



PLANNING

APPLICATION FOR
ZONE CHANGE550 LANDA STREET
NEW BRAUNFELS TX 78130E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050

Case Number: P2-17-024

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: Scanio Development/ C/O John ScanioMailing Address: 660 Lakefront Avenue, New Braunfels, TX 78130Telephone: (210) 496-7775 Fax: (210) 496-3256 Mobile: (210) 723-1693Email: jscanio@dirdealers.com

2. Property Address/Location: 1584 Weltner Rd.

3. Legal Description:

Name of Subdivision: ABS 20, Survey A. M. Esnaurizar 60.0790 ac, lots 1-4 Countryville SubdivisionLot(s): _____ Block(s): _____ Acreage: 74.25

4. Existing Use of Property: Undeveloped

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

Single Family Residential

6. Zoning Change Request: Current Zoning: R-1A-6.6 Proposed Zoning: PDD

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

7. Reason for request (please explain in detail and attach additional pages if needed): _____

Single Family Residential Subdivision Development

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.

4-26-17

Date

James Ingalls, P.E.

Print Name & Title

Signature of Owner(s)/Agent

For Office Use Only

Fee Received By: MS Amount: 1200.- Receipt No.: 242110Date Received: 4-26-17 Zoning signs issued: _____ Date: _____ No.: _____Cash/Check Number: 3583 Case Number: P2-17-024

Weltner Farms Subdivision

Planned Development District

Narrative

REQUEST

The applicant is requesting a Planned Development District (PDD) with a Base Zoning R-1A-6.6 of the proposed 74.25ac tract to allow for the development of a single family residential community known as the Weltner Farms Subdivision. The current R-1A-6.6 zoning district requires a minimum 60' lot width with a 6,600 square foot lot area. The proposed community will consist of lots consistent with the R-1A-6.6 zoning, only with a 45ft lot width minimum only for the area shown on the Concept Plan to be 45' widths. The proposed typical 45'x120' lot in the Weltner Farms Subdivision is 5,400 square feet in area. We are proposing to revise the current R-1A-6.6 district requirements to a minimum 45' lot width, 5,400 sf minimum lot area allowing one family detached dwellings along with the implementation of several other PDD standards with this PDD.

We believe the revised lot size, in conjunction with the implementation of several other PDD standards, increased open space, and an amenity center will provide the area with a more complementary community that offers a higher quality of life than the current standards permitted. The PDD will establish standards focused on the community's long term preservation and vitality. Such standards are not currently addressed in the Zoning Ordinance, but we believe that they are extremely important to the future homeowners. These standards are included in the development standards. This property is within the Airport Hazard Overlay Zones 2 and 3, and the restrictions for those overlay zones still apply. The proposed density does comply with the density constraints of the Airport Hazard Overlay zones.

We respectfully request consideration of the proposed Planned Development District for the 74.25 acres of land located along Weltner Road.

BASE ZONING DISTRICT

The Weltner Farms Subdivision will have the base zoning requirements of the R-1A-6.6 zoning district as described in the current zoning ordinance of the City of New Braunfels. The PDD will revise the minimum lot widths set forth in the current zoning standards for an R-1A-6.6 zoning district. Due to increased open space, an amenity center, revised lot sizes, and the implementation of several other PDD standards; the Weltner Farms subdivision will accommodate a more vibrant, sustainable community that provides generous park space, a sense of place, lot diversity, and pedestrian-friendly circulation internal and external to the community.