

## DEVELOPMENT STANDARDS FOR 1842 KUEHLER AVENUE

### **A note towards alignment with New Braunfels City Initiatives**

This proposal intends to align with the City of New Braunfels' adopted plans by advancing compact, walkable, neighborhood-scale development within city limits rather than encouraging conventional sprawl. The City's current strategic and land development planning materials emphasize housing access, community identity, multimodal connectivity, innovative housing types, missing-middle housing, and development opportunities that complement New Braunfels' character. This project responds to those priorities by creating an ownership-based enclave neighborhood with shared open space, pedestrian orientation, and a more thoughtful form of infill housing.

This Planned Development is not a workaround of city code, but rather an effort to implement city initiatives in a careful and site-specific way. The development standards are intended to support compact lots, smaller setbacks, shared open space, coordinated parking, and a neighborhood form centered on design quality and walkability. The project seeks flexibility only where necessary to achieve that form. It is not seeking relief from emergency access, utility, drainage, fire access, or engineering requirements, all of which will continue to be addressed with the City and applicable agencies during subsequent phases of review.

**Authorized Uses.** Permitted residential uses shall include single-family detached dwellings and attached residential dwellings listed on the concept plan.

**Ownership Structure and Lot Access.** The development shall be platted as individual fee-simple lots served by private access easements and common areas maintained by a homeowners' association, rather than as condominium units on a single parent lot. Lots may obtain access to the public right-of-way through private access easements serving the lots. Shared drives, pedestrian walkways, landscaped common areas, and related improvements shall be privately owned and maintained by the HOA.

**Rentals.** This is not intended to be a rental project; however, the developer is requesting 10 permits for short-term rentals that will be managed by the Home Owners Association, which is tasked with ensuring rentals are maintained to a high standard and do not become a nuisance.

**Parking.** Parking shall be provided through a combination of assigned on-site spaces per the development standard guidelines listed below.

**Streets.** Streets shall be private and shall be maintained by the HOA. One-way streets shall have a 10' travel lane. Two-way streets shall have two 10' travel lanes.

**Development Standards.** The requested dimensional standards for product types, setbacks, lot sizes, and related design parameters are listed below.

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	Small Cottages (900-1600 SF)	Cottage Homes (1200-2500 SF)	SF Attached (1200-2500 SF)
Height maximum	35'	35'	35'
Front Setback minimum	0'	0'	0'
Side setback minimum	5'	5'	0'
Rear setback minimum	5'	5'	5'
Lot width minimum	26'	34'	20'
Lot area minimum	1000 SF	1000 SF	1000 Sf
Lot depth	40'	48'	48'
Parking minimum	1 assigned/unit, .5 unassigned/unit	1 assigned/unit, 1 unassigned/unit	1 assigned/unit, .5 unassigned/unit
# of Units	10	28	4

**Stormwater.** All Stormwater will meet local regulations for detention and retention through the use of permeable pavers on the private roadways. Preliminary studies show that this is feasible but applicant reserves the possibility that units may have to be removed in the Northeast corner of the final plat to provide a proper detention basin in the case that proper retention and detention cannot be achieved through the use of permeable pavers in the private roadways.

**Residential Buffer.** A 6 ft. tall fence shall be required along the perimeter of the property where the project adjoins other residential properties. A residential masonry buffer wall per Section 144-5.3-2(h) shall not be required to lend respect to the rural and residential character of the area. Landscaping will be planted at least every 25 feet in accordance with Sec 144-5.3-1.

**Landscaping.** Landscaping will be sensitive to the local ecosystem with water-sensitive xeriscaping and heavy planting of native plants served with drip lines.

**Design Standards.** Quality exterior architecture by a designer that is sensitive to the local vernacular and materials to create a cohesive neighborhood feel.

**Decrease Light Pollution.** Design lighting that is neighborhood-scaled and directed downward

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to reduce spillover onto adjacent properties.

**City Code Requirements.** All City code requirements not detailed within these development standards shall apply.