



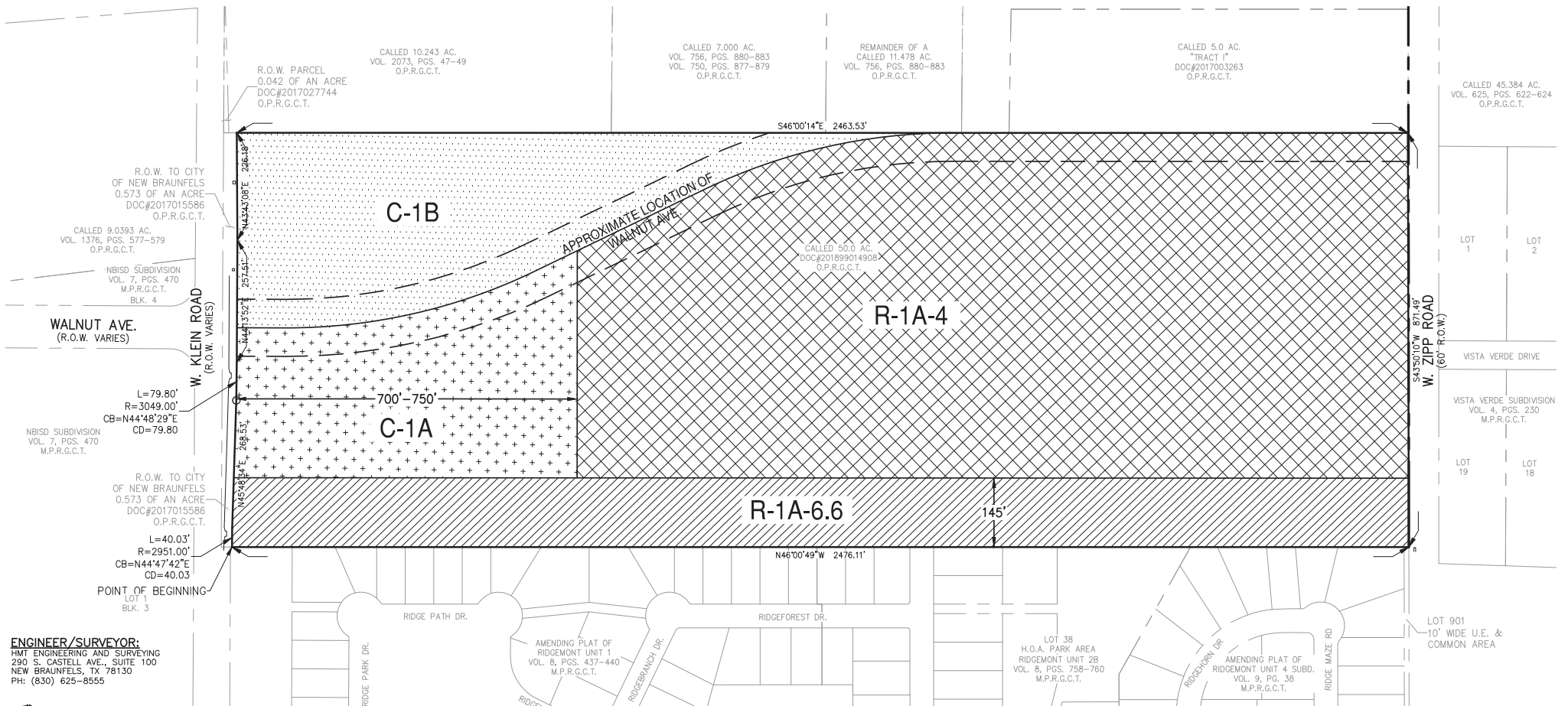
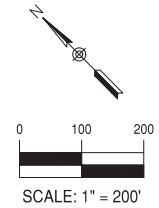


# LEGEND

-  = "R-1A-6.6" SINGLE FAMILY DISTRICT
-  = "R-A1-4" SINGLE FAMILY DISTRICT
-  = "C-1A" NEIGHBORHOOD BUSINESS DISTRICT
-  = "C-1B" GENERAL BUSINESS DISTRICT





## TYPE 2 SUP SITE PLAN



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

**HMT** 290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

## 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. A sidewalk that is at least 10 feet in width and separated from the roadway by a landscaping area of at least 7 feet in width (furnishing zone) is required along all portions of Walnut Avenue that are required to be built at the time of development. 
3. Street trees (1, minimum 3-inch diameter tree, 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*. 
4. 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 proper irrigation for the City's long-term maintenance.
5. All other zoning standards and requirements in Chapter 144, City of New Braunfels Code of Ordinances shall apply independently to each base zoning district as identified in the Type 2 Site Plan.
6. The following list of uses, normally allowed in the "C-1B" General Business District, are removed from the base zoning district "C-1B" General Business District: 

All terrain vehicle (ATV) dealer/sales  
Amphitheater  
Athletic fields  
Auto body repair, garages  
Auto glass repair/tinting  
Auto interior shop / upholstery  
Auto muffler shop  
Auto or trailer sales rooms or yards  
Auto or trailer sales rooms or yards – new  
Auto paint shop  
Auto repair garage (general)  
Bowling alley/center  
Bus barns or lots  
Bus passenger stations  
Contractor's office/sales, with outside storage including vehicles  
Commercial amusement concessions and facilities

Dance hall / dancing facility (not to include a dancing studio for students)  
Driving range  
Heavy load (farm) vehicle sales/repair  
Home repair and yard equipment retail and rental outlets  
Motorcycle dealer (primarily new/repair)  
Moving, transfer, or storage plant  
RV park  
RV/travel trailer sales  
Shooting gallery - Indoor  
Sign manufacturing/painting plant  
Storage – Exterior storage for boats and recreational vehicles  
Tire sales (outdoors)  
Used or second hand merchandise/furniture store  
Wholesale sales offices and sample room