

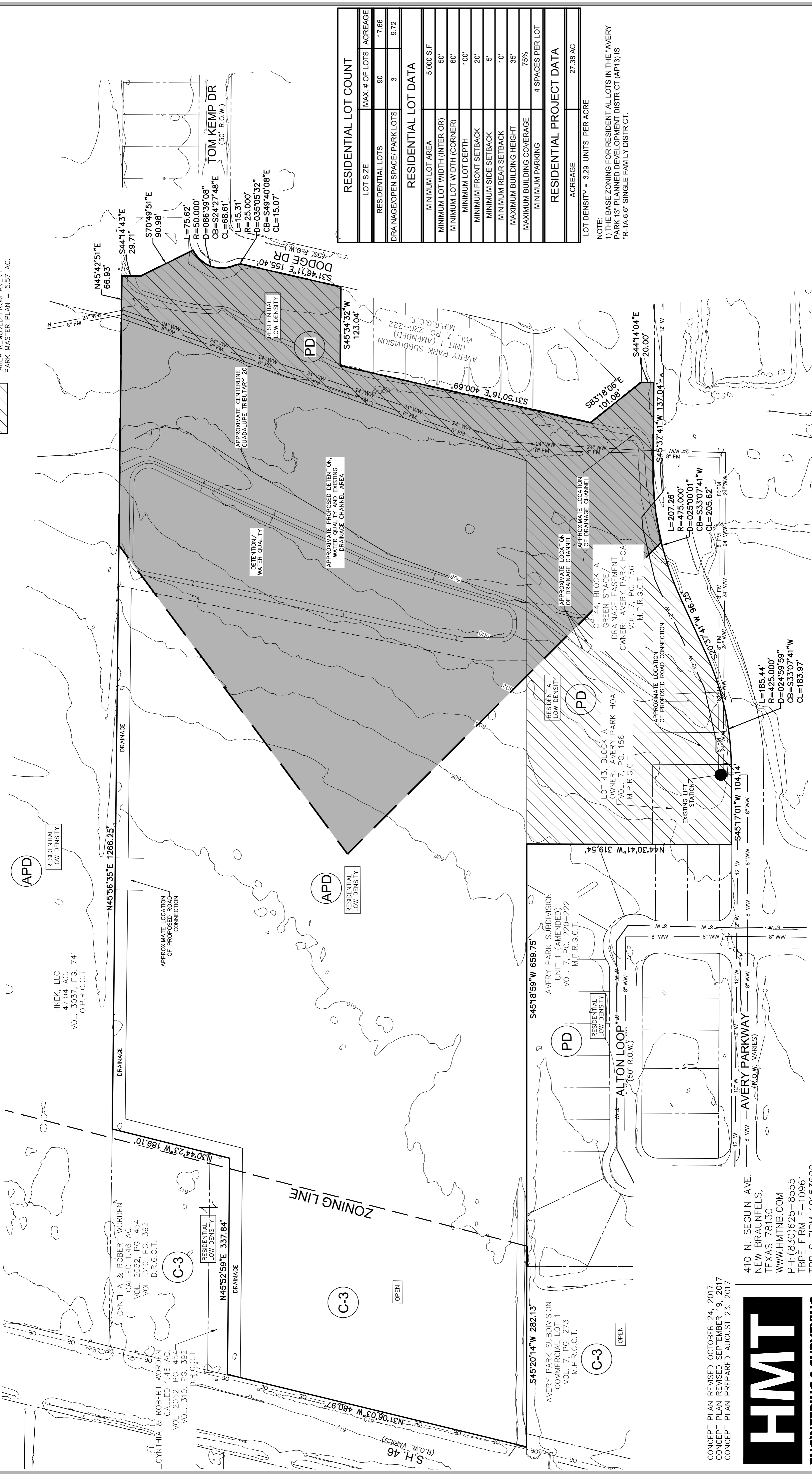
AVERY PARK 13, PDD
CONCEPT PLAN

27.38 ACRES OF LAND OUT OF THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS, BEING PART OF A CALLED 141.19 ACRE TRACT CONVEYED IN A DEED FROM CHARLES DAUER SR., ET UX TO WATER DAUER, DATED APRIL 13, 1921, RECORDED IN VOLUME 61, PAGE 487, DEED RECORDS, GUADALUPE COUNTY; AND LOT 44, BLOCK A, AVERY PARK SUBDIVISION UNIT 1, RECORDED IN VOLUME 7, PAGE 156, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

SCALE: 1"=100'

- LEGEND:
- R.O.W. = RIGHT-OF-WAY
 - M.P.R.G.C.T. = MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
 - D.R.G.C.T. = DEED RECORDS, GUADALUPE COUNTY, TEXAS
 - XX" W = EXISTING WATER LINE
 - XX" WW = EXISTING SEWER LINE
 - XX" FM = EXISTING FIRE MAIN
 - OE = OVERHEAD ELECTRIC
 - XX = EXISTING ZONING TYPE
 - XXXXX = LANDUSE
 - [Hatched Box] = AIRPORT OVERLAY DISTRICT APPROACH 3 ZONE = 10.71 AC.
 - [Solid Box] = AREA REMOVED FROM AVERY PARK MASTER PLAN = 5.57 AC.

LOCATION MAP
NOT TO SCALE



RESIDENTIAL LOT COUNT		
LOT SIZE	MAX. # OF LOTS	ACREAGE
RESIDENTIAL LOTS	90	17.66
DRAINAGE/OPEN SPACE/PARK LOTS	3	9.72
RESIDENTIAL LOT DATA		
MINIMUM LOT AREA	5,000 S.F.	
MINIMUM LOT WIDTH (INTERIOR)	50'	
MINIMUM LOT WIDTH (CORNER)	60'	
MINIMUM LOT DEPTH	100'	
MINIMUM FRONT SETBACK	20'	
MINIMUM SIDE SETBACK	5'	
MINIMUM REAR SETBACK	10'	
MAXIMUM BUILDING HEIGHT	35'	
MAXIMUM BUILDING COVERAGE	75%	
MINIMUM PARKING	4 SPACES PER LOT	
RESIDENTIAL PROJECT DATA		
ACREAGE	27.38 AC	

LOT DENSITY = 329 UNITS PER ACRE

NOTE:
1) THE BASE ZONING FOR RESIDENTIAL LOTS IN THE "AVERY PARK 13" PLANNED DEVELOPMENT DISTRICT (AP13) IS "R-1A-6.8" SINGLE FAMILY DISTRICT.

CONCEPT PLAN REVISED OCTOBER 24, 2017
CONCEPT PLAN REVISED SEPTEMBER 19, 2017
CONCEPT PLAN PREPARED AUGUST 23, 2017

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Avery Park 13 Planned Development District

Development Standards

Avery Park is an approximate 853 lot subdivision that has been a very successful and loved planned development by our city and the residents that live there. It has great amenities, lots of open spaces, and even a great school within the project. This planned development district (PDD) for the Avery Park 13 PDD subdivision will be a 27.38 acre site with no more than 90 lots adjacent to this subdivision. The entry to the Avery Park 13 PDD subdivision will be off of Avery Parkway within the existing Avery Park subdivision. The base zoning for the proposed district is R-1A-6.6 to allow for a single family residential community. The variations from the R-1A-6.6 zoning are: lot size of 50', front setback of 20', and a minimum area of 5,000 square feet. These variations keep this tract consistent with the adjacent Avery Park subdivision standards. This PDD zoning also restricts density to 3.29 lots per acre average over the 27.38 acres, which makes this development consistent with typical R1-A-6.6 zoning w/60' lot widths. The Airport Overlay District Approach 3 Zone covers 10.71 acres of the property mainly over the drainage and detention areas. The remaining portion will not exceed the residential density of 6 dwelling units per acre per the density limitations required in the Code of Ordinances. A minimum of 15% of the tract will remain open space for drainage and for a pavilion and dog park for residents to enjoy. The pavilion will be similar in size and scope to the pavilion in Augustus Pass (Dean Subdivision). The Dog Park will be approximately 2,000 square feet and will be completely fenced in with obstacle courses, park benches, trees, landscaping & irrigation on a portion of the park.

In relation to the City's plans for growth and development, this Planned Development District meets several of the Goals and Objectives. The Avery Park 13 PDD subdivision is surrounded by open land on the west and northwest sides and a residential subdivision on the south and east sides. The Future Land Use plan calls for the site use as Residential Low Density and Commercial Use. The site lends itself to development as Residential Use; therefore, changing the Future Land Use Plan. The lot density on the rear of the property matches what we propose with this PDD. As New Braunfels continues to grow, we wish to meet the housing needs of its families and individuals. This location and lot size is by far the most highly demanded product for New Braunfels citizens, and it's location on Hwy 46 in between Seguin and New Braunfels helps provide an affordable housing option that is extremely needed.

RESIDENTIAL DEVELOPMENT STANDARDS

Land Use	Single – Family Residential
Base Zoning	R-1A-6.6
Total Number of Acres	27.38 acres
Maximum Density	3.29 Lots/Acre
Minimum Lot Width	50 Ft. (Interior lot size), 60 Ft. (Corner lot)
Minimum Lot Depth	100 Ft.
Minimum Lot Area	5,000 S.F.
Minimum Lot Frontage	36 Ft. (for Cul-de-Sac and Knuckle lots) 50 Ft. (for Interior lots)
Front Setback Minimum:	20 Ft.
Rear Setback Minimum:	10 Ft.
Side Setback Minimum	<u>Internal Lots</u> - 5 Ft. <u>Corner Lots</u> – The minimum side setback adjacent to the street for corner lots where the rear lines of the corner lot coincides with the rear lot line of the adjacent lot is 15 feet. The minimum side setback adjacent to the street for corner lots where the rear line of the corner lot coincides with the side lot line of the adjacent lot is 20 feet. Otherwise, the internal side setback of corner lots is 5 feet. <u>Garage Setback</u> - Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway shall be at least 20 feet long.
Maximum Bldg. Height:	35 Ft.
Maximum Bldg. Coverage	75%
Utilities	All New Utilities will be underground
Minimum Parking	4 parking spots per lot (includes 2 car garage)
Amenities	Pavilion meeting space Dog Park Cap & rail fencing and masonry columns adjacent to Avery Parkway & SH-46
Landscaping Requirements	2 shade trees from Appendix A per lot