

“High Cotton Estates”
PDD CONCEPT PLAN AND DEVELOPMENT STANDARDS

“HIGH COTTON ESTATES”
PLANNED DEVELOPMENT DISTRICT
As per Section 3.5, Chapter 144 of the City’s Zoning Ordinance

To:

SEP 29 2015

Revised

The Planning & Zoning Commission
And
City Council of the City of New Braunfels, Texas
The Honorable Barron Casteel, Mayor

424 S. Castell Avenue
New Braunfels, Texas 78130

Submitted By:

Michael Flume
2348 Gruene Lake Drive, Ste C
New Braunfels, Texas 78130
830-629-2496

May 22, 2014
Revised
August 27, 2015

“High Cotton Estates”
PDD

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“High Cotton Estates”
PDD

i. INTRODUCTION / SUMMARY OF THE PROPOSED DEVELOPMENT

The proposed High Cotton Estates PDD is an exciting residential planned community on approximately 7.012 acres. The property is located on Hanz Drive between Gruene Road and Loop 337 with frontage on the Guadalupe River. It is 1/10 of a mile from Gruene Lake Village and the Cotton Crossing development. The proposed traditional neighbor development (TND) will include waterfront homes, estate homes, garden homes, and Sunday houses.

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 High Cotton Estates PDD is a 7.012 acre planned traditional neighborhood 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.

High Cotton Estates is approximately 1/10 of a mile from Gruene Lake Village and the Cotton Crossing development. Gruene Historic District is less than 1 mile 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.

In terms of driving distance, it is within 5 minutes of the current Christus Santa Rosa Hospital and soon to open Resolute Health Hospital (June 2014). Also nearby are the Downtown Central Business District, Landa Park, and the Comal River. Important uses surrounding the site include 5 churches (one with a private school), medical offices, pharmacy, and professional office and "mom and pop" retail in Gruene Lake Village.

The property is currently zoned "R-2" (single family and two-family district). The PDD in contrast would be limited to single family only, second homes, and no overnight rentals.

This development will complement the Cotton Crossing PDD (same developing company).

B. RELATIONSHIP OF THE PDD WITH THE COMPREHENSIVE PLAN

The proposed High Cotton Estates PDD is compatible with the growth criteria planned for this area in the comprehensive plan 2006 by the City of New Braunfels (see future land use map) 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 single family development.

This single family PDD along with the front porches, rear garages, and alley walking friendly neighboring developments.

In terms of drainage, High Cotton Estates will utilize the newly expanded outfall structure on Hanz running alongside of adjacent property. It is similar to what was done for Cotton Crossing's Unit 9. All will be conveyed in culvert pipes underground.

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 7.012 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 contours on the site starting at the crest of the bluff peak at 660.70' and gently slope toward Hanz Drive to 658.0'. Any runoff goes directly along Hanz Drive to outfall structure to the Guadalupe River on adjacent tract to the south. Utilities (water, sewer, electric and gas) are currently along frontage Hanz Drive.

2. Conceptual Drainage Study. The drainage will follow same directional flow. Most of the water will flow to curb boxed inlets in the development connected to culvert pipes underground to adjacent outfall structure (similar to Cotton Crossing's Unit 9). The water in the adjoining Cotton Crossing development flows to another one of three outfall structures built with the Gruene Road expansion project in 2008.

D. LAND USES

The proposed High Cotton Estates PDD a 7.012 acre tract will consist of a maximum of 38 single family residential homes. All homes will be following the same design criteria of a neo-traditional style home. The development is meant to be walking friendly with tree and sidewalk lined streets with rear entry garages on private alleyways. The homes front the street in varying distances all with elevated front porches. They are designed to appeal to people downsizing, retired, and empty-nesters. The mix of homes include waterfront residences, estate homes across the street, and garden style cottages leading into the development with Sunday style homes as you approach and enter off Hanz Drive. The development will have connectivity with the Gruene Road hike and bikeway to Gruene Lake Village and Historic Gruene.

Note – Sunday style homes are 800-1600 sq.ft. These are meant to be for second or vacation home use.

E. THE VEHICULAR CIRCULATION

The development is very conveniently located with easy access to major destinations of Austin or San Antonio. Surrounding area roads were expanded with the nearby Cotton Crossing development (Hanz Drive extension and Gruene Road improvements) 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 district 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. Convenience without being on the "beaten path."

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 bike lane which is shared with vehicular traffic. Subdivision's nearby tree and sidewalk lined streets, Gruene Lake Village mainstreet and Gruene Lake pathways provide circulation without giving "cut-through" motorist traffic.

F. RESIDENTIAL DEVELOPMENT STANDARDS

Sunday Homes:	Square footage 800-1600 living area Garage 1 car minimum, 2 car maximum
Single Family Garden Homes:	Square Footage 1600 – 3000 living area Garage 2 car minimum, 3 car maximum
Single Family:	Square Footage 2000 – 4000 living area Garage 2 car minimum, 3 car maximum

The PDD development is set apart from others by following these guidelines making for a sought after community.

Front porches: Required on all homes.

Garages: Must enter from alley except water front homes.

Residential Uses – Principal Buildings

Type of Residential	Minimum Lot Area	Minimum Lot Width & Depth	Principal Building Minimum Front, Side and Rear Yard Setbacks	Maximum Height	Maximum Building Coverage	Parking Minimum
SFA: Single Family	6500 SF	45FT/105FT	FY: 15 FT. SY: 5 FT. RY: 15 FT.	35 FT. 2.5 STORIES	60%; Lot of building site	2 spaces/unit enclosed
SFD-G: Single Family Garden Homes	4000 SF	40FT./100FT.	FY: 15 FT. SY: 5 FT. RY: 15 FT.	35 FT. 2.5 Stories	60%	2 spaces/unit enclosed
SFA-C Cottages, Sunday Houses	3000 SF/single unit	38FT/80FT	FY: 15 FT. SY: 5 FT. RY: 15 FT.	25 FT. 2 Stories	60%	1 Space/Unit enclosed

Notes:

- 1.) Front porches (minimum of 5ft. deep, 100 square feet total) may project into front yard area, extending to within 10ft. of the property line. Front porches are required on all residential units.
- 2.) Rear access garages with side loading may be 3 ft. from side property line and 5 ft. from rear property line or 15ft. with garage doors facing alley or private rear access drive; except water front homes
- 3.) Corner lots: On-street side yard minimum is 8 ft.

4.) Allowable yard projections: (Front porches – see above)

Horizontal- Roof overhangs, bay windows, canopies 12" Minimum

Vertical- (above maximum, height), chimneys; 6'; cupolas: 8'; observations towers: 8'

Proposed Street Standards

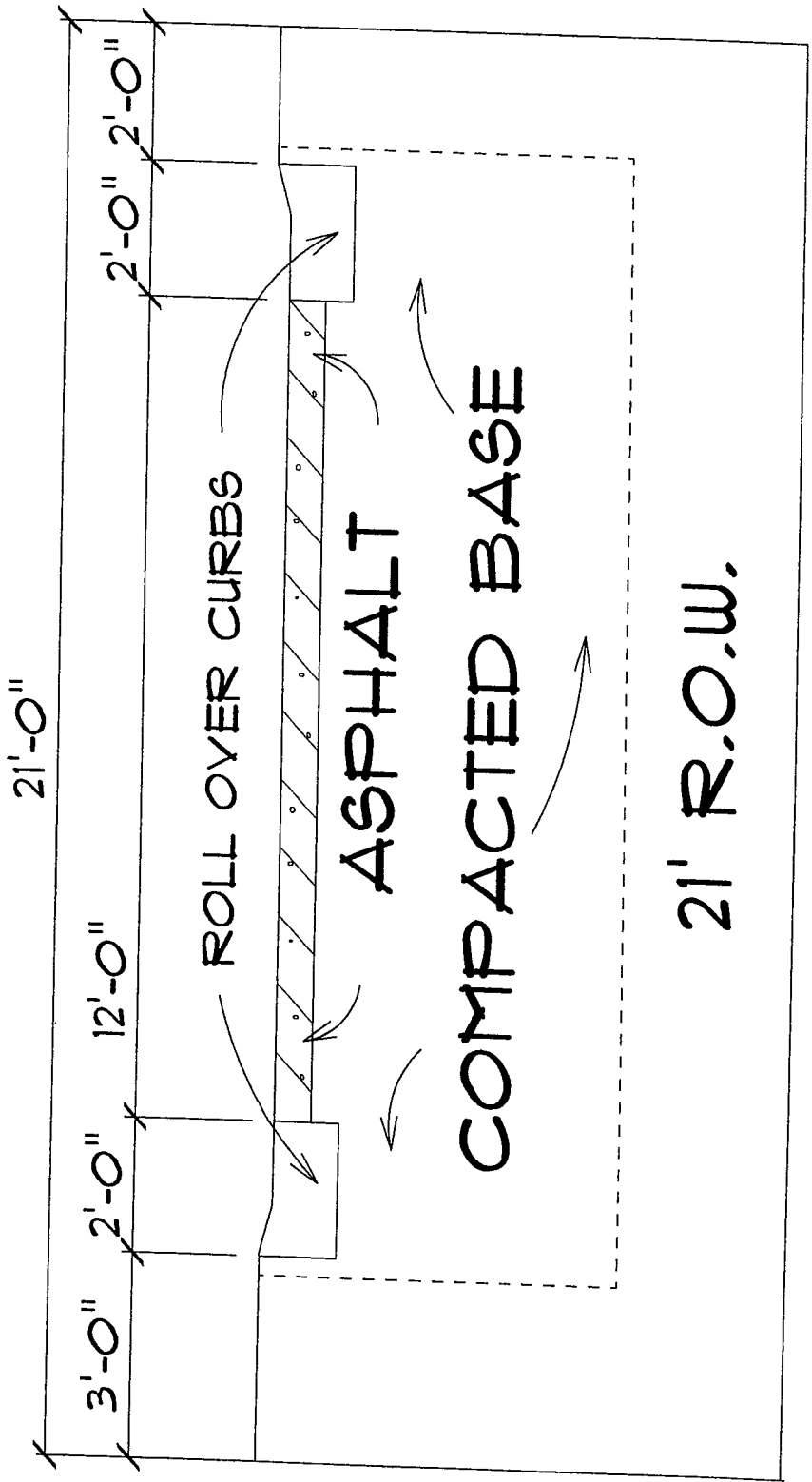
Street	Design Speed	Classification	ROW	Pavement Width	Curb Type Shoulder	On-Street Parking
Minor Internal <i>*(with option to be private streets)</i>	20 MPH	Residential Minor	46 Ft.	23 Ft.	City of New Braunfels Standard Curb	One Side Only
Alley or Private Rear Access Drive	15 MPH	Rear Garage Accessway or shared drive	20-21 Ft.	16-17 Ft.	Roll Over	None

NOTES:

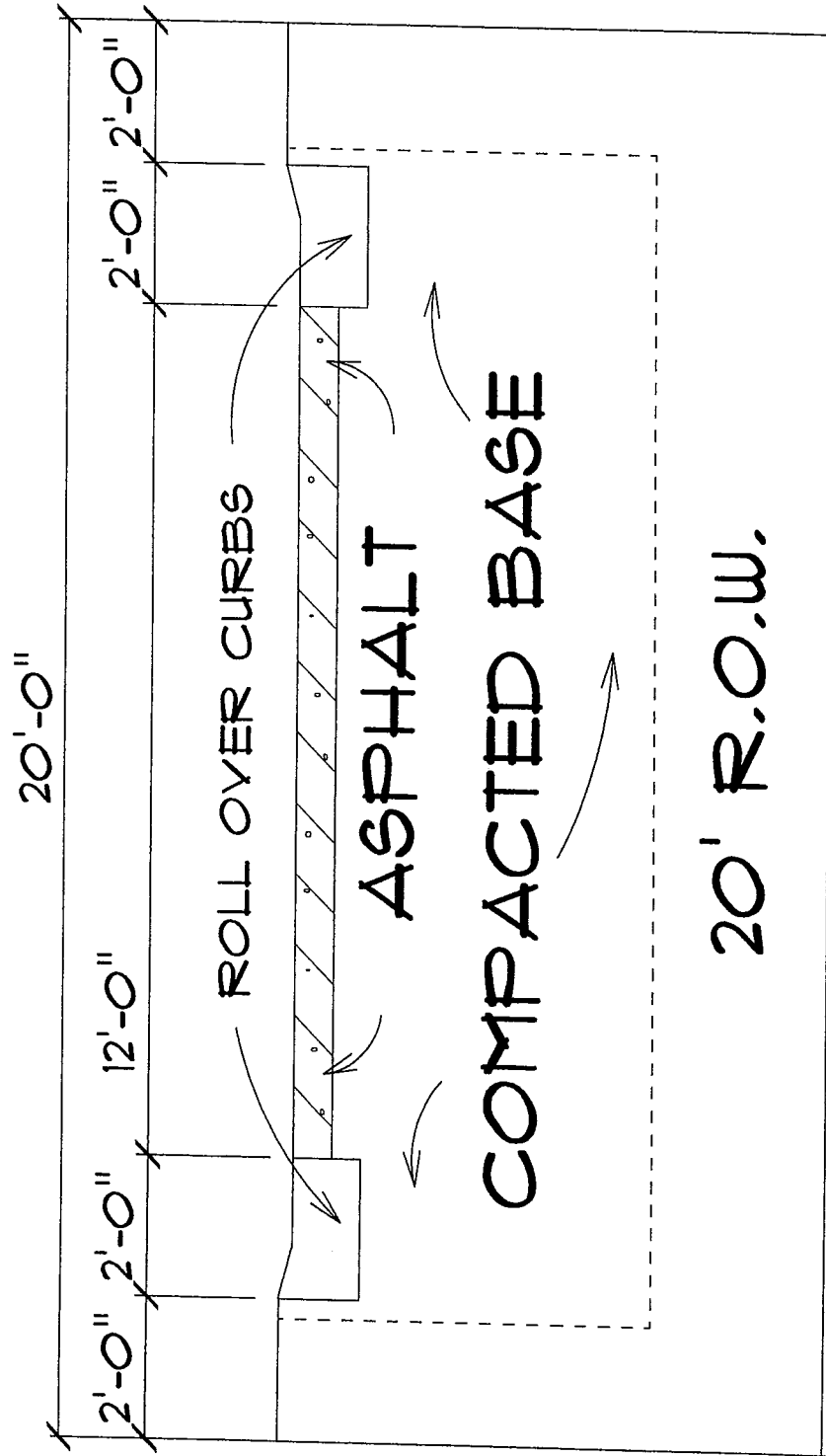
- 1.) Pavement (asphalt) widths include 24" wide concrete curb and gutter section.
- 2.) Design speed is not actual speed limit
- 3.) The no parking side of incoming street will be the right hand side. The waterfront street will be no parking along front of waterfront homes. This will be designated on traffic plan.

Relationship of these PDD standards to other standards and regulations in the City ordinances.
 Unless specifically described in these regulations, or further described in the Detailed PDD Plan, the applicable provisions of the City's Zoning and Subdivisions Regulations shall apply to the PDD.

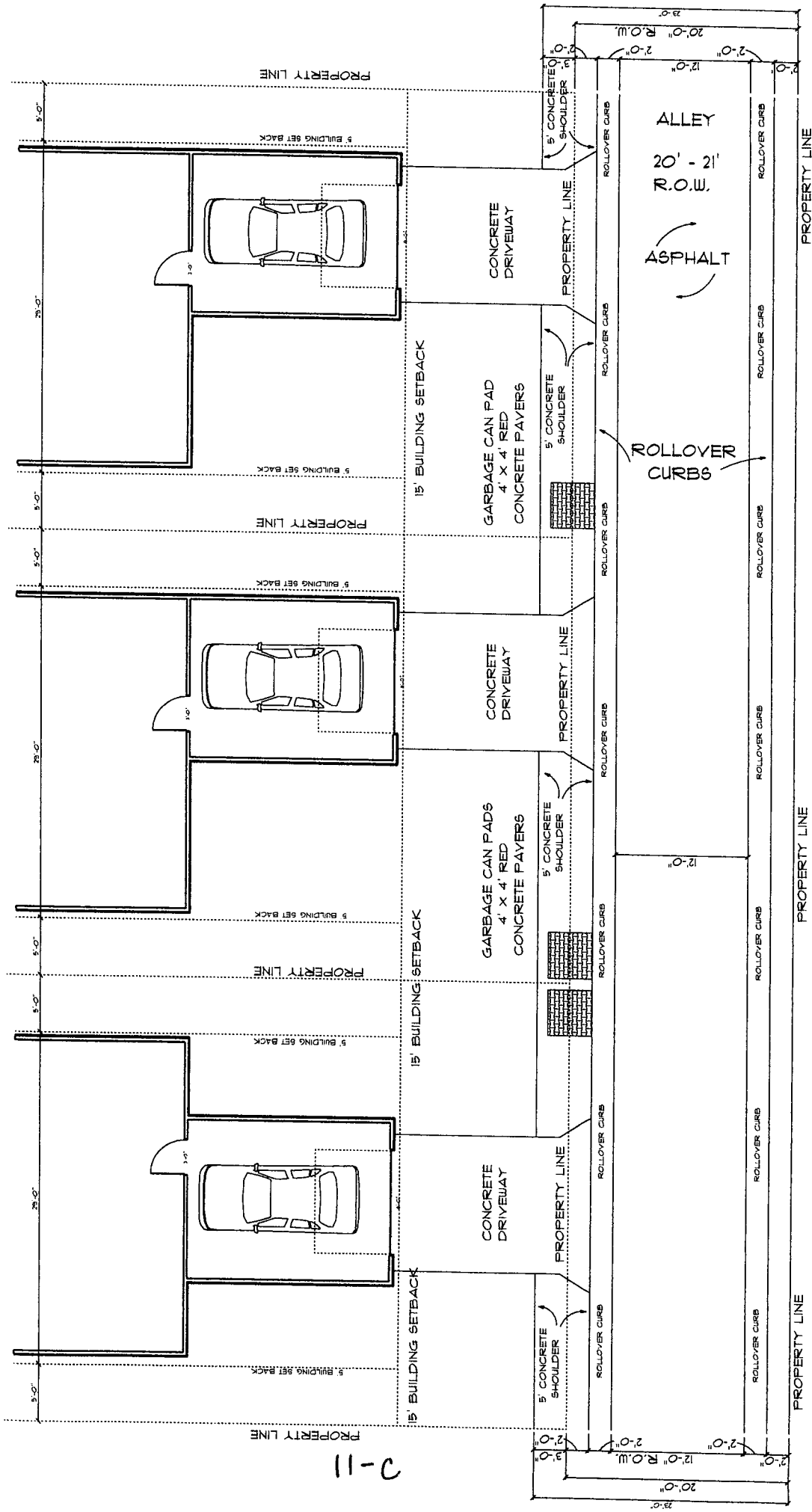
ALLEY DETAIL



ALLEY DETAIL



11-B



C-11

APPENDIX 1

THE DEVELOPER AND HIS VISION

The applicant, Michael Flume, is the current developer and exclusive builder of Cotton Crossing. This development, High Cotton Estates, is located on Hanz Drive, between Gruene Road & Loop 337, adjacent to and part of the Hanz family farm, on which Cotton Crossing was developed.

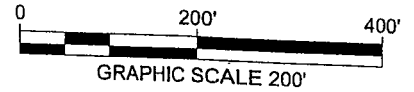
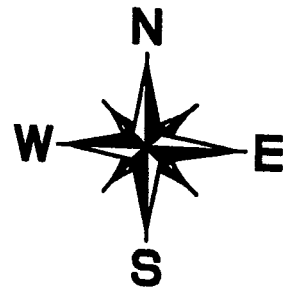
Michael Flume purchased Cotton Crossing's first phase of all available home sites from the original developer Jerry Ford & the original builder, Medallion Homes after their first ten homes sat unsold for five years. Those homes were drastically reduced in price by the builder, in order to sell and go back to San Antonio, Michael Flume continued with Jerry Ford's vision, overall concept and design criteria. He built the first home on a smaller single story scale which sold as soon as the exterior brick was laid. All available homes sites were sold to build on or reserved to start within months. The next four and final phases of Cotton Crossing sold out before the next lots were ready to build on.

High Cotton Estates will feature four styles of homes; all in the original concept of Cotton Crossing of which three that have not yet been utilized. Estate size homes, waterfront estate homes & cottage style "Sunday" second homes, along with the traditional garden home style currently being built in Cotton Crossing will be offered.

Appendix 2

GUADALUPE RIVER

GRUENE LEAF
DOC. 200706011524
M.P.R.C.C.T.



LOT 8

LOT 9R

LOT 10R

LOT 19

LOT 20

LOT 21

LOT 22

GRUENE LEAF SUBDIVISION
PHASE II
PLANNED DEVELOPMENT DIST.
DOC. 200906034684
M.P.R.C.C.T.

TRACT 1
7.02 AC.

8.396 AC.
JOHN MAYER
DOC. 201006021844
O.P.R.C.C.T.

4.806 AC.
M.A. ANDERSON REAL ESTATE
DOC. NO. 201006017581
O.P.R.C.C.T.

HANZ DR. (60' R.O.W.)

LEGEND

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



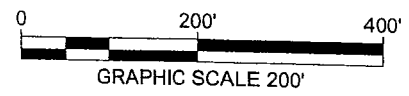
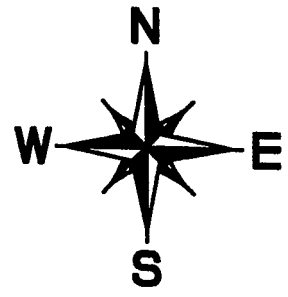
HIGH COTTON ESTATES DRAINAGE CONCEPT PLAN MAP

NEW BRAUNFELS

TEXAS

Map 1

Boundary & Acreage Map



GUADALUPE RIVER
N48° 32' 46"E
223.27'

GRUENE LEAF
DOC. 200706011524
M.P.R.C.C.T.

N56° 16' 18"E
106.95'

LOT 8
LOT 9R
LOT 10R
LOT 19
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O.P.R.C.C.T.

N15° 28' 42"W
1008.68'

S15° 12' 41"E
420.86'

HANZ DR. (60' R.O.W.)
S64° 01' 19"W 314.49'

S74° 29' 19"W
5.62'

LEGEND

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INC.

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78108-7670
SAN ANTONIO, TEXAS 78217
FAX: (214) 828-7076
Texas Registration # F-16078
www.kleincopeeng.com

HIGH COTTON ESTATES BOUNDARY & ACREAGE MAP

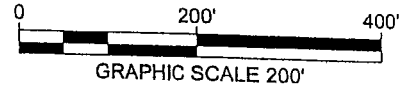
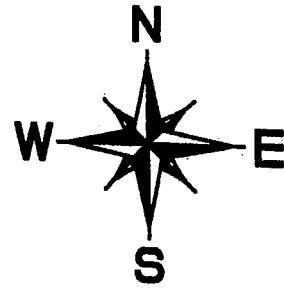
NEW BRAUNFELS

TEXAS

Map 2
Topographic Map

GUADALUPE RIVER

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DOC. 200706011524
M.P.R.C.C.T.



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PLANNED DEVELOPMENT DIST.
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HANZ DR. (80' R.O.W.)

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FAX: 972.282.7978
www.kceng.com

HIGH COTTON ESTATES TOPOGRAPHIC MAP

NEW BRAUNFELS

TEXAS

Map 3

Existing Conditions Map

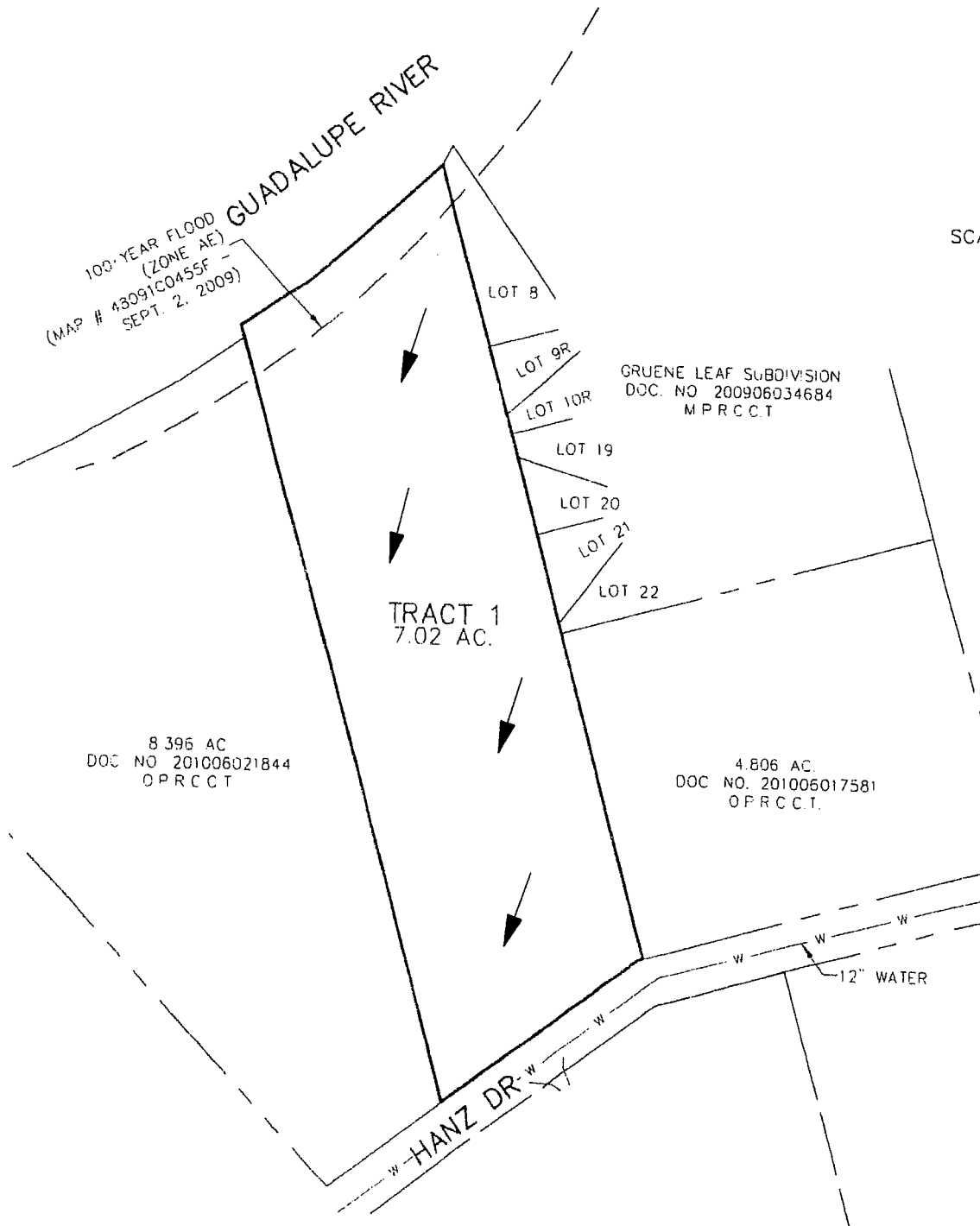
HIGH COTTON ESTATES
EXISTING CONDITIONS MAP

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SCALE: 1"=200'



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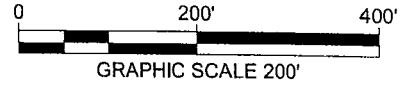
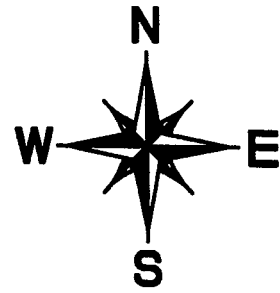
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ENGINEERING & SURVEYING

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NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)825-8555

Map 4
Drainage Area Map

GUADALUPE RIVER

GRUENE LEAF
DOC. 200706011524
M.P.R.C.C.T.



LOT 8

LOT 9R

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HIGH COTTON ESTATES DRAINAGE AREA MAP

NEW BRAUNFELS

TEXAS

Map 5
Adjacent Land Use

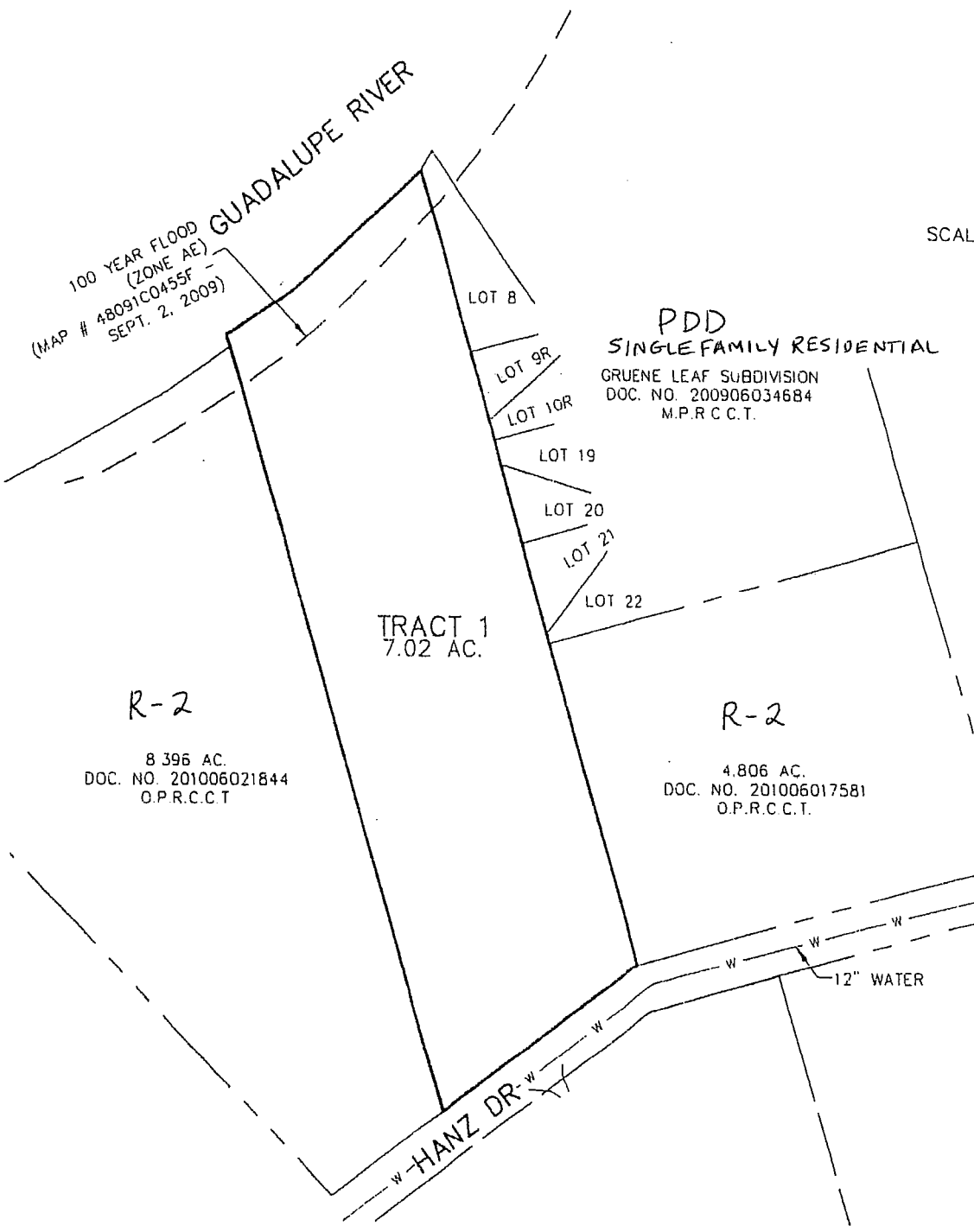
HIGH COTTON ESTATES
ADJACENT LAND USE MAP

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SCALE: 1"=200'

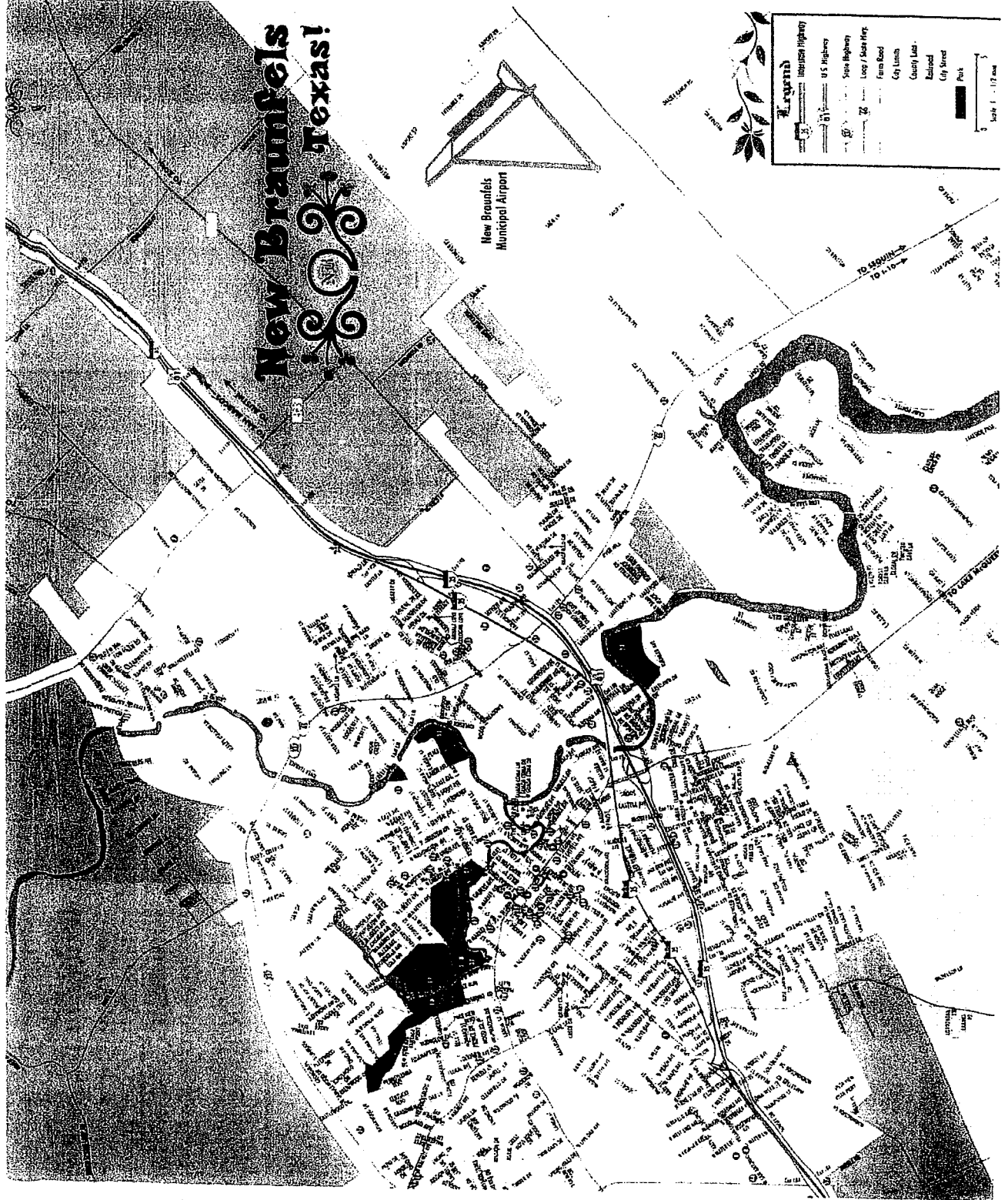


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Map 6
City Context Map



Map 7

Comprehensive Plan Context Map



February 9, 2012

Future Land Use Map

The Future Land Use Map depicts locations for general land uses.
 This map is not intended to represent zoning districts.



Map 8

Proposed Land Use Plan Map

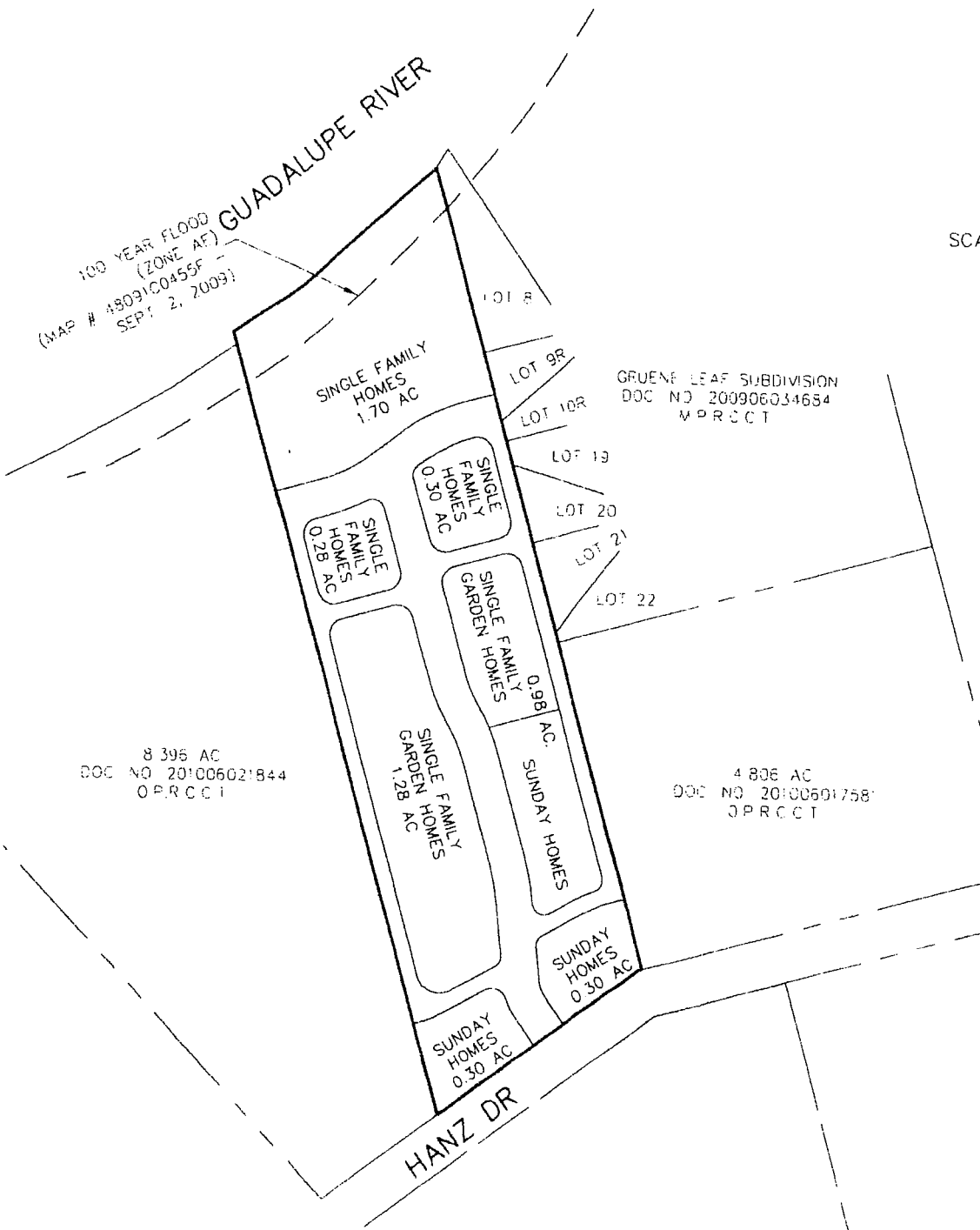
HIGH COTTON ESTATES
PROPOSED LAND USE PLAN

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SCALE: 1" = 200'



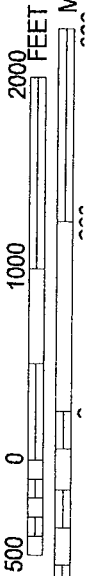
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MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0455F

FIRM
FLOOD INSURANCE RATE MAP
COMAL COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 455 OF 505

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY: COMAL COUNTY
NUMBER: 485463
PANEL: 0455
SUFFIX: F
CITY OF: NEW BRAUNFELS, TEXAS

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community



MAP NUMBER
48091C0455F
EFFECTIVE DATE
SEPTEMBER 2, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

