COUNTY OF GUADALUPE

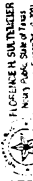
I, the undersigned, Clerk of the County of Guadalupe, do hereby certify that the foregoing instrument of writing, with its exhibits of authentication, was filed for record in my office on the 21 day of April, A.D. 1999, at 11:19 A.M., and duly recorded on the 21 day of April, A.D. 1999, at 11:19 A.M. in the Map and Plat Records of Guadalupe County, in Book Volume 6, on Page 107, in testimony whereof I have hereunto set my hand and office seal, this 21 day of April, 1999.

NOTES: LAND AND DEVELOPMENT CORPORATION

BY: Richard A. Goodwin
170 N. Main
New Braunfels, Texas 78130

This instrument was acknowledged before me on this 5th day of April, 1999, by REITH NOLTE, JR.

Notary Public, State of Texas



This plat of COUNTRYVILLE has been submitted to and considered by the Guadalupe County Commissioners Court and is hereby approved by said Court.

Dated this 21 day of April, A.D. 1999

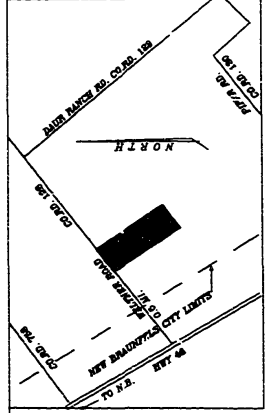
Richard A. Goodwin
COMMISSIONER PRECINCT #1

Reith Nolte, Jr.
COMMISSIONER PRECINCT #2

James E. Satterfield
COMMISSIONER PRECINCT #3

James E. Satterfield
COMMISSIONER PRECINCT #4

James E. Satterfield
GUADALUPE COUNTY CLERK

LOCATION MAP
NOT TO SCALE

NORTH

SCALE 1" = 200'

COUNTRYVILLE

LOT 1 2.897 ac.

LOT 2 1.502 ac.

LOT 3 1.502 ac.

LOT 4 7.897 ac.

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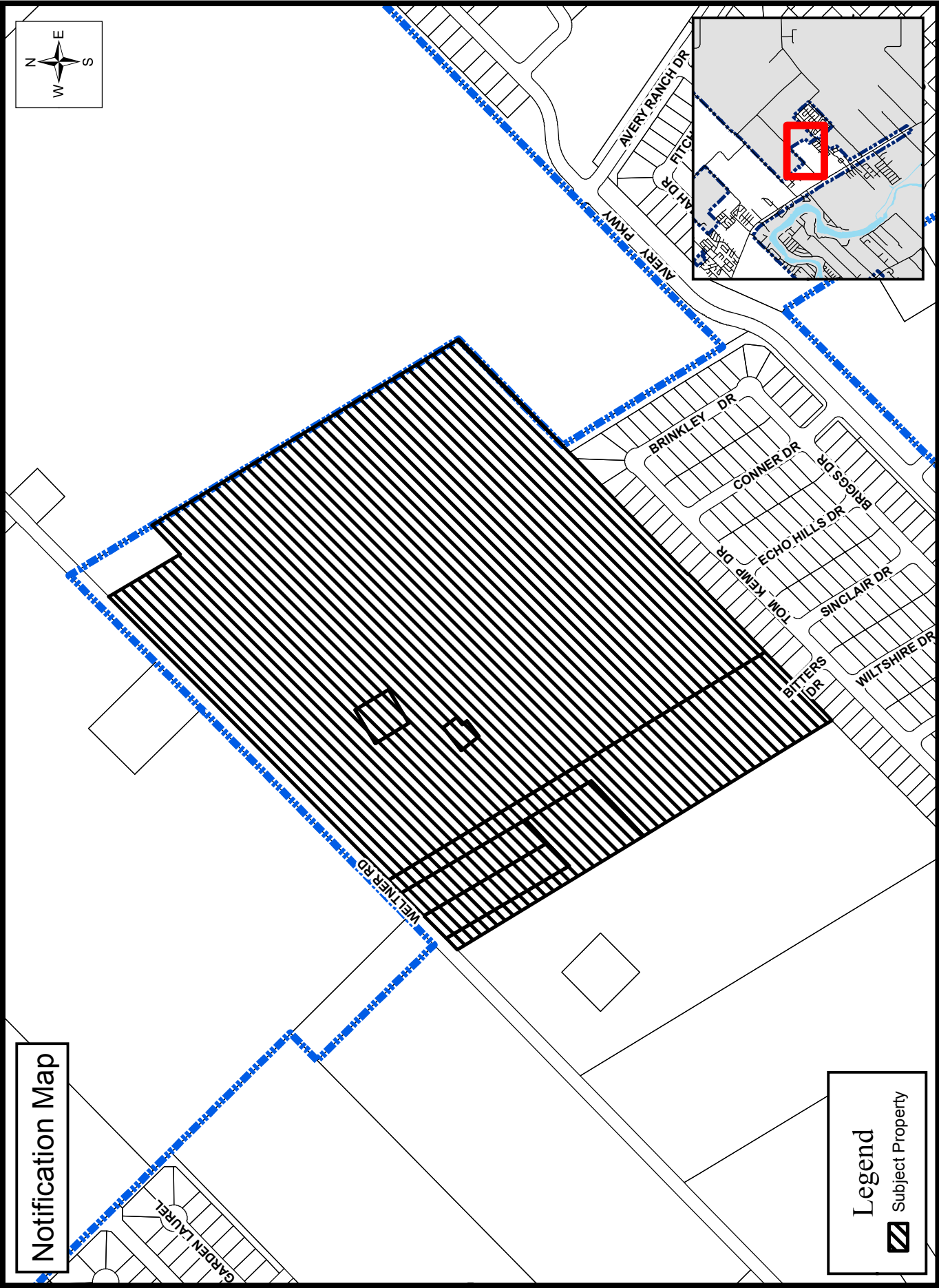
LOT 247 1.502 ac.

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LOT 250 1.502 ac.

LOT 251 1.502 ac.



Map Created 5/19/17

PZ-17-024
APD & R-1A-6.6 to Weltner Farms Planned Development District
1568 & 1584 Weltner Road



Weltner Farms Subdivision Planned Development District Development Standards

The general development standards are per land use areas as follows:

Land Use:	Area 1 (Single Fam.) - 45' Lot	Area 2 (Single Fam.) - 60' Lot
Base Zoning:	R-1A-6.6	R-1A-6.6
Total Number of Acres:	35.27 acres	38.98 acres
Open Space/Drainage/Un-encumbered Greenspace Acreage:	8.35 acres	
Easement Acreage:	6.94 acres	
Maximum Number of Buildable Lots:	180	107
Minimum Lot Width:	45 Feet Wide (55 Feet Corner)	60 Feet (70 Feet Corner)
Minimum Lot Depth:	100 Feet	100 Feet
Typical Lot Depth:	120 Feet	120 Feet
Minimum Lot Area:	5,400 Square Feet	6,600 Square Feet
Minimum Front Setback:	25 Feet	25 Feet
Minimum Side Setback:	5 Feet	5 Feet
Minimum Side Setback (Corner):	15 Feet	15 Feet
Minimum Side Setback (Rear Lot Line abuts Side Lot Line adjacent to street):	25 Feet	25 Feet
Minimum Rear Setback:	20 Feet	20 Feet
Minimum Living Area:	1,400 Square Feet	1,700 Square Feet
Maximum Building Area:	12,000 Square Feet	12,000 Square Feet
Minimum Garage:	2 Car Garage	2 Car Garage
Minimum Landscaping:	Full Sod (front & back) or Xeriscaping, two 2-inch trees	Full Sod (front & back) or Xeriscaping, two 2-inch trees
Maximum Building Height:	35 Feet	35 Feet
Access Road:	Internal Streets	Internal Streets