A Holistic Approach to Land Development

… Think Differently

Progress in Other Industries:
1960 – 2026







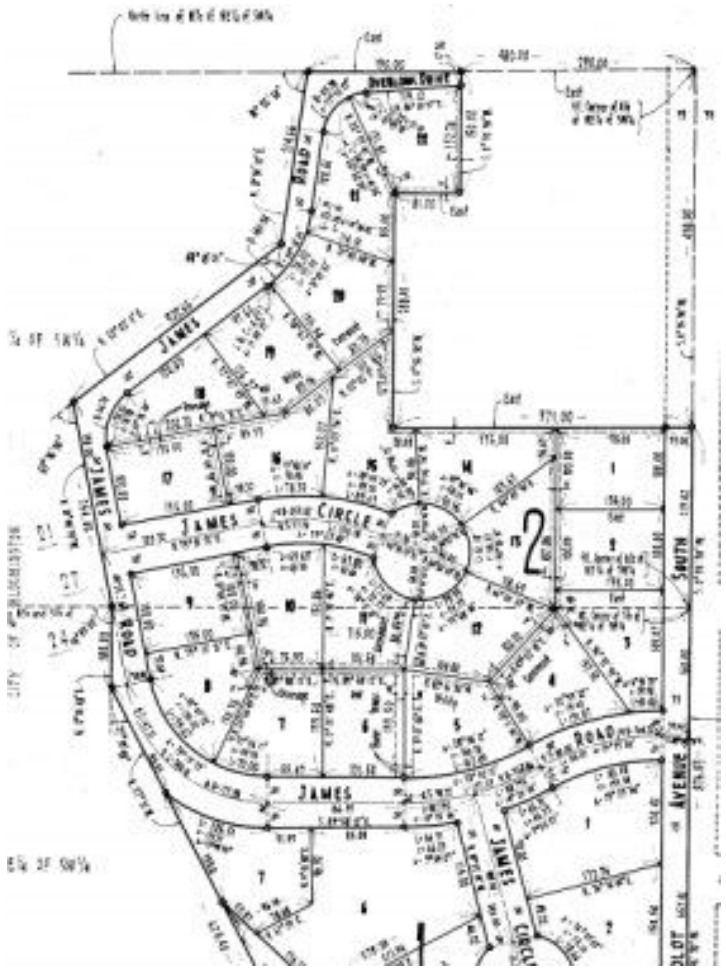
Progress does not happen in a vacuum –
it's because people

thought differently:

Housing & Land Development:

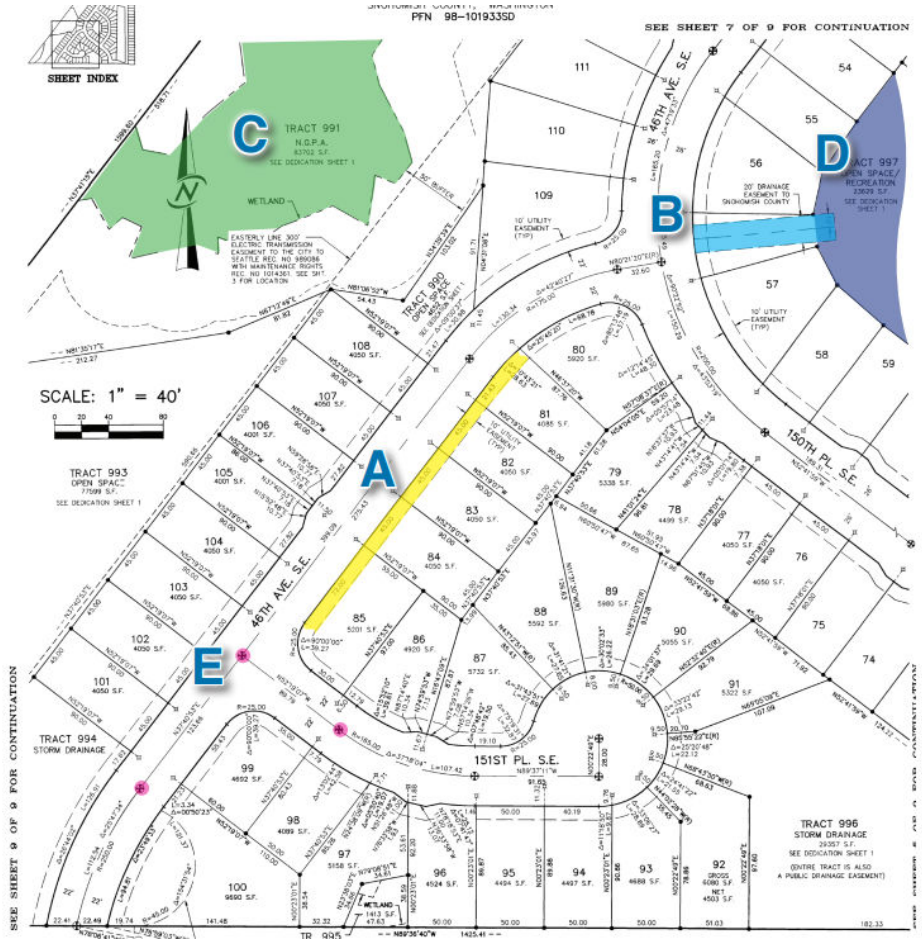
1960 – 2026

Subdivision Plat Design

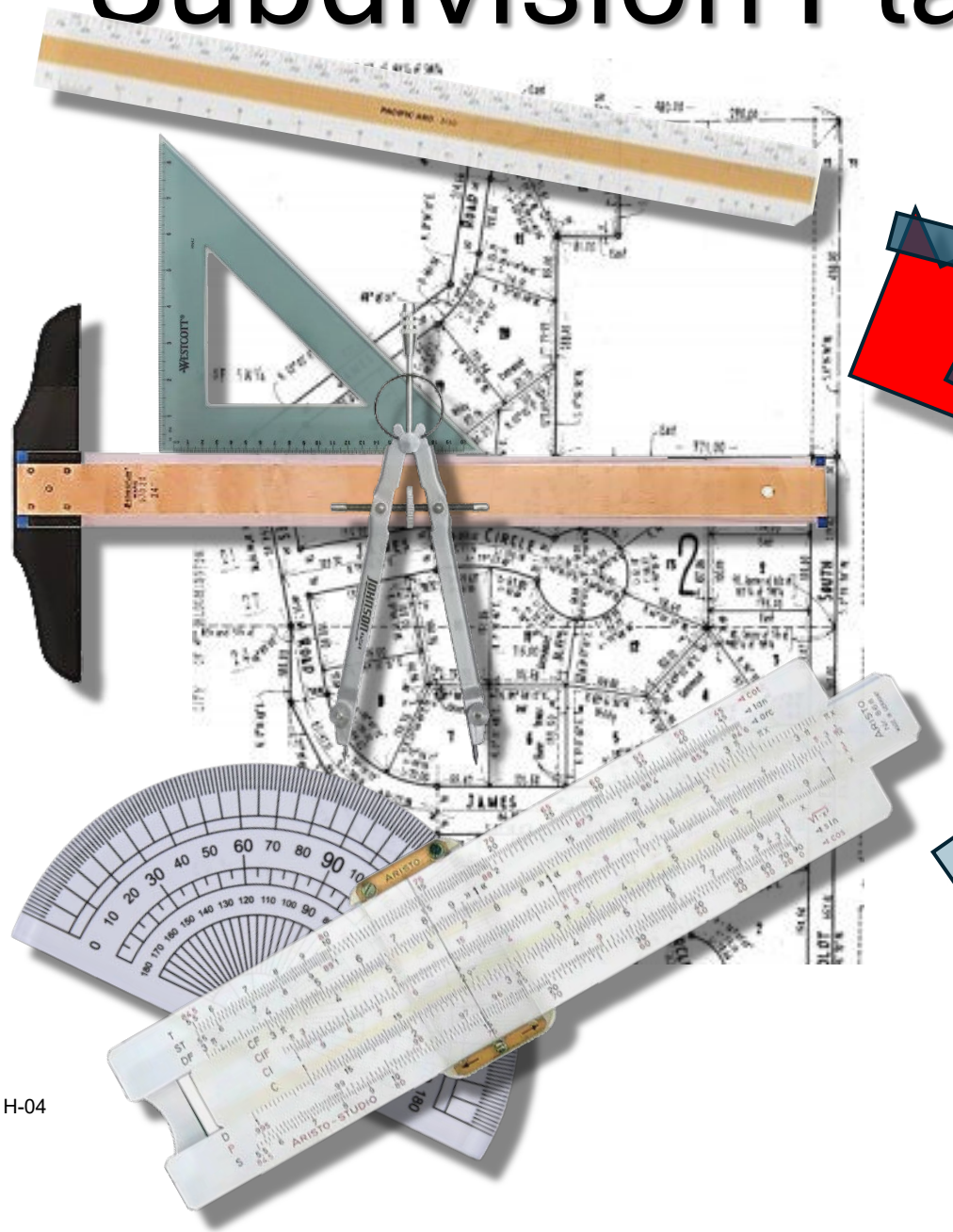


2026

1960



Subdivision Plat Design Tools

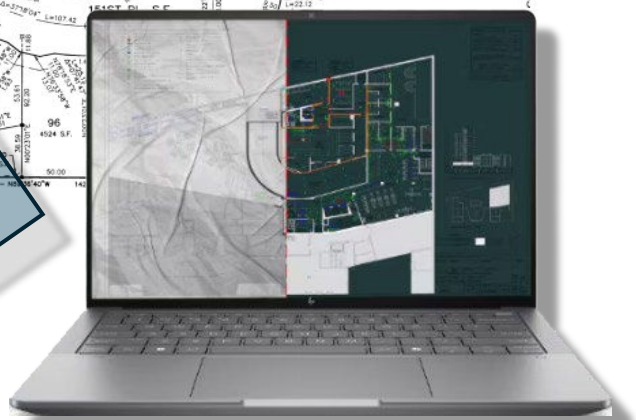


1960
5 Days
1860

2026
15 Minutes



CAD automates tools and geometry of the past

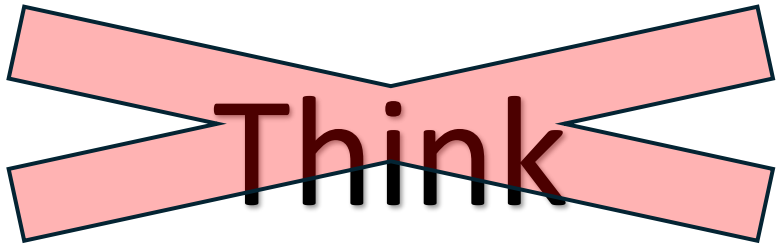


H-04



We live much differently than 1860,
yet the design ‘geometry’ remains the same!

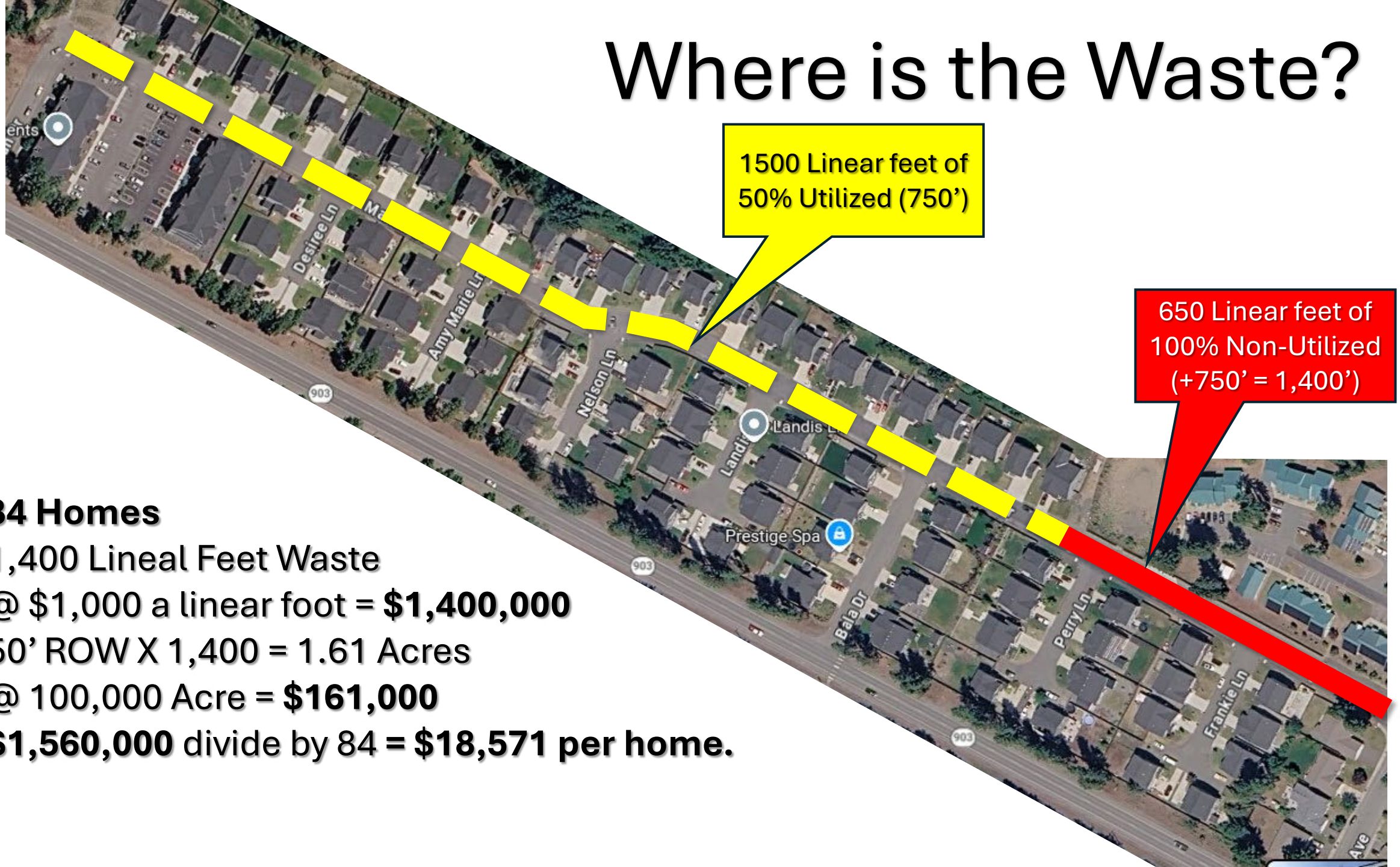
Recognizing Waste Common to Most Development



Differently


Lots that only front one side = 50% waste
Lot sides and rear yards often unattractive

Where is the Waste?



84 Homes

1,400 Lineal Feet Waste

@ $1,000 a linear foot = **$1,400,000**

50' ROW X 1,400 = 1.61 Acres

@ 100,000 Acre = **$161,000**

$1,560,000 divide by 84 **= $18,571 per home.**

Newer Methods

Think Differently

Question: What 'term' is common to ALL regulations

Lot and Setback Requirements in Single-Family Residential Districts

	SR-1 Suburban SF Residential	SR-2 Suburban SF Residential	ER-3 Eclectic SF Residential	ER-4 Eclectic SF Residential	MR-5 Mature SF Residential
(1) Lot Requirements					
(a)Minimum lot size unless specified below or in §150.500, Conditional Use and Specific Use Regulations	7,000 square feet	5,500 square feet	4,500 square feet	3,500 square feet	3,000 square feet
(b)Minimum lot width	70 feet	60 feet	50 feet	40 feet	30 feet
(c)Maximum lot coverage	40%	40%	50%	50%	65%
(2) Minimum Setback					
(a)Front Setback	25 feet	25 feet	See Sections 150.305.3 (C)	See Sections 150.305.3 (C)	See Sections 150.305.3 (C)
(b)Side Setback (each side)[4]	5 feet	5 feet	4 feet	3 feet	3 feet
(c)Rear Setback	30 feet	30 feet	30 feet	30 feet	30 feet

Question: Why build this massive volume of pavement (the bubble)?

Lot and Setback Requirements in Single-Family Res

	SR-1 Suburban SF Residential	SR-2 Suburban SF Residential	Ec Re		
(1) Lot Requirements					
(a)Minimum lot size unless specified below or in §150.500, Conditional Use and Specific Use Regulations	7,000 square feet	5,500 square feet	4,5		
(b)Minimum lot width	70 feet	60 feet	50 feet	40 feet	30 feet
(c)Maximum lot coverage	40%	40%	50%	50%	65%
(2) Minimum Setback					
(a)Front Setback	25 feet	25 feet	See Sections 150.305.3.(C)	See Sections 150.305.3.(C)	See Sections 150.305.3.(C)
(b)Side Setback (each side)[4]	5 feet	5 feet			
(c)Rear Setback	30 feet	30 feet			

It is needed to stretch the setback to gain density



Extend Beyond the Minimums:
Breaks the rigid relationship between curb and home front, reducing street volume and length.

Every ordinance ENCOURAGES the designer to exceed the minimums.

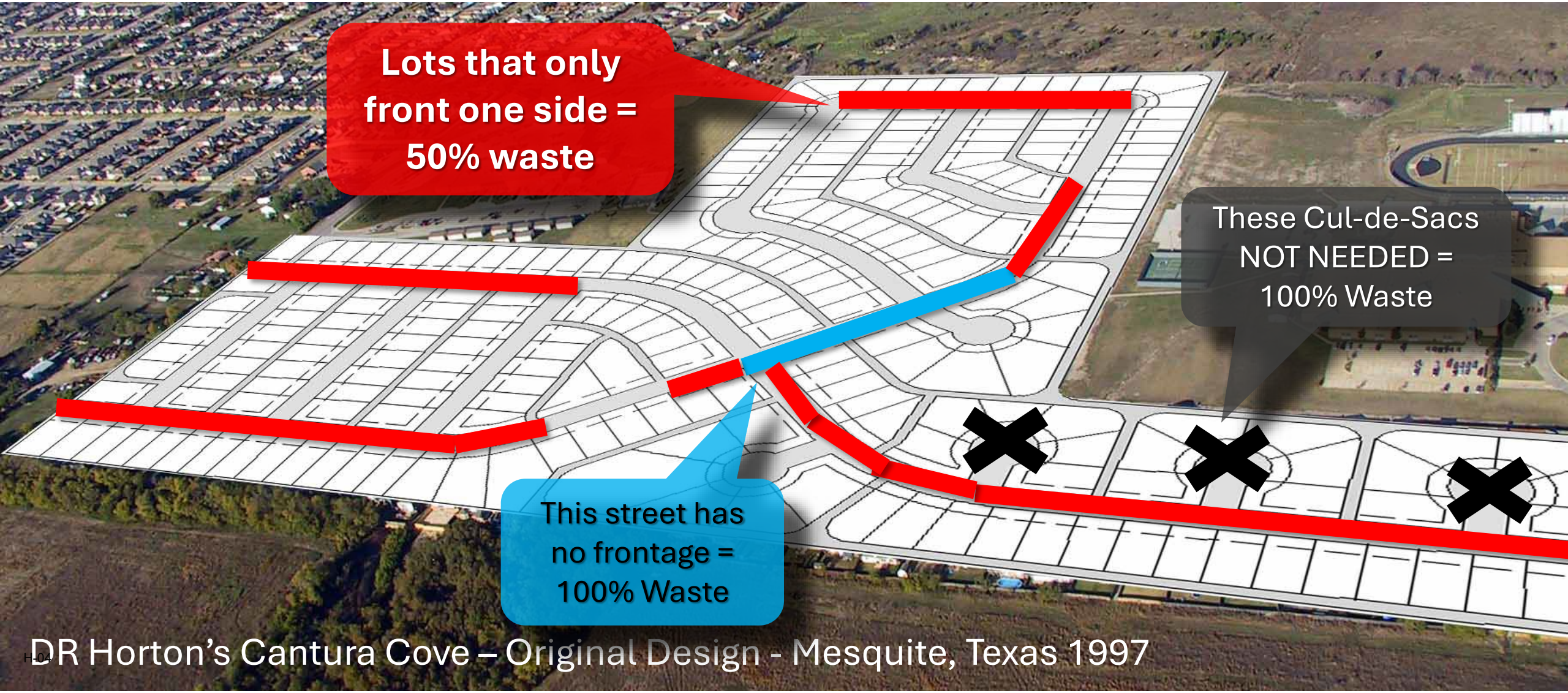
Think Differently:

Lot and Setback Requirements in Single-Family Residential Districts

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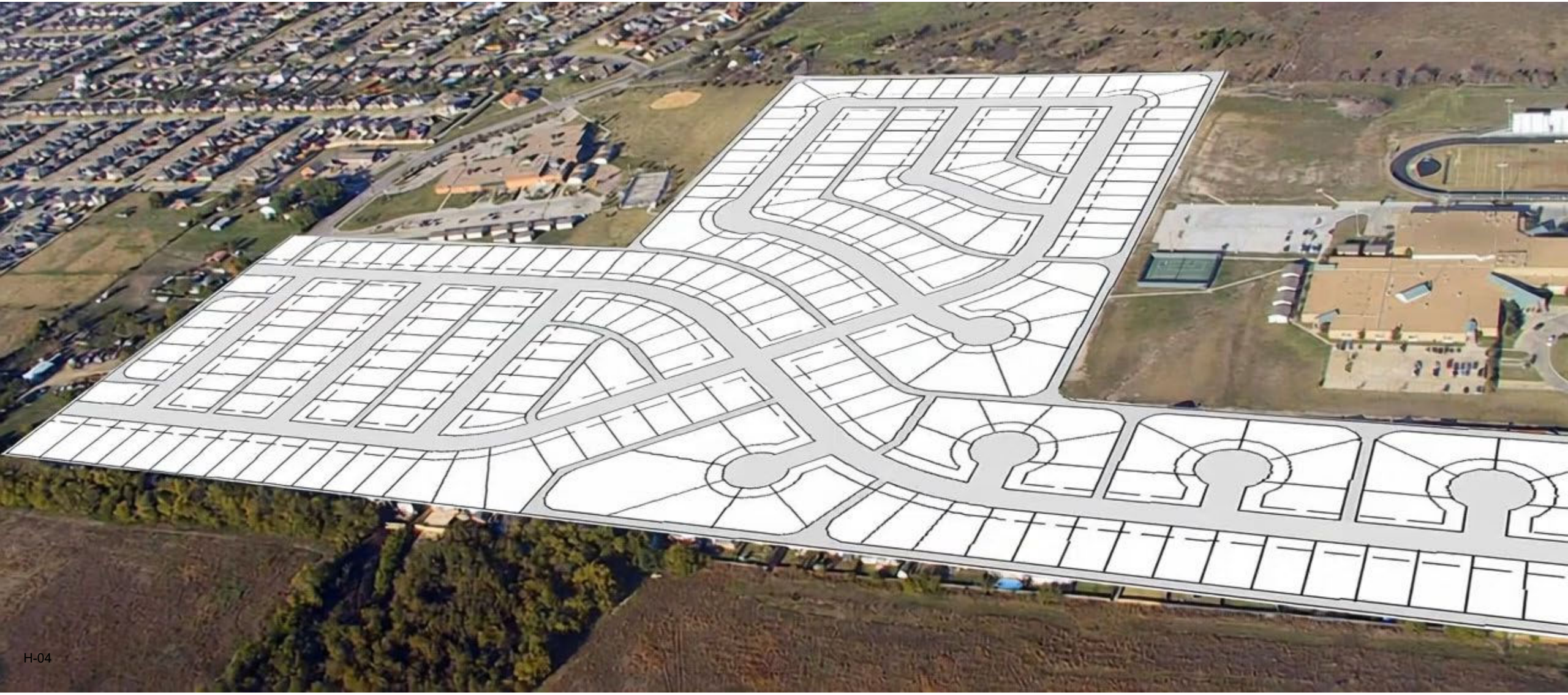


Conventional Platting to Minimums:

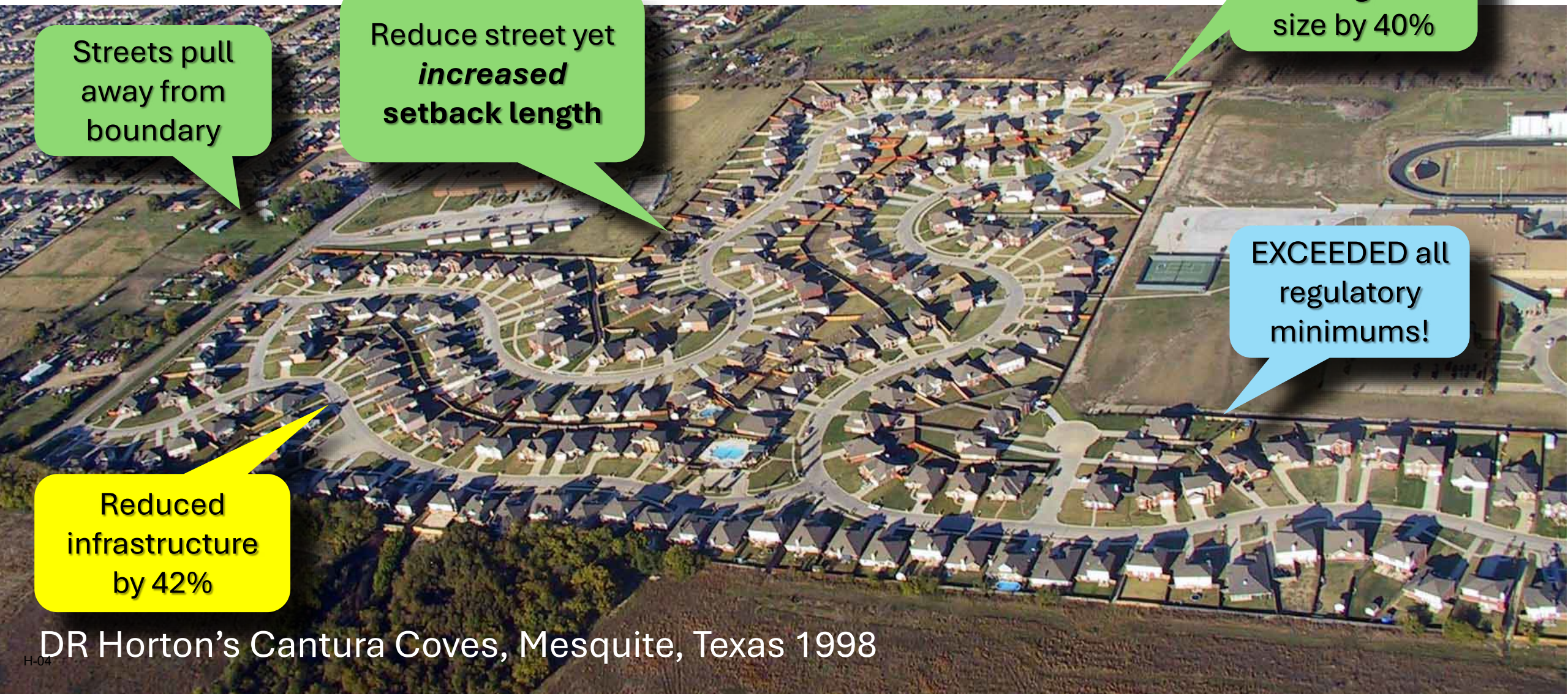


DR Horton's Cantura Cove – Original Design - Mesquite, Texas 1997

Think Differently:



Think Differently:



DR Horton's Cantura Coves, Mesquite, Texas 1998

Physics



1667 - Isaac Newton:

A body in motion tends to stay in motion...

Think Differently

Defining Flow

Normal driving:
0 to 25 MPH uses 200'.

Another 200' to a stop.

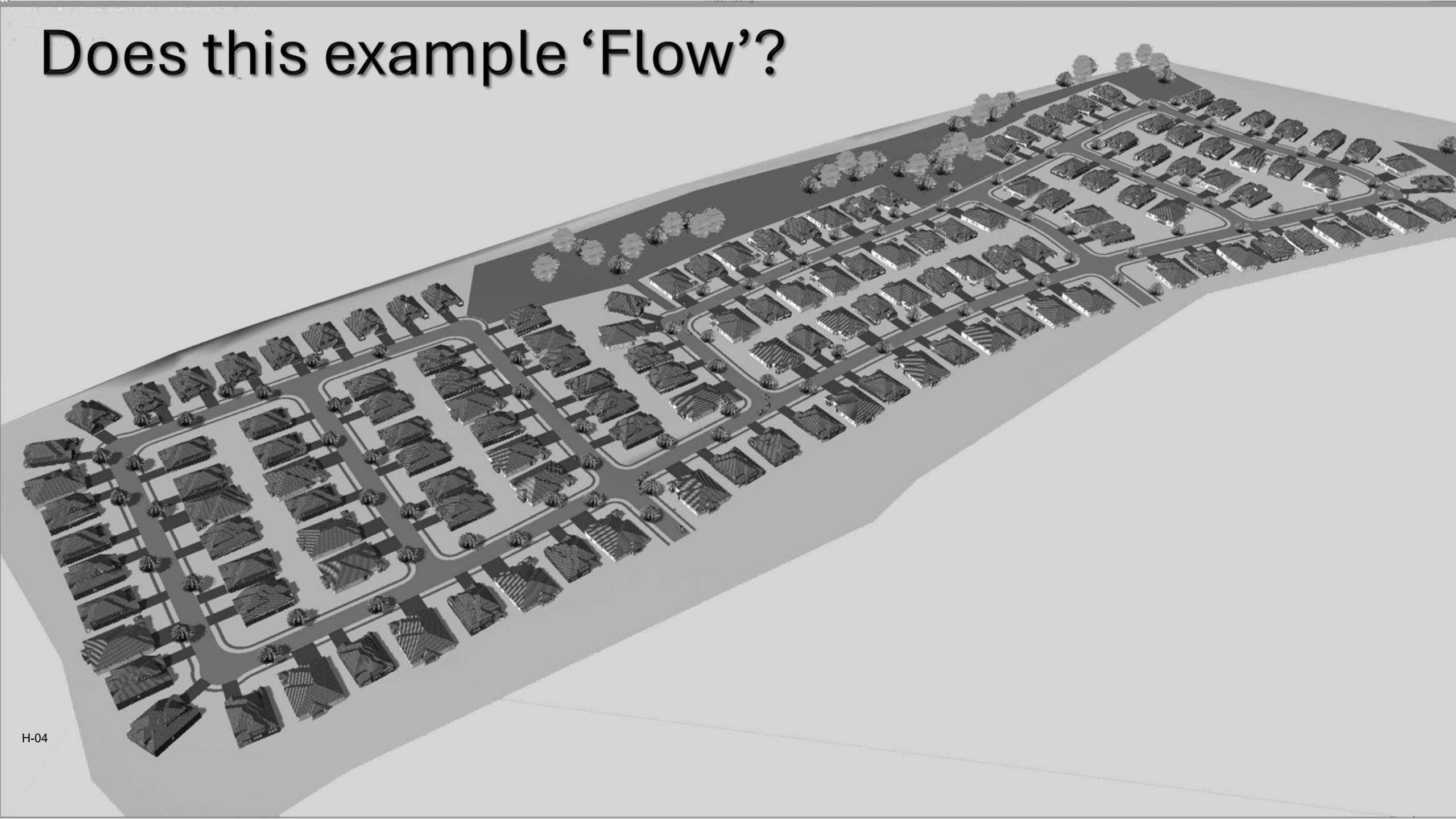
A '**Flow Cycle**' is the total of acceleration and stop distance: **Approx. 400'**

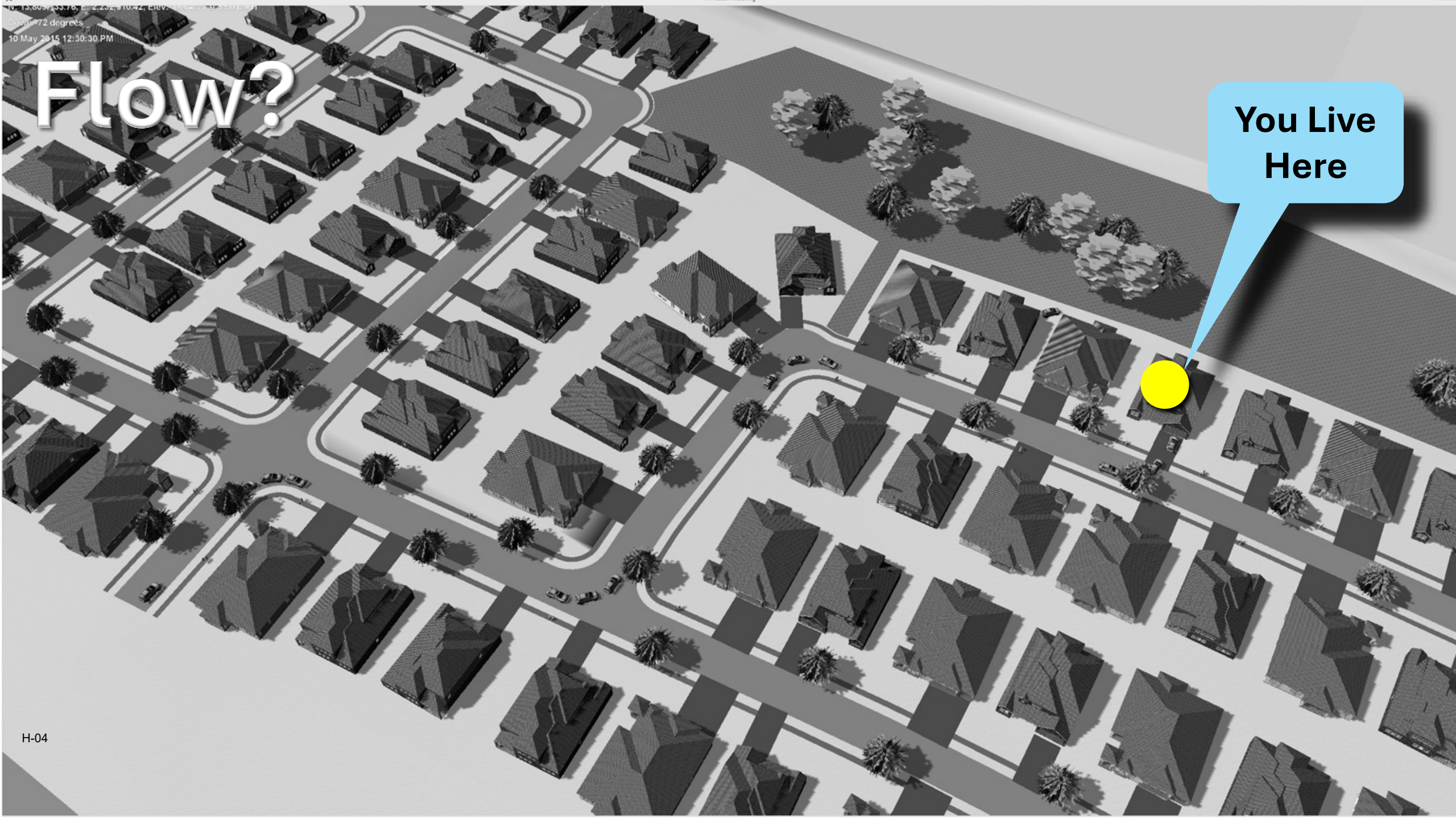
Beyond that is efficient cruise:
'An object in motion'

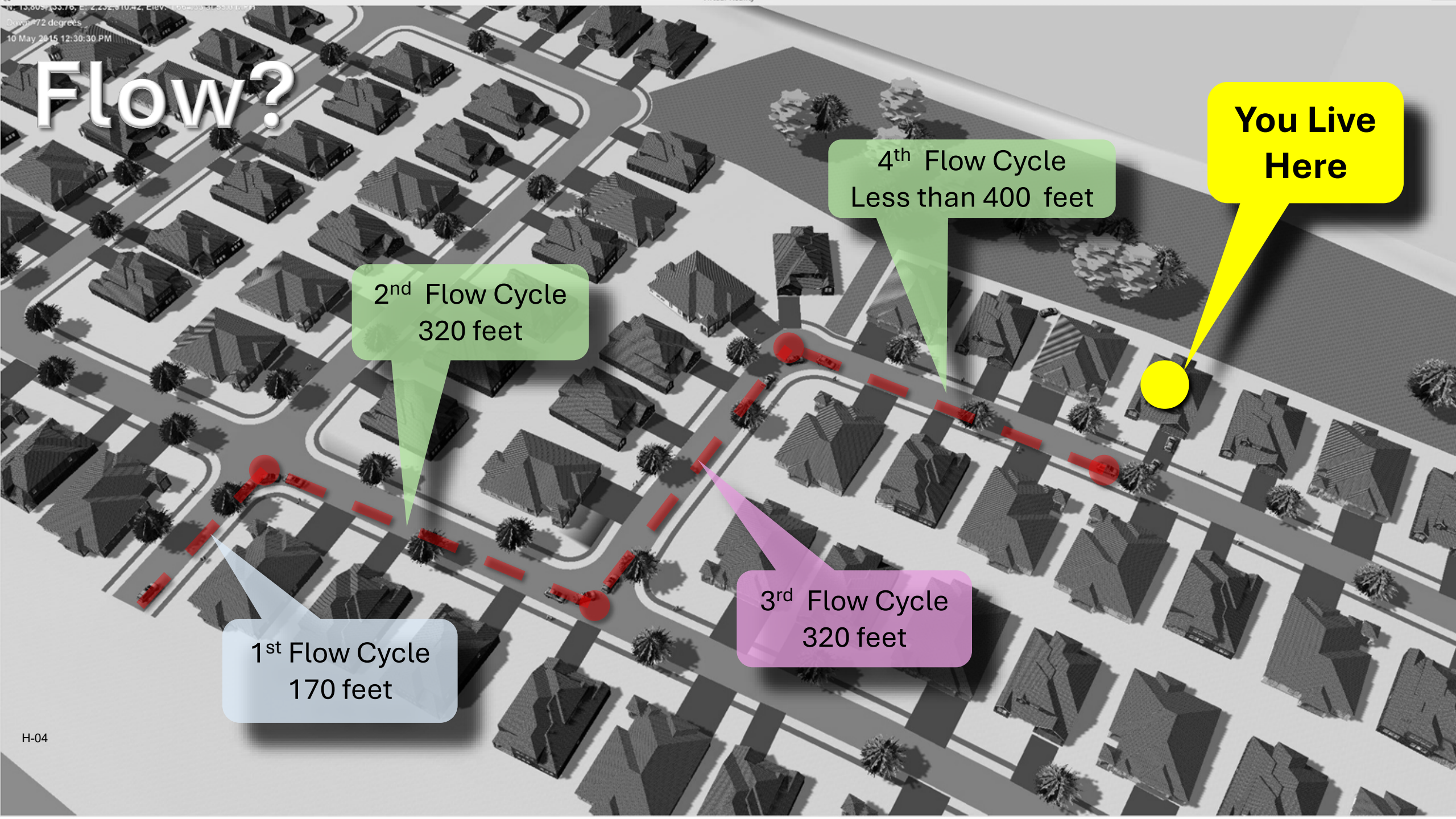
Think Differently

Time: 20 seconds – Distance 400 feet

Does this example ‘Flow’?




Flow?
You Live Here
H-04


Flow?
You Live Here
4th Flow Cycle
Less than 400 feet
2nd Flow Cycle
320 feet
3rd Flow Cycle
320 feet
1st Flow Cycle
170 feet
H-04

Think Differently:



The Enclave at Westpointe
New Braunfels, Texas

H-04

Think Differently:



The Enclave at Westpointe
New Braunfels, Texas

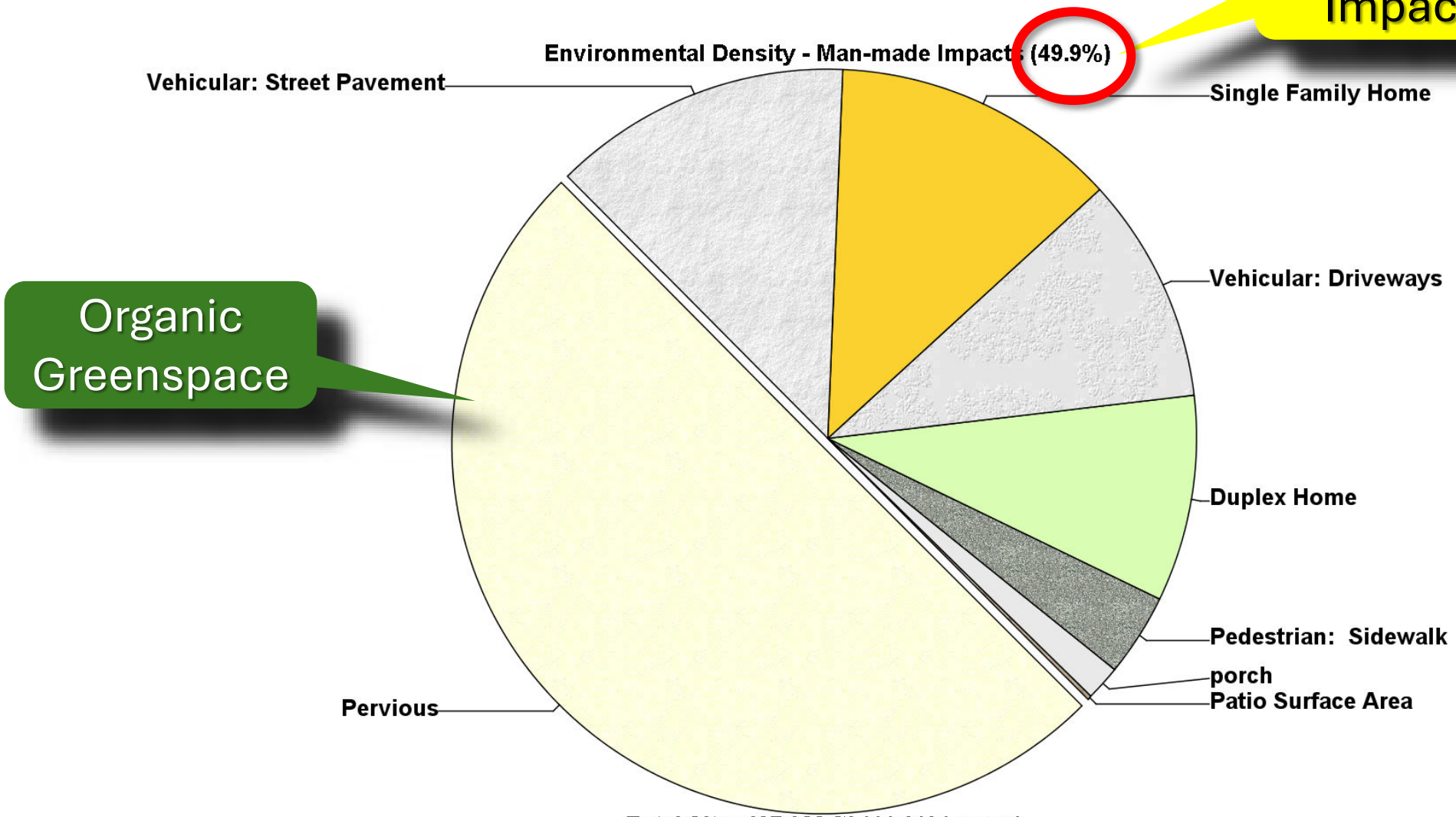
Analysis of Waste Environmental Density

Measuring the Efficiency of Design

Think Differently

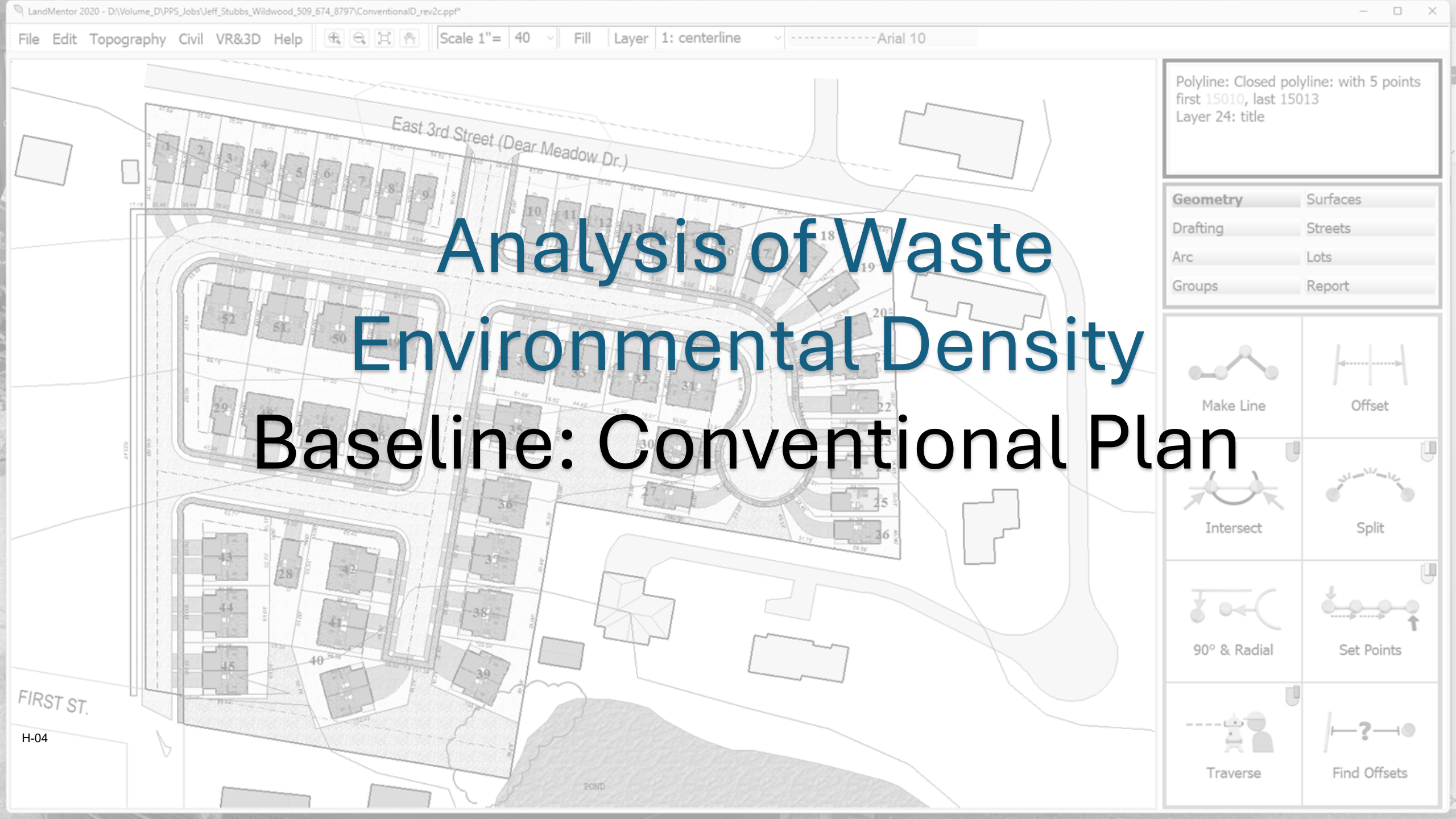
Man-Made Impacts

Organic Greenspace



Total Site: 497,022 ft² (11.4101 acres)

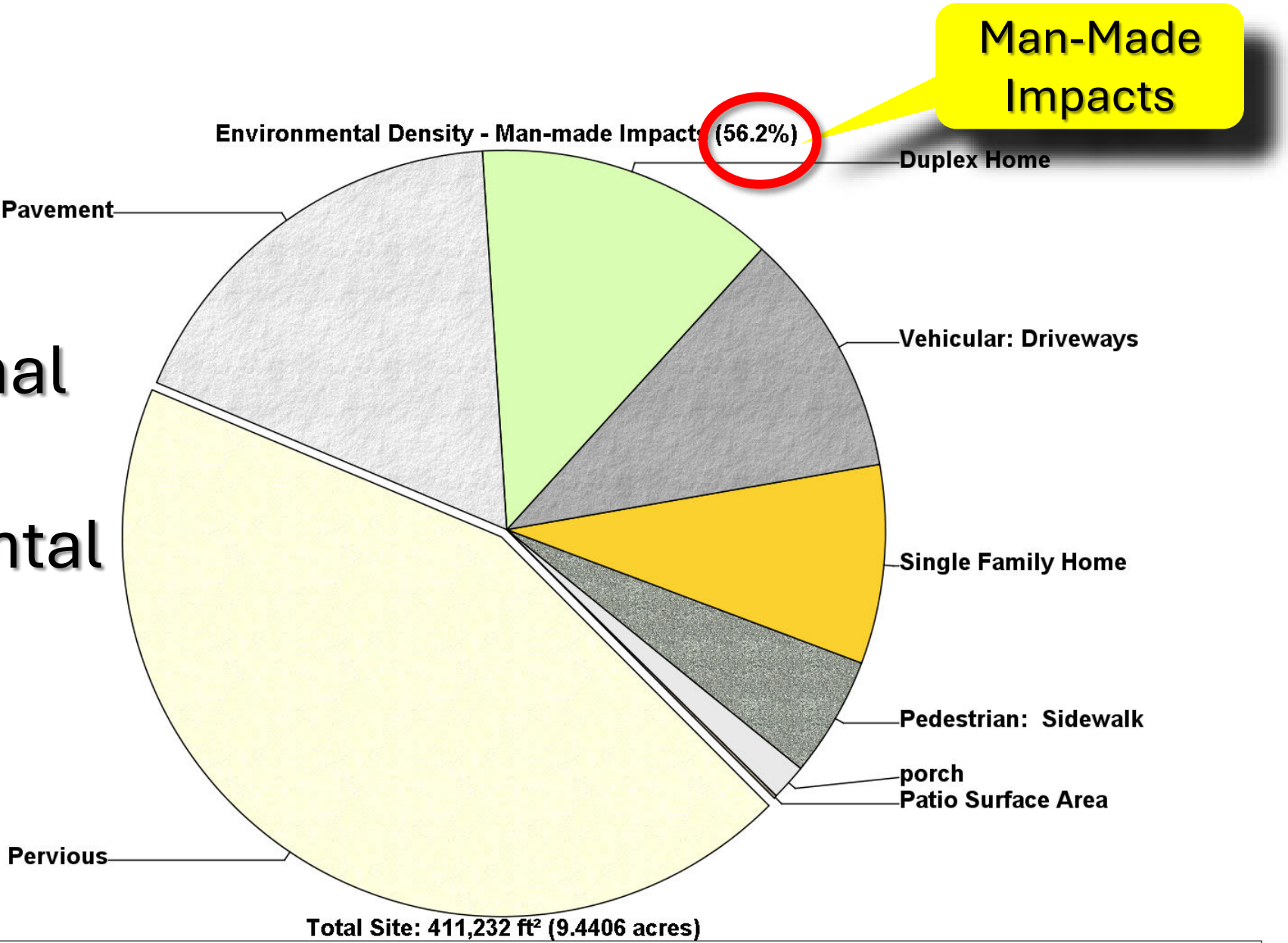
Patio Surface Area.....	0.2%	832 ft²	(0.0191 acres)	porch.....	1.5%	7,700 ft²	(0.1768 acres)
Pedestrian: Sidewalk.....	3.6%	18,068 ft²	(0.4148 acres)	Duplex Home.....	9.0%	44,769 ft²	(1.0278 acres)
Vehicular: Driveways.....	9.9%	49,278 ft²	(1.1313 acres)	Single Family Home.....	12.6%	62,400 ft²	(1.4325 acres)
Vehicular: Street Pavement	13.1%	65,064 ft²	(1.4937 acres)	Pervious.....	50.1%	248,911 ft²	(5.7142 acres)



Analysis of Waste Environmental Density

Baseline: Conventional Plan

Conventional Baseline Environmental Density



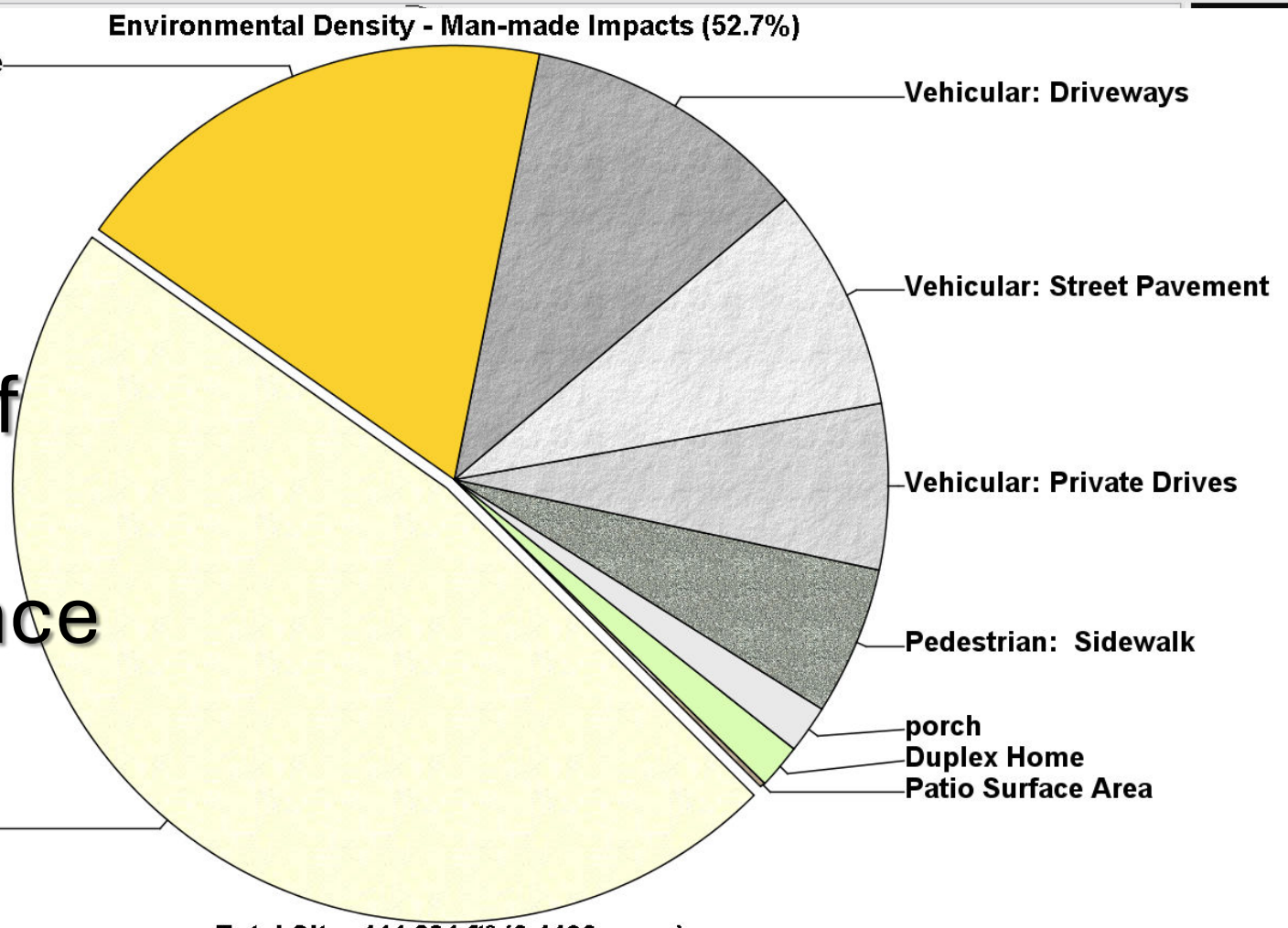
Total Site: 411,232 ft² (9.4406 acres)

Patio Surface Area.....	0.1%	464 ft²	(0.0107 acres)	porch.....	1.5%	6,305 ft²	(0.1447 acres)
Pedestrian: Sidewalk.....	5.1%	21,144 ft²	(0.4854 acres)	Single Family Home.....	8.5%	34,800 ft²	(0.7989 acres)
Vehicular: Driveways.....	10.5%	43,169 ft²	(0.9910 acres)	Duplex Home.....	12.8%	52,465 ft²	(1.2044 acres)
Vehicular: Street Pavement	17.7%	72,611 ft²	(1.6669 acres)	Pervious.....	43.8%	180,274 ft²	(4.1385 acres)

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Alley Plan Rejected because of increased maintenance & Paved Surfaces

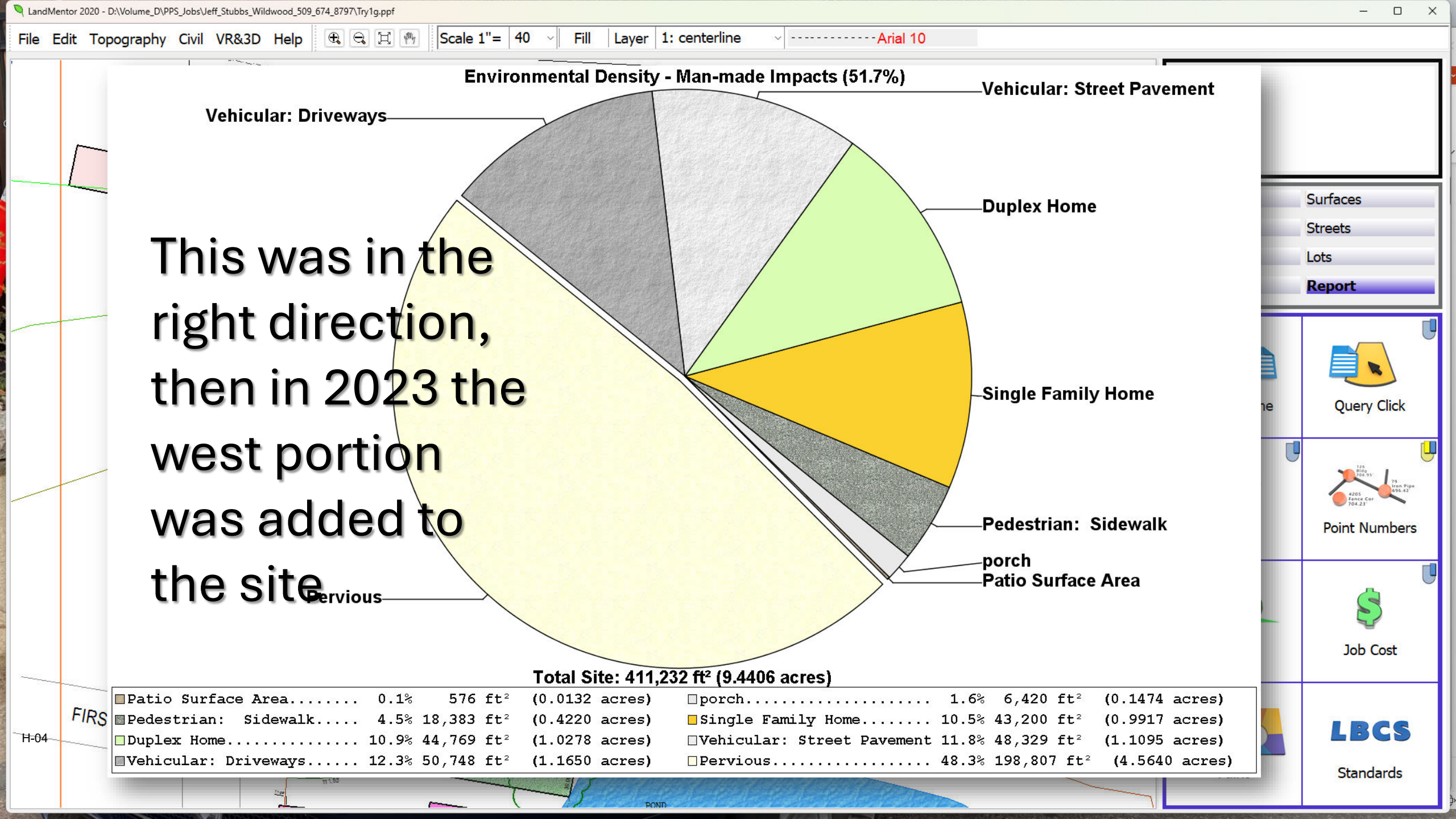


Total Site: 411,231 ft² (9.4406 acres)

Patio Surface Area.....	0.2%	765 ft²	(0.0176 acres)	Duplex Home.....	1.7%	6,797 ft²	(0.1560 acres)
porch.....	1.8%	7,343 ft²	(0.1686 acres)	Pedestrian: Sidewalk.....	5.5%	22,814 ft²	(0.5237 acres)
Vehicular: Private Drives.	6.2%	25,330 ft²	(0.5815 acres)	Vehicular: Street Pavement	8.3%	34,232 ft²	(0.7859 acres)
Vehicular: Driveways.....	10.7%	43,898 ft²	(1.0078 acres)	Single Family Home.....	18.4%	75,651 ft²	(1.7367 acres)
Pervious.....	47.3%	194,401 ft²	(4.4628 acres)				

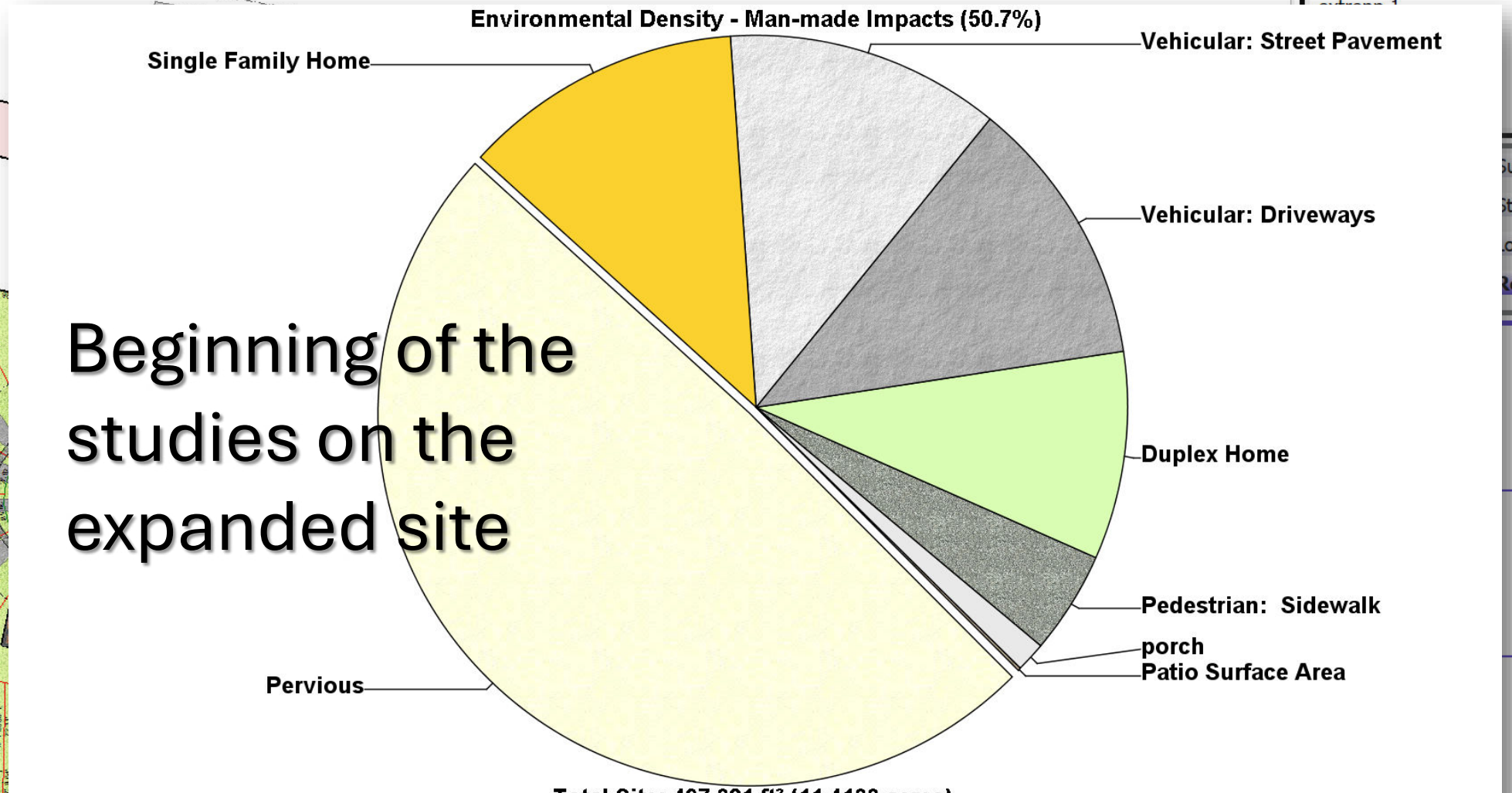
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H-04
POND


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File Edit Topography Civil VR&3D Help
Scale 1"= 40 Fill Layer 1: centerline Arial 10
Environmental Density - Man-made Impacts (51.7%)
Vehicular: Driveways
Vehicular: Street Pavement
Duplex Home
Single Family Home
Pedestrian: Sidewalk
porch
Patio Surface Area
Pervious
This was in the right direction, then in 2023 the west portion was added to the site
Total Site: 411,232 ft² (9.4406 acres)
Patio Surface Area..... 0.1% 576 ft² (0.0132 acres)
Pedestrian: Sidewalk..... 4.5% 18,383 ft² (0.4220 acres)
Duplex Home..... 10.9% 44,769 ft² (1.0278 acres)
Vehicular: Driveways..... 12.3% 50,748 ft² (1.1650 acres)
porch..... 1.6% 6,420 ft² (0.1474 acres)
Single Family Home..... 10.5% 43,200 ft² (0.9917 acres)
Vehicular: Street Pavement 11.8% 48,329 ft² (1.1095 acres)
Pervious..... 48.3% 198,807 ft² (4.5640 acres)
Surfaces
Streets
Lots
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Query Click
Point Numbers
Job Cost
LBCS
Standards

LandMentor 2020 - D:\Volume_D\PPS_Jobs\Jeff_Stubbs_Wildwood_509_674_8797\Try6m.ppf*

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Beginning of the studies on the expanded site

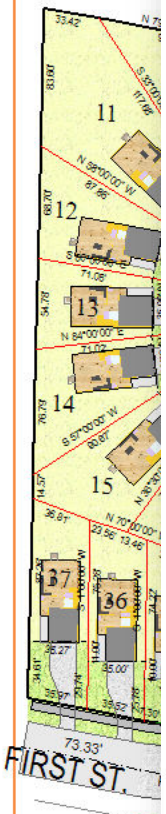
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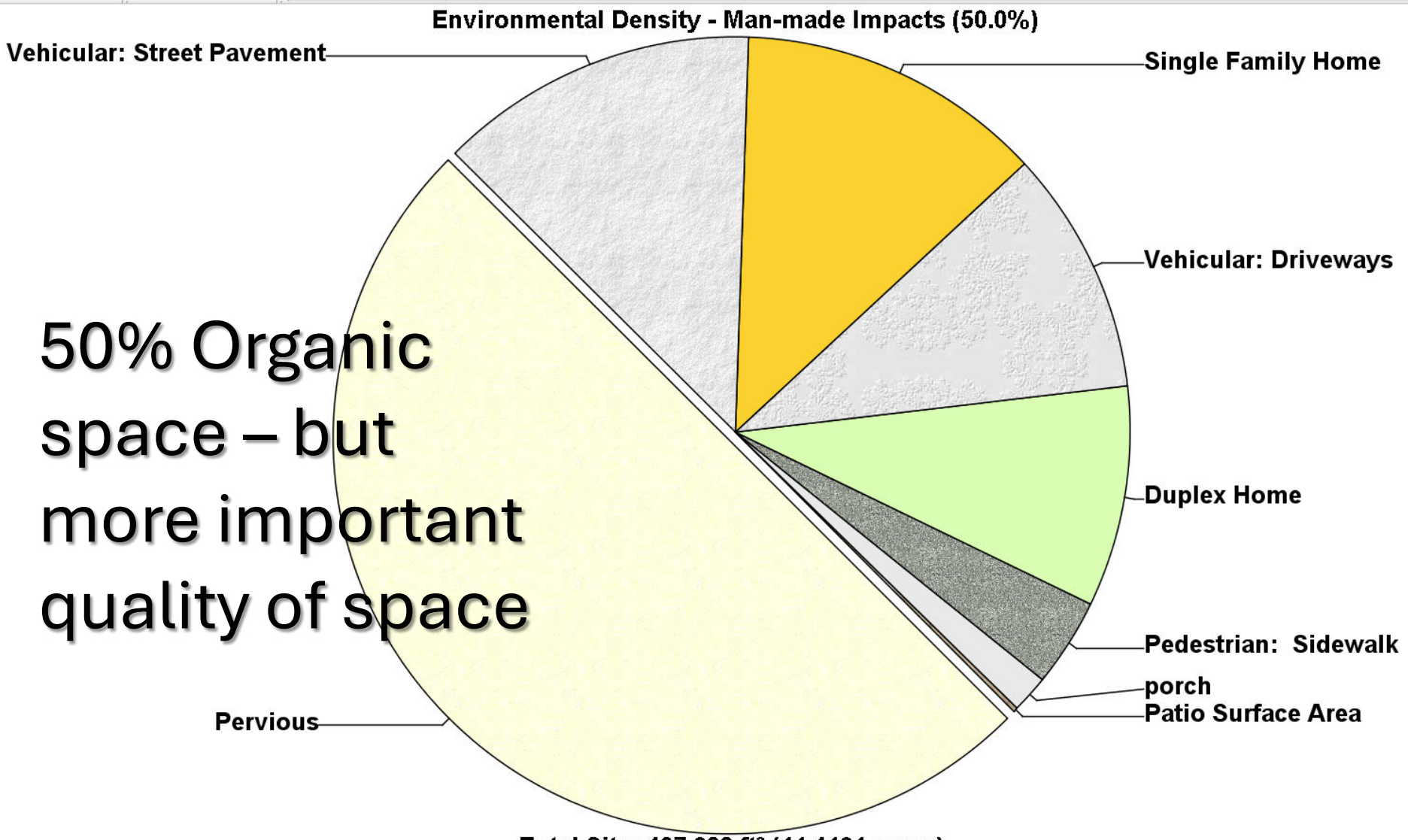
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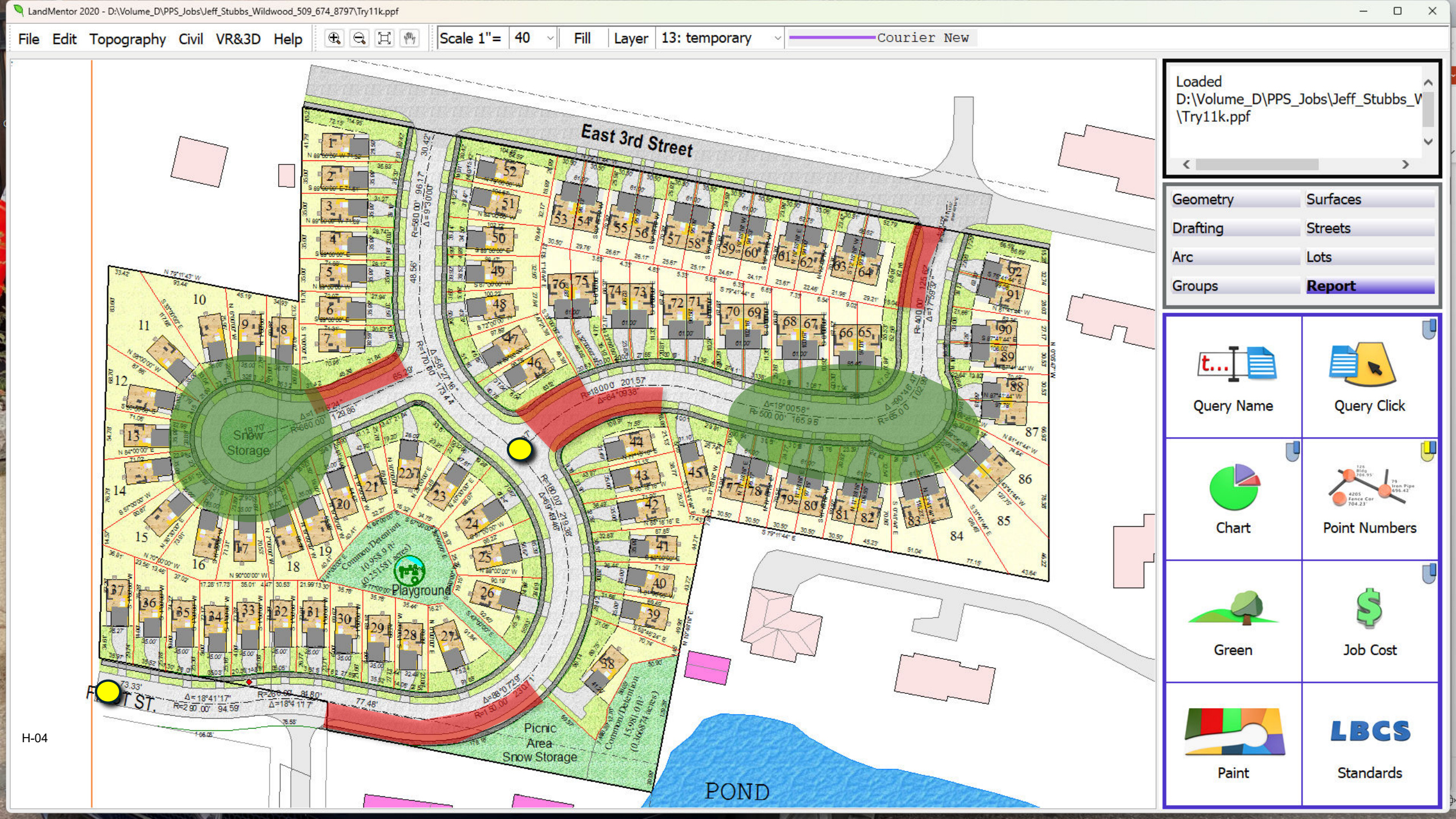
H-04



50% Organic space – but more important quality of space

Total Site: 497,022 ft² (11.4101 acres)

Patio Surface Area.....	0.2%	832 ft²	(0.0191 acres)	porch.....	1.5%	7,700 ft²	(0.1768 acres)
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Vehicular: Driveways.....	10.0%	49,815 ft²	(1.1436 acres)	Single Family Home.....	12.6%	62,400 ft²	(1.4325 acres)
Vehicular: Street Pavement	13.1%	65,064 ft²	(1.4937 acres)	Pervious.....	50.0%	248,374 ft²	(5.7019 acres)


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File
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Layer
13: temporary
Courier New
East 3rd Street
Snow Storage
Common Detention
Playground
Picnic Area Snow Storage
POND
H-04
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Geometry
Surfaces
Drafting
Streets
Arc
Lots
Groups
Report
Query Name
Query Click
Chart
Point Numbers
Green
Job Cost
Paint
LBCS
Standards



H-04

The ‘Focus’ should always be on the ‘end user’

This way both Developer and City is best served.