

ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS APPROVING REVISIONS TO THE SOLMS LANDING PLANNED DEVELOPMENT (“SLPD”) CONCEPT PLAN AND DEVELOPMENT STANDARDS, ON APPROXIMATELY 98 ACRES OUT OF THE A. M. ESNAURIZAR A-1 SURVEY, ADDRESSED AT 253 S. KOWALD LANE; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, in keeping with the spirit and objectives of the “PDD” Planned Development District, the City Council has given due consideration to all components of said district; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City’s Comprehensive Plan; and

WHEREAS, the City Council desires to approve revisions to the Solms Landing Planned Development (“SLPD”) concept plan and development standards as adopted by City Council in Ordinance 2017-31; **now, therefore;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT the Solms Landing Planned Development (“SLPD”) concept plan and development standards adopted by City Council in Ordinance 2017-31 are hereby revised by adopting the Concept Plan attached as Exhibit “A” and the Development Standards as attached in Exhibit “B”.

SECTION 2

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 3

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 4

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 25th day of January, 2021.

PASSED AND APPROVED: Second reading this 8th day of February, 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

ATTEST:

CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT “B”

Solms Landing Development Standards



SOLMS LANDING
NEW BRAUNFELS, TX

Planned Development District

Zoning Standards and Guidelines

12/22/2020

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THE VISION OF SOLMS LANDING

VISION

Solms Landing, named after the founder of New Braunfels, Prince Carl of Solms-Braunfels, will integrate the cultural history of New Braunfels into a modern mixed use development.

Spanning 98 acres the development will bring together a variety of local and national cuisines, a boutique hotel, upscale shopping, and a variety of high end living options. Centered around a proposed park, the development will provide guests and residents walkability to a variety of dining, shopping and entertainment options.

Residents of Solms Landing will have the ability to choose between ownership and leasing. Through a variety of living options such as high end Townhomes, Loft style apartments and multifamily above retail, Solms Landing will provide a solution to residents searching for an urban style living option within the Texas Hill Country.

Solms Landing aims to maintain the cultural appeal of New Braunfels that has made the city a top destination for growing families and retirees alike. The project will establish architectural standards to ensure a uniform design throughout the development as well as integrate over 1.5 miles of biking and walking trails that take you through the history and heritage of New Braunfels from its beginning.

Once fully developed, Solms Landing will be a \$250 Million development featuring a variety of high end shopping, national and local restaurants, luxury apartments and townhomes and a variety of greenspace and parks.

INTENT & GENERAL DEVELOPMENT PRINCIPLES

INTRODUCTION

To ensure that Solms Landing remains a cohesive development of consistently high quality, Solms Landing Development has carefully created Architectural Design Guidelines that provide a design framework for businesses and residences that will be a part of this wonderful new addition to the City of New Braunfels.

The Architectural Design Guidelines are not always absolute or prescriptive and they encourage design creativity and diversity within a range of styles. Their fundamental intent is to maintain an environment of uncompromising quality while empowering owners to create custom designs reflective of their individual tastes and that can satisfy their functional requirements.

GENERAL DEVELOPMENT PRICIPLES

The Solms Landing plan envisions a vibrant urban district that builds on the area's history and character and compliments the adjacent Creekside Shopping Center, Resolute Hospital Facility and numerous established businesses in the adjacent area. Walkability to and from the "Landing" and the surrounding shopping areas is a key element in the master plan.

This document includes a comprehensive set of development standards and guidelines that include the following:

- Buildings and Sites – Addresses the height, orientation, and facade design of buildings and parking facilities.
- Streetscapes – Includes standards and guidelines for the design of public sidewalks and waterfront walkways.
- Private Parks and Plazas – Provides basic standards and guidelines for the design of pocket parks, community parks, urban plazas and other gathering spaces.

INTENT & GENERAL DEVELOPMENT PRINCIPLES

ARCHITECTURAL DESIGN CONCEPT

The existing character of the land is one of history; one that is intrinsically connected to the movement of settlers to the area, of their German homeland and their connection to the rivers that brought so much to their community.

This movement in time shall be an important part of the overall design. By linking pockets of green space along a spine of water (in this case, pocket-parks connected by a drainage features and bio-swales) developers are creating a metaphor of the community that is historically and currently linked by the rivers, the Comal and the Guadalupe.



Photographs depict guidelines & are only intended to help the user visualize guiding principles

INTENT & GENERAL DEVELOPMENT PRINCIPLES

ARCHITECTURAL DESIGN CONCEPT CONT.

Links such as this, certainly have their place in history. A prime example in today's world is the Las Ramblas in Barcelona, where the whole day can be spent lounging in outdoor cafes, watching people, buying flowers, viewing artwork and enjoying friends and family.

Design elements shall be a mixture locally found materials, such as limestone and wood, but they shall be used as accents on a modern form. The developers are seeking to create a re-interpretation of the forms the original German settlers used (and remembered from their homeland such fatchwork); a fresh new upscale look using familiar components.

The application of these materials, forms and spaces shall be assembled with the intent of creating a development that represents quality, integrity, history and education; a space that is a destination for visitors, a place to live, a place to work, a place to walk, and overall, a place that the entire community can be proud of.



INTENT & GENERAL DEVELOPMENT PRINCIPLES

RELATIONSHIP TO OTHER REGULATORY DOCUMENTS

The Solms Landing Planned Development District is a mixed use development with a base zoning of “MU-B high intensity mixed use district” under Chapter 144 of the city of New Braunfels Zoning Ordinance. The goal of this document is to minimize references to external documents and as a result the base line MUB zoning and all amendments have been attached to this document in Appendix 1.

Pertinent sections of the MUB guidelines have been adopted as a foundation to these development standards. In order to insure the quality of Solms Landing additional restrictions and standards have been outlined in the following document. Whenever there appears to be a conflict between the Solms Landing PDD and the base zoning, the requirements specifically set forth in this document shall prevail unless otherwise stated.

THE PDD IN THE CONTEXT OF THE CITY OF NEW BRAUNFELS

The proposed Solms Landing PDD is a roughly 98 acre master planned mixed use development located east of IH-35, adjacent to the Creekside Village development and directly across FM 306 from the Town Center at Creekside.

The development is within walking distance to Resolute Hospital and within a 5 minute drive to a number of other key employers such as Rush Enterprises, Comal ISD, and the recently announced CGT. Important uses within the area include elementary, middle and a high school as well as the New Braunfels Regional Airport and Central Texas Technology Center.

INTENT & GENERAL DEVELOPMENT PRINCIPLES

RELATIONSHIP TO 2018 COMPREHENSIVE PLAN

Solms Landing will incorporate many of the goals set out by the city of New Braunfels under the 2018 Comprehensive Plan. Some of these goals include but are not limited to the following:

- **Strategy 1: Support Vibrant Centers:** By incorporating a variety of uses into an integrated development Solms Landing will create the sense of community and place the city is looking for. Housing units both within the Solms Landing development and the greater Creekside area will have the ability to walk to a variety of shops, dining and future employers.
- **Strategy 2: Activate Neighborhoods:** Solms Landing will provide a variety of housing options creating a development that provides a housing solution for a variety of socio economic backgrounds and age groups. Condominiums and Live Work units will be delivered at price points below the median home price allowing for a high quality yet affordable housing alternative for first time home buyers. These housing options will be fully integrated into the overall walkable mixed use development.
- **Strategy 3: Balance Jobs, Education and Housing Choices:** Solms Landing has plans for a variety of office uses. These will include Neighborhood commercial designed for local small businesses, Live work designed for entrepreneurs, and Class A commercial office designed for large scale regional or national employers. All of these will be located within a close proximity to housing and schools creating an optimal live work balance
- **Strategy 4 Innovate in Parks & Public Spaces:** Not only will Solms Landing have trails throughout the development but it will also connect to hike and bike trails planned along FM 306 and currently in use at Resolute Health. In addition there will be a variety of open spaces throughout the development able to accommodate outdoor events such as yoga in the park, outdoor farmers markets as well as regional year round events.
- **Strategy 5: Bolster Resilient Infrastructure:** Solms Landing drainage channel was built to accommodate more than 300 acres of upstream drainage including runoff from IH-35. All drainage and detention channels were constructed to accommodate the future growth in the area while at the same time preserving land through storm drains and a master planned system. When complete Solms Landing will bring a variety of new greenspaces and trees to an area that current has very few trees.
- **Strategy 7: Connect All:** Solms Landing will connect to the existing Sidewalk plan along Creekside way as well as Resolute Health. In addition our hike and bike network is designed with a future connection through West Village at Creekside in mind. The master planned community will encourage walkability throughout the development by implementing a number of traffic calming measures. These measures include a roundabout as well as pedestrian islands and crosswalk locations.

INTENT & GENERAL DEVELOPMENT PRINCIPLES

RELATIONSHIP TO 2006 COMPREHENSIVE PLAN

Solms Landing will incorporate many of the goals set out by the city of New Braunfels under the 2006 Comprehensive Plan. Some of these goals include but are not limited to the following:

- Goal 2 is to encourage the mixing of land uses which is the fundamental vision for Solms Landing. By incorporating a variety of uses into an integrated development Solms Landing will create the sense of community and place the city is looking for
- Goal 3 is to encourage innovate designs such as cluster developments. Solms Landing will be a high density development that encourages vertical rather than horizontal development allowing for green space and interconnectivity of hike and bike trails
- Goal 9 asks for better regulation of non residential developments. The guidelines set forth in this document call for a higher level of standards and development guidelines than what is required under current city zoning
- Goal 14 discusses the need for additional trails and greenbelts throughout the city. Not only will Solms Landing have trails throughout the development but it will also connect to hike and bike trails planned along FM 1101 and currently in use at Resolute Health
- Goal 25 encourages pedestrian and bike transportation throughout the community. Solms Landing will accomplish this by being a walkable community and by incorporating a variety of walking and biking trails throughout the development and to adjoining properties
- Goal 36 and 39 will be addressed by creating a mixed use development not currently offered in the Texas Hill Country. This will act as a complimentary development to the product offerings already available at Creekside allowing for new tenants and businesses to come to the area
- Goal 44 will be addressed by creating a development with a variety of shopping, dining and entertainment options that cater to a variety of age groups including kids, young adults, and retirees.
- Goal 80 will be addressed by creating a set of pocket parks where local art and cultural references can be displayed. The team at Solms Landing will look to work with Parks and Rec as well as the New Braunfels Art Commission to implement these designs

DEVELOPMENT REVIEW PROCESS

PROJECTS SUBJECT TO REVIEW

All construction projects within the development with the exception of interior construction are subject to review by the Architectural Review (AR) team that includes the POA Board and other Developer members. All buildings, streets and public spaces are also subject to review, and all should reflect exceptional design quality. The AR shall review all projects that require interpretation or discretionary judgment with respect to the project's compliance with standards and guidelines.

EXCEPTIONAL DESIGN

The AR team may recommend for approval, buildings of exceptional design that do not comply with certain standards and guidelines provided that the buildings conform to the Intent and General Development Principles. Parks, plazas, sidewalks, paths, and other publicly accessible spaces should also reflect exceptional design quality and are subject to compliance with the Development Standards and Guidelines.

CONCEPTUAL PHASE DISCUSSION

One of the most important roles of the AR team is to provide informal guidance to developers of significant projects during the conceptual design phase. These discussions take place during calls and work sessions, and provide an opportunity for early AR input that should facilitate timely design review and approval of the final design phase. All private developers of significant projects are encouraged to present their conceptual plans to the AR team for review.



BUILDINGS AND PERIPHERAL SITES

INTENT AND PRINCIPLES

INTRODUCTION

This section includes development standards and guidelines related to the orientation and configuration of buildings and building sites. The form and scale of a building is one of the most important factors in the creation of a viable mixed use development. The purpose of these standards is to ensure high quality, sustainable development that adapts to changing conditions over time. The following principles provide the basis for the development standards and guidelines.

- Design all sites and buildings, and the lower floors of buildings in particular, so that they promote pedestrian activity and provide an active, continuous pedestrian-oriented street edge along public sidewalks.
- Design buildings and sites to provide visual variety and enhance the overall sense of place.
- Regulate building heights and orientation so as to protect and enhance views to and from established landmarks, natural features and skylines.
- Choose exterior building materials that are important to shaping a coherent urban form. In addition to visual attractiveness, exterior building materials serve as the primary form of the interior space of the building.

- Ensure the building facades visible from public spaces contribute to an attractive streetscape and skyline.
- Locate surface parking, individual garages and parking garages to reduce their visual impact.

BUILDINGS

VERTICAL MIXED USE OVERLAY (VMU)

The purpose of a vertical mixed use (VMU) overlay is designed to allow the development of vertical mixed use (VMU) buildings. Vertical mixed use elements will be incorporated throughout the development.

A VMU building will meet the following requirements:

- A use on the ground floor must be different from a use on an upper floor.
- The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors.
- At least one of the floors shall contain residential dwelling units or office space.

Ground-Floor Commercial Uses Allowed:

- Any commercial uses allowed in the base zoning district within proposed PDD may be allowed at the ground-floor level in VMU buildings.

Compatibility and Neighborhood Standards:

- All VMU buildings will conform to the standards of the base zoning



BUILDINGS

STANDARDS FOR BUILDING PRESENTATION TO STREETS AND GREENSPACE FRONTAGE

- Building Orientation – Orient all future development to the street or greenspace.
- Ground Floor Residential Frontages – Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised landing. Such delineation shall not conflict with any pertinent accessibility requirements.

AWNINGS, GALLERIES, ARCADES AND BALCONIES

- Guideline for Awnings, Galleries and Arcades – Awnings, galleries or arcades are encouraged for all ground floor commercial uses so as to provide pedestrian protection and visual interest.
- Gallery and Arcade Width Standard – Galleries and arcades shall be a minimum of 6 feet in width.
- Balcony Guideline – Balconies are encouraged and should be designed as an integral part of the building and should not appear to have been tacked-on to the exterior.

BUILDINGS

ROOF GUIDELINES

- Parapet roofs or low-sloped roofs are preferred.
- Pitched roofs with slopes greater than 6:12 are primarily for residential and multifamily applications
- Utilizing rooftops for restaurants, bars, amenities, and gardens is allowable.

MECHANICAL EQUIPMENT STANDARDS

- Exhaust / venting, trash containers and noise-generating mechanical systems shall not be placed adjacent to the walkway in a manner that diminishes the comfort of pedestrians.
- Ventilation devices shall not be located in the pedestrian zone.

SCREENING STANDARDS

- Mechanical Equipment and Dumpsters whether located on the ground or rooftop shall be screened from public view.

WINDOWS AND OPENINGS

- Ground floor restaurants, bars and retail are encouraged to have windows and doors that can be opened to provide direct access to the sidewalk or public space.

BUILDINGS

FLOOR HEIGHT STANDARDS

Ground Floors of Nonresidential Buildings- Minimum 12 feet, measured floor to floor

Ground Floors of Residential Buildings- Minimum 8 feet measured floor to ceiling

Upper Floors All Buildings- Minimum 8 feet measured floor to ceiling. Parking structures are exempt from this requirement

HEIGHT STANDARDS

Unless otherwise stated in Zone specific standards, the height requirements will be as follows:

- Non-Residential uses- 120 feet
- Multi Family Dwellings- 100 feet
- Townhomes- 30 feet
- Zero Lot Line Homes- 30 feet



BUILDINGS

Maximum Building Coverage

- Building Coverage ratio for non-residential uses is not to exceed 80%
- Building Coverage ratio for residential uses is not to exceed 60%

Maximum Floor to Area Ratio for Non-Residential Uses

- Maximum floor to area ratio is not to exceed 5 : 1

Minimum Parking Standards

- Parking ratios will adhere to city guidelines dependent upon end use tenant mix based on requirements laid out in Section 5.1-3 of Planning's Zoning Ordinance
- Solms Landing will incorporate a variety of end users in an integrated mixed use development. As a result a variety parking elements will be incorporated such as street parking, shared parking lots, designated parking and potential parking structures

PERIPHERAL SITES

INTRODUCTION

Residents and visitors of Solms Landing will experience the first high density mixed use development in the Texas Hill Country. Solms Landing foresees a network of pocket parks each incorporating an element of New Braunfels heritage, gathering spaces, and walking trails throughout the 98 acres. These trails will connect to existing walking and biking trails in the area resulting in a wide variety of options for users. The development of the parks and open spaces will be based on the following principles:

- Connect green spaces to establish an unified network of pocket parks, green spaces and walking trails
- Include elements that cater to a variety of age groups including young children, teens and the elderly



PERIPHERAL SITES

GREENSPACE EXPERIENCE PRINCIPLES

- Build a distinctive and diverse network of public spaces and environments that avoid long uninterrupted monotonous designs. Include both formal and informal spaces and their neighborhood connectors to reflect or complement the adjoining neighborhoods. Ensure comfort during hot weather with trees and other provisions for shade, water fountains, benches and areas for rest. Ensure that buildings and other components of the built environment frame and complement greenspaces and public spaces. Ensure a sustainable, clean and easily maintained environment Incorporate public art into the street and adjacent realm.

PEDESTRIAN GUIDELINES

- Pedestrian passages should be attractive, safe and inviting to encourage use.
- Outdoor dining is encouraged
- Secondary storefront entrances are encouraged

PARKING GUIDELINES

- Shared, structured parking facilities are strongly encouraged

Low Impact Development

DESIGN PRINCIPLES

- One of the priorities of Solms Landing, a high density mixed use development, is to implement a “Low Impact Development” throughout the site by creating gathering spaces and “pervious” walkability through contiguous trails, pocket parks and strategically placed open spaces. The use of these gathering spaces will help create the vision of a Vibrant Urban District while addressing the walkability to and from the “Landing” and the surrounding shopping areas.

POCKET PARKS

- The pocket parks shall be designed to incorporate rain gardens by the use of “disconnection” of impervious surfaces and building downspouts to direct rainwater runoff through vegetated strips/areas. This will allow the low to moderate storm events to percolate through the engineered or natural in-situ soils prior to the runoff becoming concentrated. By providing the use of pocket parks and rain gardens, this practice will help reduce the total runoff volume (generated by the increase in impervious cover) by decreasing the time of concentration and promoting runoff infiltration. Having these areas will also promote a plant-based filtration that will help remove pollutants conveyed through surface runoff; therefore, enhancing the water quality aspect of the proposed development as well.

PARKING GUIDELINES

- In addition to providing the pervious trails and walkways; landscaped parking lot islands, planting beds, and vegetated filter strips will also be provided throughout various areas to enhance the overall “beautification” of this development. The planting beds and/or vegetated filter strips will also serve as a landscape buffer between the parking lots and “business development” areas. The overall use of the landscape buffers will greatly help in the reduction of impervious cover as well.

Low Impact Development

SIDEWALKS AND TRAILS

- While concrete sidewalks are a common means of walkability and will be provided adjacent to the proposed streets and buildings within this development, it is the intention to also create a “pervious” means of walkability throughout various areas complimenting the proposed walkways and trails. By using pavers or pavers in lieu of concrete, the openings or spacing of the pavers will encourage infiltration.

DRAINAGE AND DETENTION

- Due to the natural / existing conditions of this site, a large low in the topography conveys sizeable upstream and offsite drainage areas through the current property. To continue the natural drainage paths of this site, this development will preserve the natural low and will maintain a vegetated design for the newly constructed channels. Limiting the use of impervious improvements within these areas will help maintain the natural filtration and pollutant removal.
- As an aspect and importance of major developments, this development will provide vegetated detention facilities to help alleviate the increase of peak runoff volumes due to the increase in impervious cover of the site. Not only will the detention facilities help mitigate the increase in runoff volumes, it will also provide a detention time for the overall site runoff. This detention time will encourage the removal of pollutants by sedimentation and infiltration through the soils; therefore, again promoting the water quality aspect of the proposed development as well.



OPEN SPACE DESIGN

OPEN SPACE DESIGN

INTRODUCTION

An integrated, high-quality, public realm will be one of the crucial elements to Solms Landing's success. The public walkways along streets and green space will be the public space most often utilized by residents, workers, and visitors. The standards and guidelines in this section are intended to create a vision for furnishing the public spaces while allowing for creativity and flexibility.

- Incorporate a variety of walkways that are integrated throughout the development
- Select furniture and fixtures that match the design and aesthetic of the project
- Design amenities that reflect the time and culture of the era being represented and respect the local history
- Select lighting systems that represent the overall design and feel of the project



OPEN SPACE DESIGN

Elements of a Streetscape

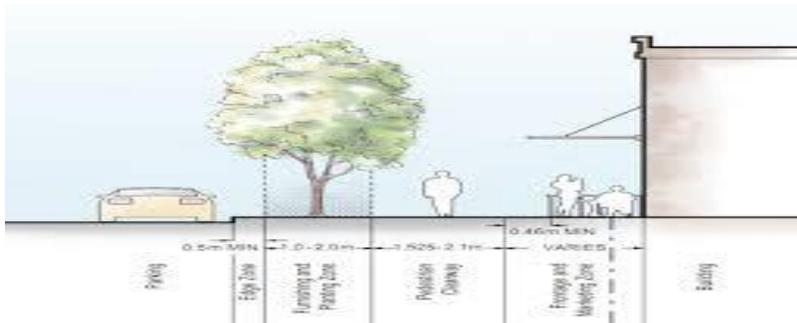
The Frontage Zone is located directly next to buildings, walls or property lines fronting a street or peripheral site. This area usually includes items such as:

- Greenery
- Benches
- Outdoor retail or dining seating

The Pedestrian Walkway serves as the space utilized for walking and should be kept clear of items such as benches or greenery. Zone should be able to accommodate all types of mobility including wheelchair access.

The Furnishing Zone is located between the Pedestrian Walkway and areas designated for parking. This zone will be utilized items such as the following:

- Utility Poles
- Bikes and News Racks
- Street Trees
- Waste receptacles



OPEN SPACE DESIGN

WALKWAY OBJECTIVES

- Focus pedestrian circulation at the street level.
- Use sidewalks and streets as a linear park system.

STREETSCAPE FURNISHINGS STANDARDS

- Permanent elements shall NOT be located in the Pedestrian Way.
- Benches shall be compatible with other benches along a block
- Benches shall be constructed of a durable material.
- Other streetscape furnishings such as bike racks, trash cans and other movable objects shall be compatible with existing furnishing along the block.

GREENWAY STANDARD

- A continuous walkway or public use area shall be located along the greenway.
- Ornamentation should be minimized so as to reduce distractions of views and vistas.



OPEN SPACE FURNISHINGS

LANDSCAPE Developments that are set back from the street shall incorporate landscaping such as bushes, flowers and other plantings.

- Durability of materials at street level are important.
- Therefor, pots and planters shall be of 50% clay, concrete, ceramic, resin or masonry materials.
- Potted plants shall be compatible in scale and design with the immediate surrounding area.
- Pots shall not interfere with the pedestrian way.

GREENWAY TREE STANDARDS *(Note: Ideally all trees should be planted between November and February).*

- Street trees can be either deciduous or evergreen, but must be approved beforehand by the AR Team.
- Irrigation shall be provided to ensure the life of the tree.
- Trees shall be a minimum of 2" caliper.

ACCEPTABLE TREES AND BUSHES

- Refer to the City of New Braunfels' Zoning Ordinance Section 5.2 for acceptable trees and bushes.

OPEN SPACE FURNISHINGS

LIGHTING STANDARDS

- Pedestrian lights shall be spaced a maximum of 60 feet apart in the urban greenway areas.
- Pedestrian lights shall be made of steel, aluminum, or any other material that is proven to be equally durable, cost effective and easy to maintain.
- Pedestrian light poles shall provide easy serviceability, maintenance and replacement.
- Light source height shall not exceed 16 feet above grade.

BOLLARD STANDARDS

- Concealed mounting.
- 24" to 30" in height.
- Compatible with other street scape features.
- Removable bollards shall be provided where necessary for emergency / service functions.

PAVING MATERIAL STANDARDS

Paving materials shall be easy to maintain, attractive and sustainable. The materials shall not detract from the primary purpose of the space. Appropriate materials include the following:

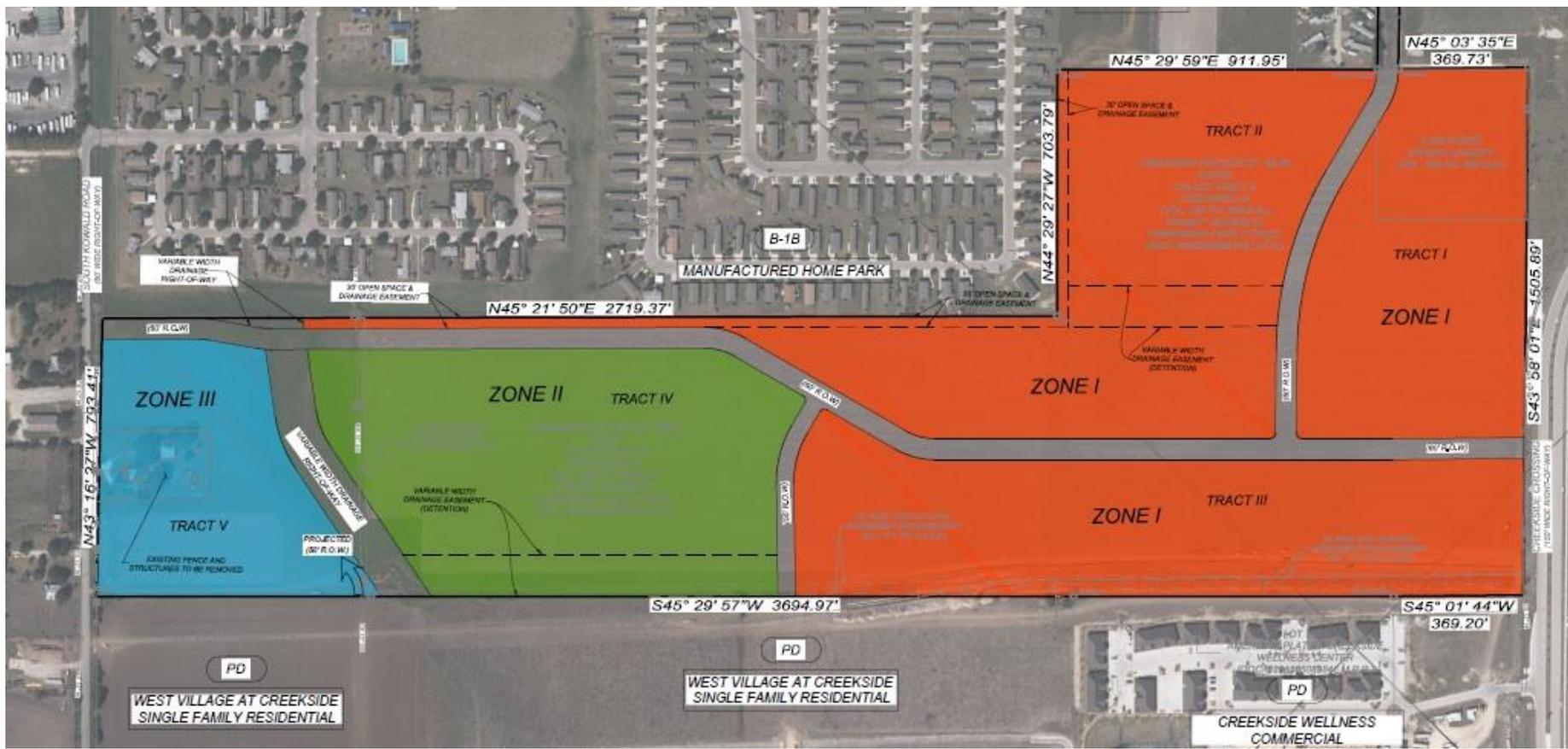
- Concrete / Pervious Concrete
- Crushed stone meeting TDLR requirements- only allowed on trails within the private property and not authorized for public sidewalks or for parking without approval from the City Engineer pursuant to Section 5.1-1 of the Zoning Ordinance.
- Masonry Pavers
- Composite Decking
- Any other similarly primary material that meets and is in compliance with City Design Standards

OPEN SPACE FURNISHINGS

PUBLIC ART GUIDELINES

- Developers are encouraged to integrate art into the design process for buildings and adjoining greenway features.
- The City of New Braunfels' Arts Commission may assist with identifying appropriate artists and / or advise on processes for projects.
- Pocket parks will be preferred location to incorporate art and cultural aspects
- Utilizing historical and cultural aspects of New Braunfels into the artistic aspects will be encouraged





ZONE SPECIFIC STANDARDS AND GUIDELINES

ZONE SPECIFIC STANDARDS AND GUIDELINES

ZONE 1

Zone 1 within Solms Landing will be the preferred zone for Vertical Mixed Use. This zone will incorporate a variety of uses including but not limited to retail shopping and dining, flex office space, a boutique hotel, and national tenant retail. In addition to the standard requirements previously laid out in these guidelines the following standards will apply:

- Development shall include layering of building heights and styles increasing in height as development moves away from the public right-of-way. Styles of buildings shall vary in design elements, scale, height, building orientation and features to prevent a monotone feel
- Provide connectivity to existing walking trails on adjacent properties at Creekside, Resolute Health, and Creekside Village
- Create a balance between height and density of vertical mixed use and greenspace
- Encourage structured parking where economically feasible
- Create a park space where visitors and residents can gather for events such as festivals, artisan fairs, and concerts

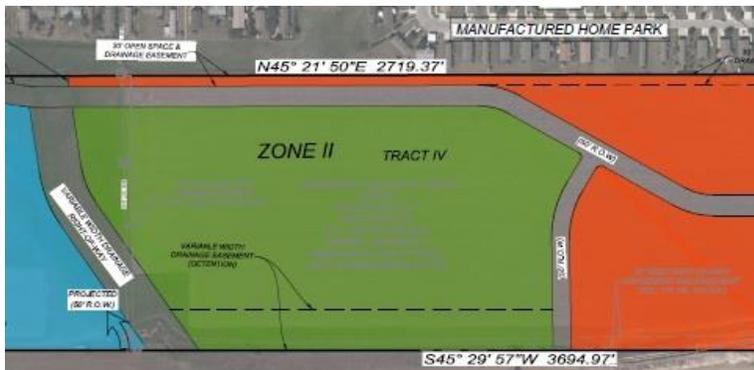


ZONE SPECIFIC STANDARDS AND GUIDELINES

ZONE 2

Zone 2 within Solms Landing will be the preferred zone for high density residential. In addition to height density residential this zone will look to incorporate neighborhood retail, zero lot line residential, and elements of greenspace and parks. In addition to the standard requirements previously laid out in these guidelines the following standards will apply:

- **Maximum height for Non-Residential is 120- and for Multi Family is 100 feet**
- Create integrated network of trails and pocket parks between Zones 1 and 3
- Provide connectivity to existing bike and walking trails in West Village at Creekside and new trails planned on FM 1101
- Create connector road to West Village at Creekside via planned right of ways

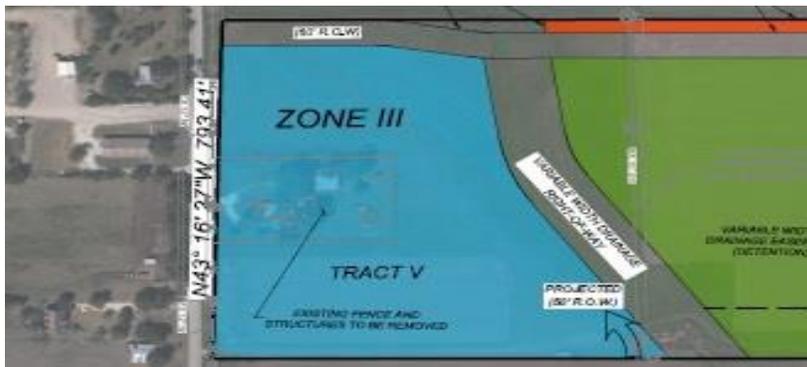


ZONE SPECIFIC STANDARDS AND GUIDELINES

ZONE 3

Zone 3 within Solms Landing will be the preferred zone for single family residential. This zone will incorporate a for sale living option that is integrated into the overall development via trails and sidewalk. These modern farmhouses will provide the ability for patrons to live in the development but still have a n degree of privacy should they not want to live in one of the more integrated options. In addition to the standard requirements previously laid out in these guidelines the following standards will apply:

- Maximum height for Non-Residential is 120- and for Multi Family is 100 feet
- Create integrated network of trails and pocket parks in coordination with Zone 2
- Provide connectivity to existing bike and walking trails in West Village at Creekside and new trails planned on FM 1101
- Create connector road to West Village at Creekside via planned right of ways



APPENDIX 1

MU-B" high intensity mixed use district.

Purpose. The MU-B High Intensity Mixed Use District is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

Authorized uses. Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows

(1) Uses permitted by right:	Multifamily (apartments/condominiums – at least five units)
Residential uses:	Residential use in buildings with the following non-residential
Accessory building/structure	uses
Bed and breakfast inn (see Sec. 5.6)	Townhouse (at least five lots)
Boardinghouse/lodging house	Zero lot line / patio homes
Community home (see definition)	
Dormitory (in which individual rooms are for rental)	
Hospice	

APPENDIX 1 CONT.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations
Adult day care (no overnight stay)
Adult day care (with overnight stay)
Ambulance service (private)
Amphitheater
Amusement devices/arcade (four or more devices)
Amusement services or venues (indoors) (see Sec. 5.13)
Amusement services or venues (outdoors)
Animal grooming shop
Answering and message services
Antique shop
Armed services recruiting center
Art dealer / gallery
Artist or artisan's studio
Assembly/exhibition hall or areas
Assisted living facility / retirement home
Athletic fields
Bakery (retail)
Bank, savings and loan, or credit union
Bar/Tavern
Barber/beauty College (barber or cosmetology school or college)
Barber/beauty shop, haircutting (non-college)
Battery charging station

Bicycle sales and/or repair
Billiard / pool facility
Bio-medical facilities
Book binding
Book store
Bowling alley/center (see Sec. 5.13)
Bus passenger stations
Cafeteria / café / delicatessen
Campers' supplies

APPENDIX 1 CONT.

Non-residential uses:

Child day care / children's nursery (business)

Church/place of religious assembly

Civic/conference center and facilities

Clinic (dental)

Clinic (emergency care)

Clinic (medical)

Club (private)

Coffee shop

Commercial amusement concessions and facilities

Communication equipment - installation and/or repair

Computer and electronic sales

Computer repair

Confectionery store (retail)

Consignment shop

Convenience store with or without fuel sales

Country club (private)

Credit agency

Curio shops

Custom work shops

Dance hall / dancing facility (see Sec. 5.13)

Day camp

Department store

Draperies shop / blind shop

Driving range

Drug sales/pharmacy

Electronic assembly/high tech manufacturing

Fair ground

Farmers market (produce market - wholesale)

Fire Station

Florist

Food or grocery store with or without fuel sales

Food processing (no outside public consumption)

Fraternal organization/civic club (private club)

Frozen food storage for individual or family use

Furniture sales (indoor)

Golf course (public or private)

Golf course (miniature)

Governmental building or use with no outside storage

Handicraft shop

APPENDIX 1 CONT.

Non-residential uses:

Hardware store
Health club (physical fitness; indoors only)
Heating and air-conditioning sales / services
Home repair and yard equipment retail and rental outlets
Hospital, general (acute care/chronic care)
Hospital, rehabilitation
Hotel/motel
Hotels/motels - extended stay (residence hotels)
Ice delivery stations (for storage and sale of ice at retail only)
Kiosk (providing a retail service)
Laboratory equipment manufacturing
Laundromat and laundry pickup stations
Leather products manufacturing
Limousine / taxi service
Market (public, flea)
Martial arts school
Medical supplies and equipment
Microbrewery (onsite manufacturing and sales)
Motion picture studio, commercial film
Motion picture Theater (indoors)
Motion picture Theater (outdoors, drive-in)
Museum
Needlework shop
Nursing/convalescent home/sanitarium
Offices, brokerage services
Offices, business or professional
Offices, computer programming and data processing
Offices, consulting
Offices, engineering, architecture, surveying or similar

Offices, health services
Offices, insurance agency
Offices, legal services - including court reporting
Offices, medical offices
Offices, real estate
Offices, security/commodity brokers, dealers, exchanges and financial services
Park and/or playground (private or public)
Parking lots (for passenger car only) (not as incidental to the main use)
Parking structure / public garage
Pet shop / supplies (10,000 sq. ft. or less)
Pet store (more than 10,000 sq. ft.)
Photo engraving plant
Photographic printing/duplicating/copy shop or printing shop
Photographic studio (no sale of cameras or supplies)
Photographic supply

APPENDIX 1 CONT.

Non-residential uses:

Public recreation/services building for public park/playground areas

Publishing/printing company (e.g., newspaper)

Radio/television shop, electronics, computer repair

Rappelling facilities

Recreation buildings (public or private)

Recycling kiosk

Refreshment/beverage stand

Research lab (non-hazardous)

Restaurant with drive through

Restaurant/prepared food sales

Retail store and shopping center

Retirement home/home for the aged

Rodeo grounds

School, K-12 (public or private)

School, vocational (business/commercial trade)

Security monitoring company

Security systems Installation Company

Shopping center

Specialty shops in support of project guests and tourists

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)

Tailor shop

Tattoo or body piercing studio

Telemarketing agency

Telephone exchange (office and other structures)

Tennis court (commercial)

Theater (non-motion picture; live drama)

Travel agency

University or college (public or private)

Upholstery shop (non-auto)

Used or second hand merchandise/furniture store

Veterinary hospital with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential

Video rental / sales

Waterfront amusement facilities – swimming / wading pools /bathhouses

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

Wholesale sales offices and sample rooms

Woodworking shop (ornamental)

Any comparable business or use not included in or excluded from any other district described herein.

APPENDIX 1

(2) Conflict. In the event of conflict between the uses listed in the Land Use Matrix and those listed in Subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) Maximum height, minimum area and setback requirements:

- (1) Non-residential uses.
 - (i) Height. 120 Feet
 - (ii) Front building setback. No front building setback required.
 - (iii) Side building setback. No side building setback is required.
 - (iv) Rear building setback. Five feet minimum with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear building setback.
 - (v) Residential setback. Where a non-residential building or a multifamily development of more than three units abuts a one or two family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vi) Minimum lot area. The minimum internal lot area shall be 6,000 square feet or 7,000 square feet for a corner lot.
 - (viii) Minimum lot frontage: 60 feet.
 - (ix) Lot depth. 100 feet.
 - (x) Parking. See Section 5.1 for other permitted uses' parking.
- (2) Multifamily dwellings.
 - (i) Height. 100 Feet
 - (ii) Front building setbacks. 25 feet.
 - (iii) Rear building setback. 25 feet.
 - (iv) Side building setback. A side building setback of 20 feet shall be provided. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

APPENDIX 1

- (v) Garage setback. 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 to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in Sec. 5.1-1)
- (vi) Parking and accessory uses. Parking may encroach into the interior side and rear building setback as long as a solid screening fence or wall of six to eight feet in height is erected along the interior side and rear property lines. Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
- (vii) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (viii) Density. No maximum.
- (ix) Lot area 20,000 square feet.
- (x) Lot coverage. The combined area of all yards shall not be less than 20 percent of the total lot or tract
- (xi) Distance between structures. There shall be a minimum of 10 feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; a minimum of 20 feet between structures backing rear to rear, and a minimum of 20' between structures front to rear.
- (xiii) Lot depth. 100 feet.
- (xiv) Parking.
 - For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 - 1. One-bedroom apartment or unit . . . 1 1/2 spaces
 - 2. Two-bedroom apartment or unit . . . 2 spaces
 - 3. Each Additional bedroom . . . 1/2 space
 - 4. Each dwelling unit provided exclusively for low income elderly occupancy . . . 3/4 space ("Low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards.)
- (xv) When lots are adjacent to drainage ways or easements that cannot be developed and are at least 25 feet wide, there will be a 5-foot side and rear setback.

APPENDIX 1

An addition to this Multifamily dwelling:

2.1) Condominiums - means a form of real property with portions of the real property designated for separate ownership or occupancy, and the remainder of the real property designated for common ownership or occupancy solely by the owners of the portions. Real property is a condominium only if one or more of the common elements are directly owned in undivided interests by the unit owners. Real property is not a condominium if all of the common elements are owned by a legal entity separate from the unit owners, such as a corporation, even if the separate legal entity is owned by the unit owners.

(i) Detached Condominiums.

Detached condominiums shall be grouped in pods of no less than 2 and no greater than 10. These pods are not required to be attached but instead can be grouped together. Each building pod shall be at least 20 feet from any other pod group, measured from the nearest point of their foundation.

Distance between structures. There shall be a minimum of 7 feet between structures side by side; a minimum of 7 feet between structures side by front or rear; a minimum of 14 feet between structures front to front; a minimum of 9 feet between structures backing rear to rear, and a minimum of 20' between structures front to rear.

- (i) In the event that the distance between two structures is less than 10 feet, a firewall will be required on the walls adjacent to the areas where the distance is less than 10 feet.

Accessory buildings shall be a minimum of 8 feet from condominium structures.

Detached condominiums shall be permitted the use of short term rentals.

Each detached condominium will be allowed 1 accessory building.

APPENDIX 1

(3) Townhouses.

- (i) Height. 30 feet
- (ii) Front building setback. 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.
- (iii) Side building setback. No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.
- (iv) Garage setback. 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 to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed.
- (v) Rear building setback. No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) Width of lot. Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.
- (vii) Lot depth. 100 feet.
- (viii) Lot area per family. 2,500 square feet.
- (ix) Common open space. A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.
- (x) Building group. There shall be no less than five lots. There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line. (xi) Accessory buildings. Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides, may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."
- (xii) Parking. There shall be at least two off-street parking spaces for each townhouse.

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(4) Zero lot line / patio homes.

- (i) Height. 30 feet.
- (ii) Front building setback. 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provide to the garage/carport.
- (iii) Side building setback. There shall be no side building setback required on one side of the lot and a minimum of 10 feet in the opposite side yard. If the side of the lot abuts any other residential zoning district, that side building setback shall have a minimum of ten feet. The dwelling on the “no side building setback required” side may be off-set from the property line by no more than one foot. **Patio homes may have the option to be built with 5 foot setbacks on each side in which case homes will be built on lots with 5-foot wide interior side setbacks.**
- (iv) Corner lots. Buildings on corner lots shall provide a minimum exterior side building setback of 10 feet. If entry to a garage/carport is provided on the exterior side, a minimum yard of 20 feet shall be provided to the garage/carport.
- (v) Rear building setback. If rear entry garages/carports are provided from an alley, the rear building setback shall have a minimum depth of 20 feet. If no alley is provided and garage/carport entries are from the front, the rear building setback shall have a minimum depth of 10 feet. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) Width of lot. 35 feet.
- (vii) Lot area. 3000 square feet.
- (viii) Lot depth. 80 feet.
- (ix) Minimum area zoned. Not less than three lots with common side lot lines will be zoned for zero lot line homes. When facing on the same street within the same block, mixing of ZH structures and other residential structures will not be allowed. However, this does not preclude other residential uses on one side of a street with ZH uses on the opposite side of the street within the same block or different blocks.
- (x) Zero lot line wall. No door or window openings shall be built into the side wall facing the zero lot line except those that are more than three feet from the property line and screened by a masonry wall at least eight feet in height so that the opening(s) is not visible from the adjoining property. (See Illustration 3, “ZH-A”district)
- (xi) Maintenance, drainage and overhang easement. A maintenance, drainage and overhang easement of five feet shall be provided on each lot that is adjacent to a lot with a zero setback allowance. This easement shall be for the purpose of maintaining the wall and foundation that is adjacent to one side property line to provide for proper maintenance and drainage.
- (xii) Overhang. Eaves and gutters may overhang the zero lot line side of the lot by no more than 18 inches. If there is an overhang over the lot line, a gutter is required such that roof runoff shall not be deposited over the lot line onto adjoining property.
- (xiii) Parking. There shall be at least two off-street parking spaces for each zero lot line home. See Section 5.1 for other permitted uses’ parking.

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(5) Additional Standards- Whenever there appears to be a conflict between the Solms Landing PDD and the base zoning, the requirements specifically set forth in this document shall prevail unless otherwise stated.

- (i) Design-
 - The AR team may recommend for approval, buildings of exceptional design that do not comply with certain standards and guidelines provided that the buildings conform to the Intent and General Development Principles.
 - Design all sites and buildings, and the lower floors of buildings in particular, so that they promote pedestrian activity and provide an active, continuous pedestrian-oriented street edge along public sidewalks.
 - Design buildings and sites to provide visual variety and enhance the overall sense of place.
 - Regulate building heights and orientation so as to protect and enhance views to and from established landmarks, natural features and skylines.
 - Choose Primary Materials in compliance with Section 5.22-4 of the New Braunfels standards that are important to shaping a coherent urban form. In addition to visual attractiveness, exterior building materials serve as the primary form of the interior space of the building.
 - Ensure the building facades visible from public spaces contribute to an attractive streetscape and skyline.
 - Locate surface parking, individual garages and parking garages to reduce their visual impact.
- (ii) Vertical Mixed Use-
 - A use on the ground floor must be different from a use on an upper floor.
 - The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors.
 - At least one of the floors shall contain residential dwelling units or office space.
 - Any commercial uses allowed in the base zoning district within proposed PDD may be allowed at the ground-floor level in VMU buildings.
 - All VMU buildings will conform to the standards of the base zoning

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- (iii) Building Standards-
 - Galleries and arcades shall be a minimum of 6 feet in width
 - Utilizing rooftops for restaurants, bars, amenities, and gardens is allowable.
 - Exhaust / venting, trash containers and noise-generating mechanical systems shall not be placed adjacent to the walkway in a manner that diminishes the comfort of pedestrians.
 - Ventilation devices shall not be located in the pedestrian zone.
 - Mechanical Equipment and Dumpsters whether located on the ground or rooftop shall be screened from public view.
 - Ground Floors of Nonresidential Buildings- Minimum 12 feet, measured floor to floor
 - Ground Floors of Residential Buildings- Minimum 8 feet measured floor to ceiling
 - Upper Floors All Buildings- Minimum 8 feet measured floor to ceiling. Parking structures are exempt from this requirement
 - Unless otherwise stated in Zone specific standards, the height requirements will be as follows:
 - **Non-Residential uses- 120 feet**
 - Multi Family Dwellings- 100 feet
 - Townhomes- 30 feet
 - Zero Lot Line Homes- 30 feet
 - **Building Coverage ratio for non-residential uses is not to exceed 80%**
 - **Building Coverage ratio for residential uses is not to exceed 80%**
 - Maximum floor to area ratio is not to exceed 5: 1
 - Impervious coverage will not have a limit and can be engineered for up to 100%
- (iv) Greenspace Standard-
 - A continuous walkway or public use area shall be located along the greenway.
 - Connect green spaces to establish an unified network of pocket parks, green spaces and walking trails

APPENDIX 1

- (v) Landscaping
 - Developments that are set back from the street shall incorporate landscaping such as bushes, flowers and other plantings.
 - Pots and planters shall be of 50% clay, concrete, ceramic, resin or masonry materials.
 - Irrigation shall be provided to ensure the life of the tree.
 - Trees shall be a minimum of 2” caliper.
 - Refer to the City of New Braunfels’ Zoning Ordinance Section 5.2 for acceptable trees and bushes.
- (vi) Lighting Standards
 - Pedestrian lights shall be spaced a maximum of 60 feet apart in the urban greenway areas.
 - Pedestrian lights shall be made of steel, aluminum, or any other material that is proven to be equally durable, cost effective and easy to maintain.
 - Pedestrian light poles shall provide easy serviceability, maintenance and replacement.
 - Light source height shall not exceed 16 feet above grade.
- (vii) Bollard Standards
 - Concealed mounting.
 - 24” to 30” in height.
 - Removable bollards shall be provided where necessary for emergency / service functions.
- (viii) Paving Materials- Paving materials shall be easy to maintain, attractive and sustainable. The materials shall not detract from the primary purpose of the space. Appropriate materials include the following:
 - Concrete / Pervious Concrete
 - Crushed stone meeting TDLR requirements- only allowed on trails within the private property and not authorized for public sidewalks or for parking without approval from the City Engineer pursuant to Section 5.1-1 of the Zoning Ordinance.
 - Masonry Pavers
 - Composite Decking
 - Any other similarly primary material that meets and is in compliance with City Design Standards

APPENDIX 1

- (ix) Residential Standards-
 - Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised landing. Such delineation shall not conflict with any pertinent accessibility requirements
 - Zero lot line homes and townhomes will be designed with front porch configurations that front onto a private or public street or onto a pedestrian open space with a pedestrian walkway.
- (x) Parking Standards-
 - Parking ratios will adhere to city guidelines dependent upon end use tenant mix based on requirements laid out in Section 5.1-3 of Planning's Zoning Ordinance
 - **Parking lots shall provide cross access across property lines to adjacent parking lots to encourage internal circulation and reducing on street conflicts. This cross access can be utilized to meet minimum city parking requirements through a cross access agreement**
 - Landscaped parking lot islands, planting beds, and vegetated filter strips will be provided throughout various areas to enhance the overall "beautification" of this development.
 - Planting beds and/or vegetated filter strips will serve as a landscape buffer between the parking lots and "business development" areas
- (xi) Zone 1
 - Development shall include layering of building heights and styles increasing in height as development moves away from the public right-of-way. Styles of buildings shall vary in design elements, scale, height, building orientation and features to prevent a monotone feel
 - **Maximum height for Non-Residential is 120- and for Multi Family is 100 feet**
- (xii) Zone 2
 - **Maximum height for Non-Residential is 120- and for Multi Family is 100 feet**
- (xiii) Zone 3
 - **Maximum height for Non-Residential is 120- and for Multi Family is 100 feet**