

Special Use Permit Conditions / Development Standards

1. A master plan of the subject property shall include the location and extent of the base zoning district areas for its entirety.
2. The maximum building height within the “MU-B” High Intensity Mixed Use zoning district shall be 60 feet for non-residential and multifamily use.
3. A sidewalk that is at least 10 feet in width is required on the southwest side of Walnut Avenue. The sidewalk is to be separated from the roadway by a landscaping area of at least 7 feet in width (furnishing zone).
4. Street trees (1, minimum 3-inch diameter for every 40 feet of roadway frontage) are required to be planted in the furnishing zone. If street trees are not permitted within the furnishing zone due to utility easement restrictions, they must be planted no more than 10 feet from the edge of the required sidewalk. The street trees requirement fulfills the landscaping requirements under Section 144-5.3-1(b)(7)(i)(2), City of New Braunfels Code of Ordinances – *Street Frontage Trees and Shrubs*.
5. During the design phase of the extension of Walnut Avenue, if it is determined that the developer is to install landscaped medians, the medians will include code- and city spec-compliant irrigation for the City’s long-term maintenance.
6. No balconies will be allowed to face Ridgemont, Units 1, 2B or 4 on the second story of any structure located on property abutting Ridgemont, Units 1, 2B or 4.
7. Only translucent or clerestory window types will be allowed to face Ridgemont, Units 1, 2B or 4 on the second story of any structure located on property abutting Ridgemont, Units 1, 2B or 4.
8. All other zoning standards and requirements in Chapter 144, City of New Braunfels Code of Ordinances shall apply independently to each base zoning district.
9. The following list of uses, normally allowed in the “MU-B” High Intensity Mixed Use District, are removed from the base zoning district “MU-B” High Intensity Mixed Use:

Aircraft support and related services	manufacturing and/or repair
Airport	Fairground
All terrain vehicle (ATV) dealer/sales	Forge (hand)
Amphitheater	Forge (power)
Archery range	Freight terminal, rail/truck
Athletic fields	Freight terminal, truck
Auto body repair, garages	Furniture manufacture
Auto glass repair/tinting	Galvanizing works
Auto interior shop / upholstery	Golf course (public, private or miniature)
Auto muffler shop	Heavy load (farm) vehicle sales/repair
Auto or trailer sales rooms or yards	Heliport
Auto or truck sales rooms or yards – new	Home repair and yard equipment retail and rental outlets
Auto paint shop	Industrial laundries
Auto repair garage (general)	Laboratory equipment manufacturing
Bottling or distribution plants (milk)	Leather products manufacturing
Bottling works	Light manufacturing
Bowling alley/center	Lumberyard
Broadcast station (with tower)	Lumberyard or building material sales
Bus barns or lots	Machine shop
Bus passenger stations	Manufactured home sales
Commercial amusement concessions and facilities	Manufacturing and processes
Contractor’s office/sales, with outside storage including vehicles	Metal fabrication shop
Dance hall / dancing facility (not to include a dancing studio for students)	Motorcycle dealer (primarily new/repair)
Driving range	Moving, transfer, or storage plant
Electronic assembly / high tech manufacturing	Outside storage (as primary use)
Electroplating works	Portable building sales
Engine repair/motor manufacturing re-	Rappelling facilities
	Rodeo grounds
	RV park

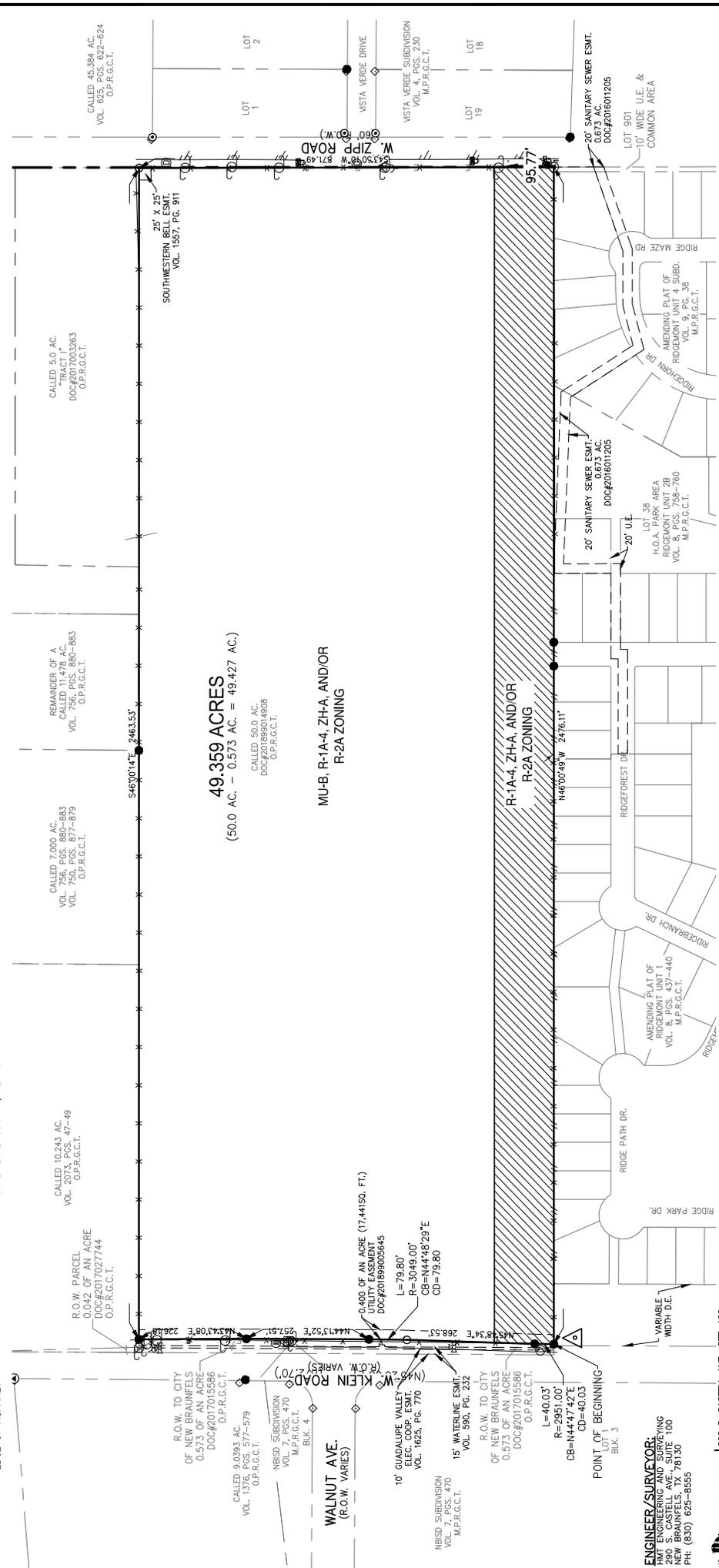
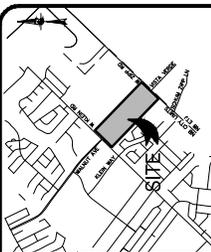
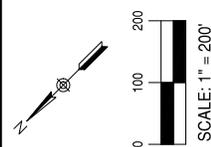
RV/travel trailer sales
Sheet metal shop
Shooting gallery - Indoor
Sign manufacturing/painting plant
Storage – Exterior storage for boats and recreational vehicles
Storage in bulk
Studio for radio or television (with tower)
Tire sales (outdoors)

Truck or transit terminal (with outside storage)
Used or second hand merchandise/furniture store
Veterinary hospital with outside animal runs or kennels
Warehouse/office and storage/distribution center
Welding shop
Wholesale sales offices and sample room

TYPE 2 SUP SITE PLAN

LEGEND

- = FND 1/2" IRON PIN W/ CAP "RPLS 4907"
- = UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ CAP STAMPED "HMT"
- = FND. NAIL
- = BLDG. SETBACK LINE
- = UTILITY EASEMENT
- = RIGHT-OF-WAY
- () = RECORD CALLS
- E = OVERHEAD ELECTRIC
- W = WIRE FENCE
- X = WOOD FENCE
- // = EDGE OF ASPHALT
- = CONCRETE
- ▨ = GRAVEL
- ⊠ = TRANSFORMER
- ⊡ = TELEPHONE PEDESTAL
- ⊢ = CABLE PEDESTAL
- ⊣ = POWER POLE W/ CONDUIT
- ⊤ = POWER POLE
- ⊥ = GUY ANCHOR
- ⊦ = FIRE HYDRANT
- ⊧ = STORM DRAIN MANHOLE
- ⊨ = MAILBOX
- ⊩ = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- ⊪ = MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS



ENGINEER/SURVEYOR:
HMT
 HMT ENGINEERING AND SURVEYING
 290 S. CASTELL AVE., SUITE 100
 NEW BRAUNFELS, TX 78130
 PH: (830) 625-8555

**290 S. CASTELL AVE., STE. 100
 NEW BRAUNFELS, TX 78130
 TBP# FIRM F-10961
 TPL#S FIRM 10153800**

ENGINEERING & SURVEYING