

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:

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| 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

