

**“Gruene River Place”  
PDD CONCEPT PLAN AND DEVELOPMENT STANDARDS**

**“GRUENE RIVER PLACE”  
PLANNED DEVELOPMENT DISTRICT  
As per Section 3.5, Chapter 144 of the City’s Zoning Ordinance**

To:

The Planning & Zoning Commission  
And  
City Council of the City of New Braunfels, Texas

424 S. Castell Avenue  
New Braunfels, Texas 78130

Submitted By:

Gruene River Homes  
2285 Waterford Grace  
New Braunfels, Texas 78130  
210-452-1500

September 22, 2015

“Gruene River Place”  
PDD

TABLE OF CONTENTS

- i. Introduction / Summary of the Proposed Development
- A. The PDD in the Context of the City of New Braunfels
- B. Relationship of the PDD to the City’s Comprehensive Plan
- C. Survey: Existing Conditions and Drainage
- D. Land Uses: Proposed General Use Plan and Development Program
- E. The Vehicular Circulation Plan: Existing and Proposed
- F. Development Standards

APPENDICES

Appendix 1: The Developer and Vision

ATTACHEMENTS

- A. Survey of Property
- B. Contour Map
- C. Floodplain Map
- D. City Limits Map
- E. Zoning Map
- F. Existing Land Use Map
- G. Existing Utilities Map

**i. INTRODUCTION / SUMMARY OF THE PROPOSED DEVELOPMENT**

The proposed Gruene River Place PDD is a residential planned community on approximately 9.40 acres. The property is located on Hanz Drive between Gruene Road and Loop 337 with frontage on the Guadalupe River. The proposed development will include waterfront houses and garden homes.

The property is currently zoned R-2 (single family and two-family district). The plan is proposed as a “PDD” under the city’s planned development ordinance (Section 3.5 Chapter 144 of the zoning ordinance). The proposed planned development district zoning represents somewhat lower density and/or less intensity of use than the maximum intensity allowed under the existing zoning. The development is mainly geared for empty-nesters, retired individuals and second home lifestyle.

**A. THE PDD IN THE CONTEXT OF THE CITY OF NEW BRAUNFELS**

The proposed Gruene River Place PDD is a 9.40 acre planned development in the Northeast section of New Braunfels, between Gruene Road and Loop 337, 1.5 miles from the town square of New Braunfels and the Comal County courthouse.

Gruene River Place is less than one mile from Gruene Historic District and easily accessible along the new walk and bike lane. The bike lane also connects in the opposite direction to the Faust Street pedestrian bridge leading to downtown New Braunfels.

The discussed development is nearby the Gruene Village and the Guadalupe River. Important uses surrounding the site include 5 churches, medical offices, pharmacy, and professional offices.

The property is currently zoned R-2 (single family and two-family district). The PDD in contract would be limited to single family only, second homes, and overnight rentals along the river. This development will compliment Gruene Leaf and the River Bluff at Gruene developments.

**B. RELATIONSHIP OF THE PDD WITH THE COMPREHENSIVE PLAN**

The proposed Gruene River Place PDD is compatible with the growth criteria planned for this area in the comprehensive plan 2006 by the City of New Braunfels showing lower and medium density residential along the Guadalupe River. The site’s proximity to IH-35, Loop 337, Hwy 306, and the Guadalupe River positions it as a prime sought after family development.

In terms of drainage, Gruene River Place will utilize the newly expanded outfall structure on Hanz running along the West side of the property.

The traffic flow is enhanced by the Gruene Road expansion, Hanz Drive extension to Common, and Highway 306 current expansion to IH-35.

### **C. SURVEY: EXISTING CONDITIONS AND DRAINAGE**

1. Existing Conditions: The 9.40 acre site is essentially uncultivated farmland of the Hanz family which nearby Cotton Crossing was part of. The property abuts the Guadalupe River along a tree embedded bluff and slope with the other end fronting Hanz Drive. The High Cotton Estates are along the East side of the property and the Harley Davidson Store and Fire Department are on the West side. The site slopes towards the existing drainage channel and towards the Guadalupe River. Utilities are currently along the frontage on Hanz Drive.
2. Conceptual Drainage Study: The drainage will follow the same directional flow. All runoff from the site will be directed to the existing drainage channel or sheet flow directly into the Guadalupe River. The proposed streets will convey the runoff generated from the site into the existing drainage channel and eventually into the Guadalupe River.

### **D. LAND USES**

The proposed Gruene River Place PDD, a 9.40 acre tract, will consist of a maximum of 37 single family residential homes. All homes will be one hundred percent masonry. The development is meant to be walking friendly with sidewalk lined streets. Every home will have at least one tree and a landscape package (see development standards below). The homes front the street in varying distances. They are designed to appeal to people downsizing, retired, and empty-nesters. The mix of homes includes waterfront homes and garden homes. The river waterfront homes will have the option of short term rental. There will be public access to Guadalupe River restricted to Gruene River Place residents through the 5' River Access Lot located along the Northeast side of the Drainage Lot. The development will have connectivity with the Gruene Road hike and bikeway to Gruene Lake Village and Historic Gruene.

### **E. THE VEHICULAR CIRCULATION**

The development is conveniently located with easy access to major destinations of Austin and San Antonio. Surrounding area roads were expanded with the nearby Cotton Crossing development leading to Common Street. Common Street is classified in the City's regional transportation plan as a principal arterial street. It is the major roadway between the central business districts of New Braunfels and San Marcos on a secondary route from IH-35.

Navigating major roadways is very appealing to the intended residences. Located close to medical, shopping, and other destinations with the safety of lighted intersections.

Pedestrian Circulation: An important aspect is the walkability to adjoining subdivisions Cotton Crossing Development, Gruene Lake Village, and Gruene via the Gruene Road hike and bikeway which is shared with vehicular traffic. The subdivision has nearby tree and sidewalk lined streets, Gruene Lake pathways provide circulation without giving "cut-through" motorist traffic.

**F. DEVELOPMENT STANDARDS**

Single Family Garden Homes: Square Footage 2400-2800 living area  
Garage 2 car minimum, 3 car maximum

Single Family Waterfront Homes: Square Footage 2000 minimum living area  
Garage 2 car minimum, 3 car maximum

**DEVELOPMENT STANDARDS**

Land Use	Single – Family Residential
Base Zoning	ZHA
Total Number of Acres	9.40 acres
Minimum Lot Width	50 Ft. interior (With the exception of the 5' River access Lot.) 60 Ft. corner
Minimum Lot Depth	100 Ft. (With the exception of the first residential lot to the left of the proposed street entering from Hanz Drive; the minimum lot depth shall be 74 Ft.)
Minimum Lot Area	5,000 S.F.
Front Setback Minimum:	20 Ft.
Rear Setback Minimum for lots not adjacent to DE	10 Ft.
Rear Setback Minimum for lots adjacent to DE	5 Ft.
Side Setback Minimum	<u>Waterfront Home Lots</u> – 5 ft. on either side  <u>Garden Home Lots</u> – 0 Lot line and 10 ft. side yard  <u>Garage Setback</u> - 20 ft. from the right-of-way or the driveway shall be at least 20 feet long.
Maximum Bldg. Height:	35 Ft.
Utilities	All New Utilities will be underground
Maximum Building Coverage	65% coverage is the footprint of the building
Minimum Garage Size	2 cars
Minimum Landscaping Requirements	In front yard, sprinkler system with grass, 1 tree, 4 shrubs and 2 pink salvias flowering plants.
Minimum Driveway Width	18 Ft.
Minimum Building Line Lot Width	30 Ft.
Minimum Front Yard Lot Width	25 Ft.

**Additional Development Standards Notes:**

1. The offset of the driveways will be 20 feet apart from driveway to driveway at each residence and 7 feet on the irregular shaped lots.
2. Street lights will be antique light fixtures as provided by NBU.
3. All homes will be 100% masonry excluding doors and windows.
4. Wrought iron gate will be built on all Garden Homes 10' side setback.
5. Entrance sign will be made of cinderblock with stucco over it and stone accents with wrought iron letters. Not to exceed 38 feet in length or 8 feet in height, and will be 76 sq. feet.

**APPENDIX 1**

**THE DEVELOPER AND THEIR VISION**

The applicants, Don and Vikki Leggitt, are the current developer of Gruene Leaf and the River Bluff at Gruene as well as the exclusive builder of both communities. The development, Gruene River Place, is located on Hanz Drive between Gruene Road and Loop 337, next to High Cotton Estates.

Don and Vikki Leggitt built the neighborhood of Gruene Leaf and then built the homes under the company name of Gruene River Homes. The community is now completed with 10 homes a year being sold till completion. The neighborhood has become one of the exclusive communities in New Braunfels. The River Bluff at Gruene is on Gruene Road with all lots sold in 14 months. Gruene River Homes is building homes now to compliment the area.

The Leggitts bought the raw property with a vision of an upscale community. Gruene River Place will have two styles of homes; all in the style of Gruene Leaf with Garden homes and Waterfront homes. Both have been proven in Gruene Leaf and will be successful in Gruene River Place.

# **ATTACHMENT A: Survey of Property**

BEING A 9.403 ACRE TRACT OUT OF THE A.P. FUQUAY SURVEY, ABSTRACT NO. 155, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 8.396 ACRE TRACT, AND ALL OF A CALLED 1.00 ACRE TRACT, AS DESCRIBED IN DOCUMENT NO. 201206011673, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

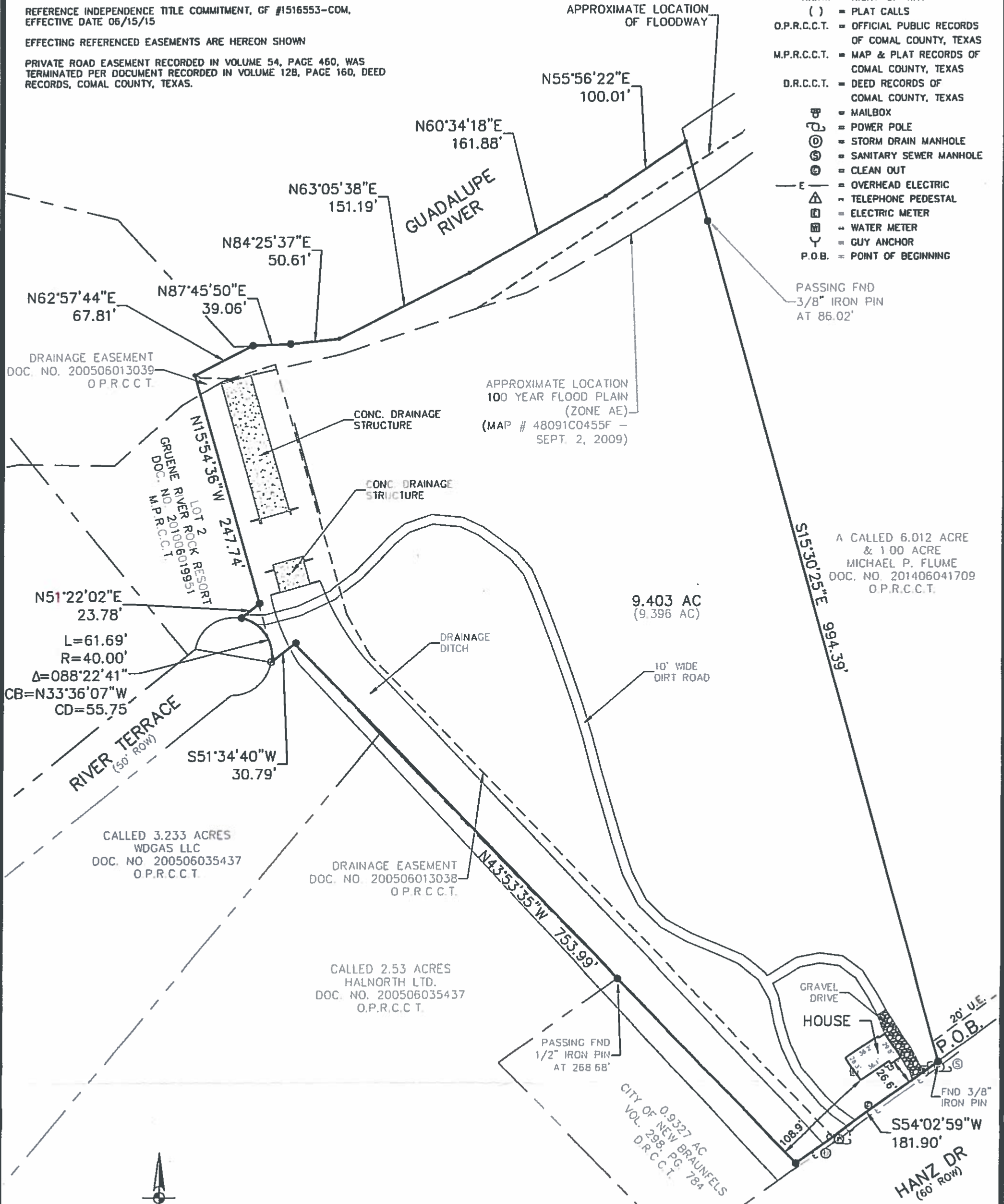
REFERENCE INDEPENDENCE TITLE COMMITMENT, GF #1516553-COM, EFFECTIVE DATE 06/15/15

EFFECTING REFERENCED EASEMENTS ARE HEREON SHOWN

PRIVATE ROAD EASEMENT RECORDED IN VOLUME 54, PAGE 460, WAS TERMINATED PER DOCUMENT RECORDED IN VOLUME 128, PAGE 160, DEED RECORDS, COMAL COUNTY, TEXAS.

LEGEND:

- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = PLAT CALLS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- M.P.R.C.C.T. = MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS
- ☐ = MAILBOX
- ⊕ = POWER POLE
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = CLEAN OUT
- E — = OVERHEAD ELECTRIC
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = ELECTRIC METER
- ⊕ = WATER METER
- ⊕ = GUY ANCHOR
- P.O.B. = POINT OF BEGINNING



DRAINAGE EASEMENT  
DOC. NO. 200506013039  
O.P.R.C.C.T.

GRUENE RIVER  
LOT 2 ROCK RESORT  
DOC. NO. 201006019951  
M.P.R.C.C.T.

L=61.69'  
R=40.00'  
Δ=088°22'41"  
CB=N33°36'07"W  
CD=55.75

CALLED 3.233 ACRES  
WDGAS LLC  
DOC. NO. 200506035437  
O.P.R.C.C.T.

DRAINAGE EASEMENT  
DOC. NO. 200506013038  
O.P.R.C.C.T.

CALLED 2.53 ACRES  
HALNORTH LTD.  
DOC. NO. 200506035437  
O.P.R.C.C.T.

0.9327 AC  
VOL. 298, PG. 78A  
CITY OF NEW BRAUNFELS  
D.R.C.C.T.

A CALLED 6.012 ACRE  
& 1.00 ACRE  
MICHAEL P. FLUME  
DOC. NO. 201406041709  
O.P.R.C.C.T.



**HMT**  
ENGINEERING & SURVEYING

410 N. SEGUIN AVE.  
NEW BRAUNFELS,  
TEXAS, 78130  
WWW.HMTNB.COM  
PH: (830)625-8555

STATE OF TEXAS  
COUNTY OF COMAL

THIS SURVEY IS CERTIFIED TO:  
GRUENE RIVER HOMES, LLC,  
JOHN MAYER, AND  
INDEPENDENCE TITLE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 8TH DAY OF JULY 2015  
*[Signature]*  
MARK F. CONLAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342 062.001.102



# **ATTACHEMENT B: Contour Map**

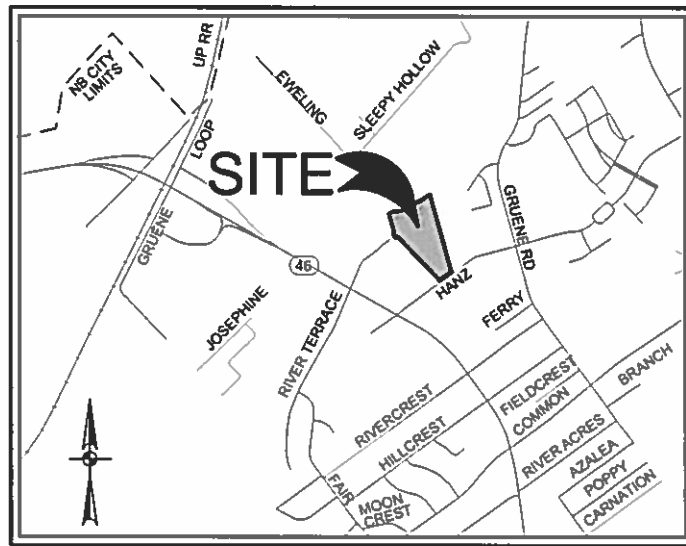


# **ATTACHMENT C: Floodplain Map**



**ATTACHMENT D: City Limits Map**

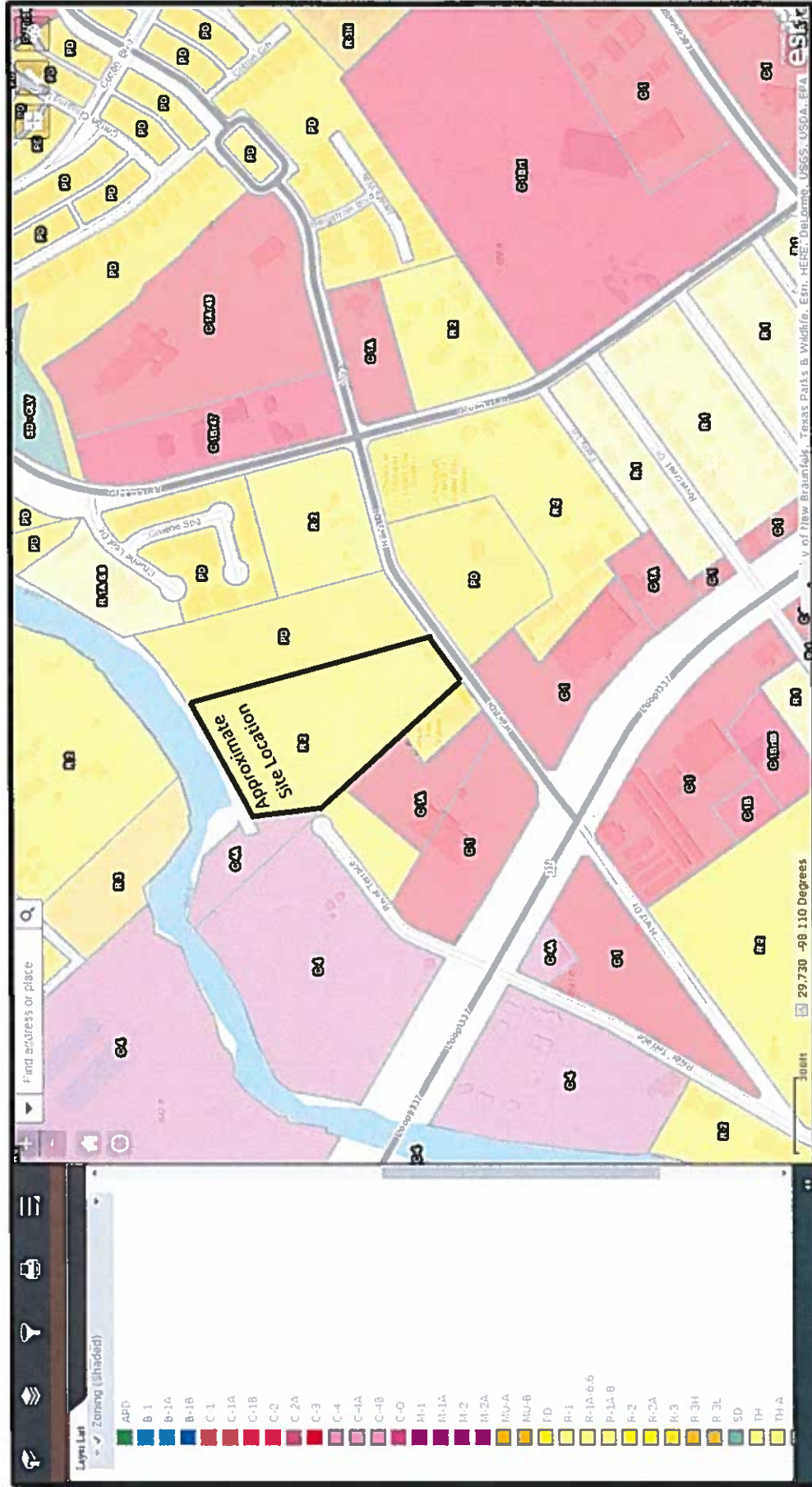
GRUENE RIVER PLACE  
CITY LIMITS MAP



LOCATION MAP  
NOT TO SCALE

# **ATTACHMENT E: Zoning Map**

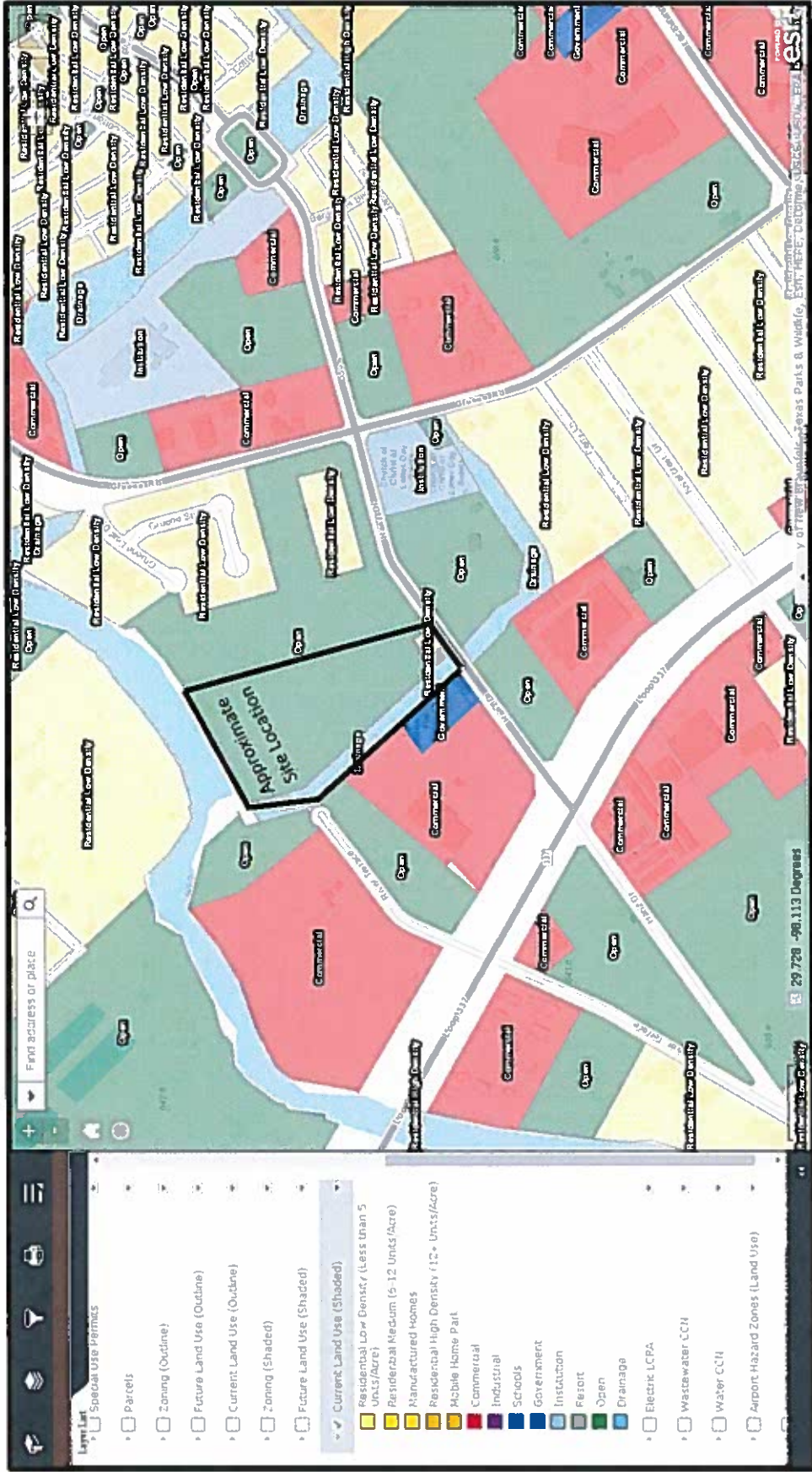
# GRUENE RIVER PLACE ZONING MAP





# **ATTACHMENT F: Existing Land Use Map**

# GRUENE RIVER PLACE EXISTING LAND USE MAP



**ATTACHMENT G: Existing Utilities Map**

**GRUENE RIVER PLACE**  
EXISTING UTILITIES MAP

- LEGEND:**
- E — = OVERHEAD ELECTRIC
  - 12" W — = EXISTING WATER
  - 8" WW — = EXISTING WASTEWATER
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
  - M.P.R.C.C.T. = MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS

APPROXIMATE LOCATION OF FLOODWAY

APPROXIMATE LOCATION 100 YEAR FLOOD PLAIN (ZONE AE)  
(MAP # 48091C0455F - SEPT. 2, 2009)

**GUADALUPE RIVER**

DRAINAGE EASEMENT  
DOC. NO. 200506013039  
O.P.R.C.C.T.

GRUENE RIVER ROCK  
DOC. NO. 201006019951  
M.P.R.C.C.T.

**RIVER TERRACE**  
(60' ROW)

PART OF LOT 19A & 19B  
LATTER DAY SAINTS  
VOL. 5, PG. 85  
M.P.R.C.C.T.

LOT 19B  
LATTER DAY SAINTS  
VOL. 5, PG. 85  
M.P.R.C.C.T.

9.40 AC.

7.022 ACRE TRACT LTD  
DOUBLE H/BRUEMNER RANCH LTD  
& BAR M/ DOC. NO. 201206040150  
O.P.R.C.C.T.

0.9327 AC  
CITY OF NEW BRAUNFELS  
VOL. 298, PG. 784  
D.R.C.C.T.

**HANZ DR**  
(60' R.O.W.) - 12" W



SCALE: 1" = 200'



410 N. SEGUIN AVE.  
NEW BRAUNFELS,  
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TBPLS FIRM 10153600

Drawing Name: H:\Projects\112\002 - Gruene River Homes\112\002 - Plans\002\002 - 000 - 000 - 000.dwg User: hmtpld Date: 09/11/2015 11:16am