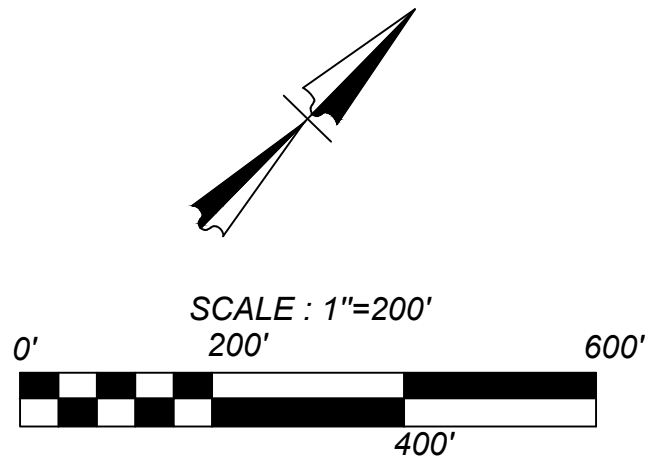
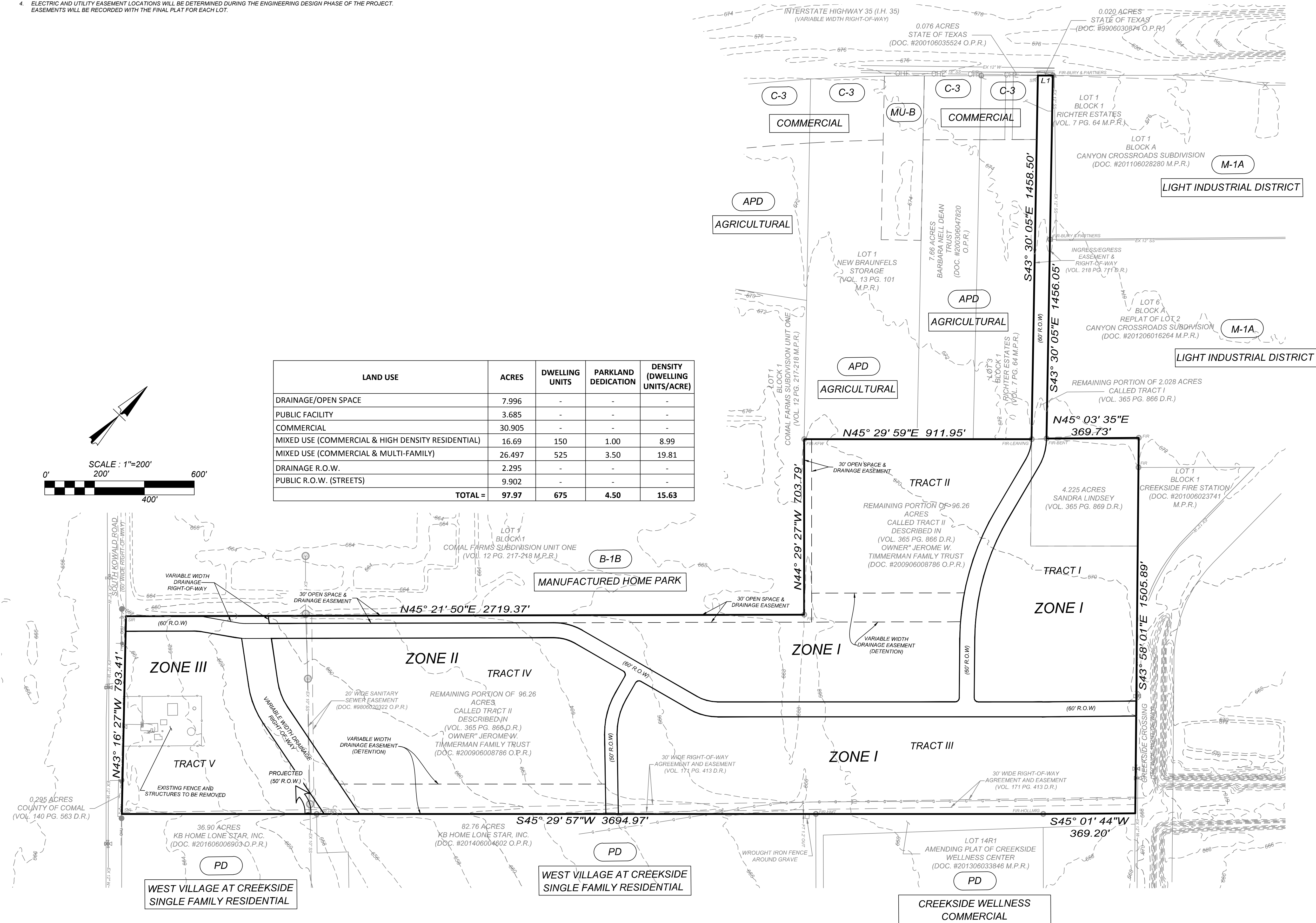


- GENERAL NOTES
1. THE PROPOSED LAND USE WITHIN THIS CONCEPT PLAN IS A MIXED USED DEVELOPMENT INCLUDING COMMERCIAL, MULTI-FAMILY, AND HIGH DENSITY RESIDENTIAL.
 2. THIS CONCEPT PLAN PROPOSES A 60' RIGHT-OF-WAY MINOR COLLECTOR WITH MULTIFAMILY/COMMERCIAL USE TO CONFORM TO THE NEW BRAUNFELS 2012 REGIONAL TRANSPORTATION PLAN. ALL STREETS OUTSIDE OF THE MINOR COLLECTOR WILL BE THE TYPICAL 50' RIGHT-OF-WAY RESIDENTIAL COLLECTOR / NO PARKING UNLESS OTHERWISE SHOWN.
 3. ALL PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY OF NEW BRAUNFELS DESIGN STANDARDS.
 4. ELECTRIC AND UTILITY EASEMENT LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT. EASEMENTS WILL BE RECORDED WITH THE FINAL PLAT FOR EACH LOT.



LAND USE	ACRES	DWELLING UNITS	PARKLAND DEDICATION	DENSITY (DWELLING UNITS/ACRE)
DRAINAGE/OPEN SPACE	7.996	-	-	-
PUBLIC FACILITY	3.685	-	-	-
COMMERCIAL	30.905	-	-	-
MIXED USE (COMMERCIAL & HIGH DENSITY RESIDENTIAL)	16.69	150	1.00	8.99
MIXED USE (COMMERCIAL & MULTI-FAMILY)	26.497	525	3.50	19.81
DRAINAGE R.O.W.	2.295	-	-	-
PUBLIC R.O.W. (STREETS)	9.902	-	-	-
TOTAL =	97.97	675	4.50	15.63



OWNER/DEVELOPER:
SOLMS LANDING, LLC
648 S CASTELL AVE
NEW BRAUNFELS, TX
PHONE: (830) 387-4110

ENGINEER:
KFW ENGINEERS
3421 PAESANOS PKWY, STE. 200
SAN ANTONIO, TX 78231
PHONE: (210) 979-8444
FAX: (210) 979-8441

LEGEND

- = PROPERTY BOUNDARY
- = ZONING BOUNDARY
- = PROJECTED RIGHT-OF-WAY
- = SURROUNDING ZONING
- = SURROUNDING LAND USE
- = EXISTING SEWER LINE
- = EXISTING SEWER MANHOLE
- = EXISTING WATER MAIN
- = EXISTING GAS MAIN
- = EXISTING FIRE HYDRANT
- = EXISTING OVERHEAD UTILITY
- = EXISTING OVERHEAD ELECTRIC
- = EXISTING 2' CONTOURS

LINE #	LENGTH	DIRECTION
L1	60.01'	N45°22'17\"

LOCATION MAP
N.T.S.

CONCEPT PLAN - SOLMS LANDING PLANNED DEVELOPMENT DISTRICT NEW BRAUNFELS, TX.

JOB NO. 583-01-01
DATE: DECEMBER 2016
DRAWN: NR CHECKED: BW
SHEET NUMBER:

PDD

ISSUE DATE:

REVISIONS:

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SOLMS LANDING

NEW BRAUNFELS, TX

Planned Development District

Zoning Standards and Guidelines

Development Standards

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:

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

(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. 100 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.

(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) 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.

(xii) Lot depth. 100 feet.

(xiii) 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.)

(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.

(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.

(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.

(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.

Design-

- 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.

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

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

- Height maximums will be lower than the base zoning across Solms Landing. Unless otherwise stated in Zone specific standards, the height requirements will be as follows:
- Non-Residential uses- 100 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 40%
- Building Coverage ratio for residential and multifamily uses is not to exceed 60%
- Maximum floor to area ratio is not to exceed 1.5 : 1

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

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.

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.
- Removable bollards shall be provided where necessary for emergency / service functions.

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

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.
- Require homes to have alley access to garages with the exception of lots directly adjacent to water or green features

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.
- 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

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 and Multi Family- 100 feet

Zone 2

- Maximum height for Non-Residential and Multi Family- 60 feet

Zone 3

- Maximum height for Non-Residential and Multi Family- 40 feet