

**HUECO SPRINGS RANCH**  
**Planned Development District (HSRPDD)**  
**Development Standards**

The general development standards are as follows:

Land Use:	Mixed Use: Single-Family Residential / Neighborhood Commercial
Base Zoning SF Residential:	R-1A 6.6
Base Zoning Commercial:	C-1A
Total Number of Acres	65.97 Acres
Open Space / Drainage Acreage:	10.02 acres
Park acreage:	3.89 acres
Residential acreage:	50.08 acres
Commercial acreage:	1.88 acres
Hueco Springs Loop ROW Dedication Acreage:	3.16 acres
<b>SF Residential Standards</b>	
Maximum number of total sf residential lots:	215
Maximum Number of 50' Wide lots:	150
Maximum Number of 70' Wide lots:	65
Minimum Lot Width:	50 feet
Minimum Lot Depth:	100 feet
Typical Lot Depth (50' Lot / 70' Lot)	120 feet / 130 feet
Minimum Lot Area:	5,500 sf
Front Setback Minimum:	20 feet
Rear Setback Minimum:	15 feet
Side Setback Minimum:	<p><u>Internal Lots:</u> 5-feet</p> <p><u>Corner Lots</u> - The minimum side setback adjacent to the street for corner lots where the rear lines of the corner lot coincide with the rear lot line of the adjacent lot is 10 feet. The minimum side setback adjacent to the street for corner lots where the rear line of the corner lot</p>

	coincides with the side lot line of the adjacent lot is 20 feet. Otherwise, the internal side setback for corner lots is 5 feet.
Garage Setback:	Where a driveway is located in front of a garage, the garage shall be setback a minimum of 20 feet from the right-of-way or the driveway shall be at least 20 feet long to provide enough space for a vehicle to park without obstructing the sidewalk.
Minimum Lot Width at Front Setback Line:	25 feet
Minimum Lot Frontage (Irregular lots):	25 feet
Maximum Building Height:	35 feet
Utilities:	All new utilities will be underground **(Except 3-phase overhead electric feeder lines as required by NBU)
Amenities:	Community Park, Pocket Parks, Linear Park with Walking Path, Landscaped Entrances
Community Park:	1.54 acres
Linear Park:	1.95 acres
Pocket Parks:	0.40 acres
6' wide Walking Path:	Approximately 3,225 linear feet located within the Linear Park
4' wide Sidewalk (Internal):	4' sidewalks will be constructed along the streets at 3' behind the back of curb with exception to the streets adjacent to the proposed multi-use path shown on the Concept Plan. The multi-use path will control the sidewalk location and width adjacent to the street in those locations and a 4' sidewalk will only be constructed on the opposite side of the street from the multi-use path.
Minimum Living Area (per home):	1,600 sf
Minimum Garage Size:	2 car
Anti - Monotony Front Elevation Requirement:	The same elevation cannot be built adjacent to each other on the same side of the street or across the street.

Minimum Tree Planting Requirement:	Planting of (2) ~ 2 - inch caliper trees per lot
Maximum Block Length:	1,600 LF
Sidewalks:	Sidewalk will be built per the City of New Braunfels Standard Street Section with exception as noted by construction of the multi-use path