



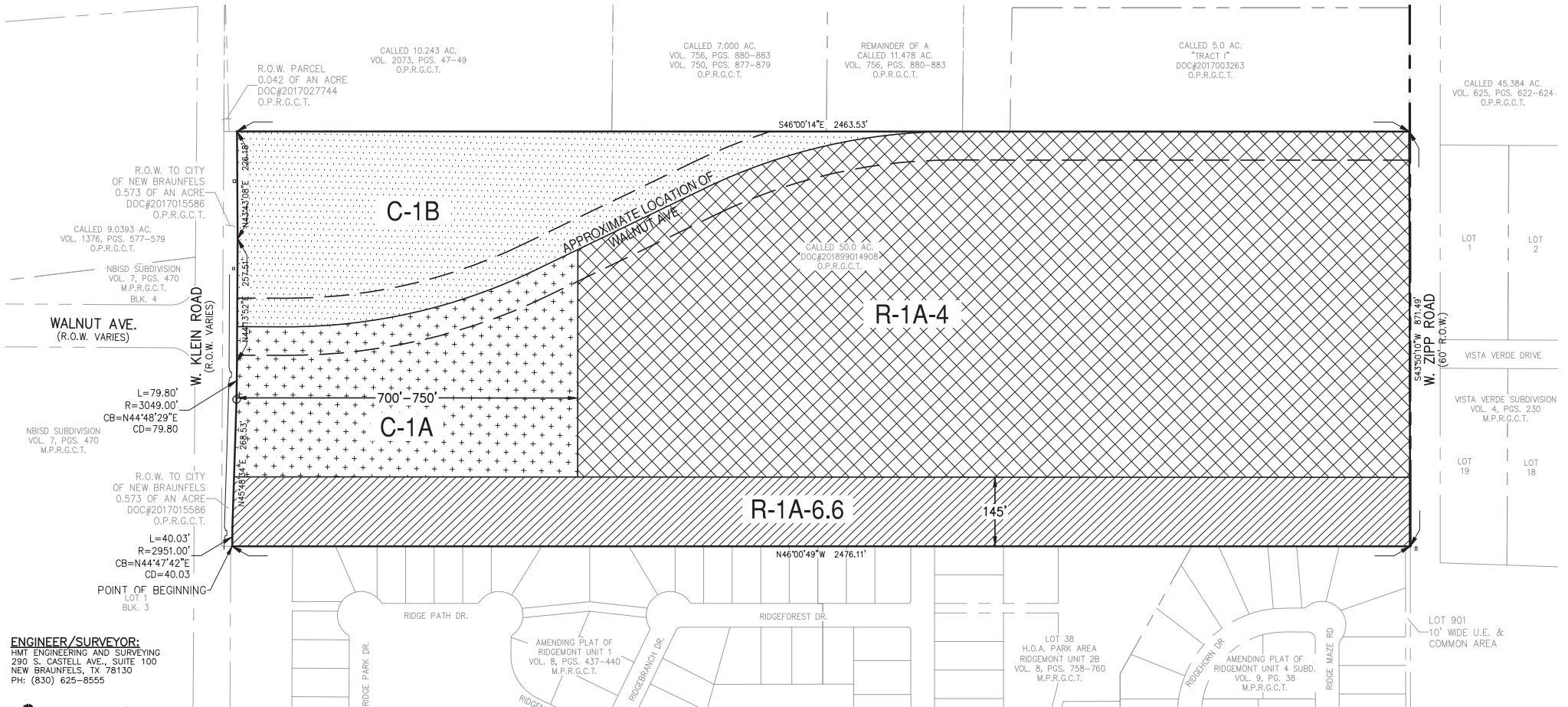
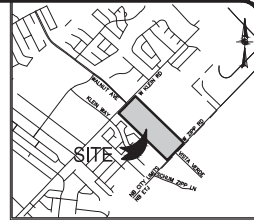
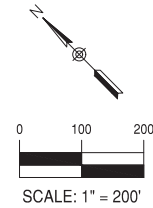


LEGEND

-  = "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 ENGINEERING & SURVEYING
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 sidewalk that is at least 10 feet in width and separated from the roadway curb by a landscaping area of at least 7 feet in width (furnishing zone) is required along the south side of Walnut Avenue.
2. 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*.
3. 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.
4. Non-residential buildings in the "C-1A" Neighborhood Business District will be limited to 1 story or a maximum height of 35 feet.
5. In no case shall a dumpster or dumpster enclosure be placed between the front façade of a building and any street between the "R-1A-6.6" Single Family and "C-1A" Neighborhood Business Districts.
6. For non-residential uses adjacent to any street between the "R-1A-6.6" Single-Family and "C-1A" Neighborhood Business Districts, the following requirements will apply:
 - a. *Street frontage landscape buffer area*. A minimum seven(7)-foot wide landscape buffer adjacent to the right-of-way is required.
 - b. *Street frontage fence*. A fence with concrete posts that is at least 50 percent open and no taller than 54 inches will be installed within or adjacent to the landscape buffer, subject to sight distance standards.
 - c. *Street frontage shade trees*. A minimum of one, minimum one and one-half inch diameter tree, shall be installed for every 40 feet (or portion thereof) of street frontage using trees from the approved plant list (Appendix A). Shade trees must be used, unless near utility lines where ornamental trees must be used, as required in Section 144-5.3-1(b)(6)ii.
 - d. *Street frontage understory trees*. A minimum of one ornamental tree shall be installed for every 160 feet (or portion thereof) of street frontage using trees from the approved plant list (Appendix A).
 - e. *Street frontage shrubs*. A minimum of eight (8), five-gallon or three-foot tall shrubs shall be planted for every 40 feet (or portion thereof) of street frontage.
 - f. The above requirements (a-e) fulfill the landscaping requirements under Section 144-5.3-1(b)(7)(i)(1) & (2), City of New Braunfels Code of Ordinances – Street frontage landscape buffer area and Street frontage trees and shrubs.
7. 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 on the Type 2 Site Plan.
8. The following list of uses are allowed on the portion of the property designated "C-1B" General Business District (non-preferred uses have been removed from the base zoning district):

Residential uses:

Accessory building /structure.
Assisted living facility/retirement home.
Bed and breakfast inn (see section 144-5.6).
Community home (see definition).
Hospice.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.
Adult day care (no overnight stay).
Adult day care (with overnight stay).

Ambulance service (private).

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.
 Assembly/exhibition hall or areas.
 Auction sales (non-vehicle).
 Auto leasing.
 Auto supply store for new and factory rebuilt parts.
 Auto tire repair/sales (indoor).
 Automobile driving school (including defensive driving).
 Bakery (retail).
 Bank, savings and loan, or credit.
 Bar/tavern.
 Barber/beauty college (barber or cosmetology school or college).
 Barns and farm equipment storage (related to agricultural uses).
 Battery charging station.
 Bicycle sales and/or repair.
 Billiard/pool facility.
 Bingo facility.
 Bio-medical facilities.
 Book binding.
 Book store.
 Broadcast station (with tower) see section 144-5.7).
 Cafeteria/café/delicatessen.
 Campers' supplies.
 Car wash (self service; automated).
 Car wash, full service (detail shop).
 Carpenter, cabinet, or pattern shops.
 Carpet cleaning establishments.
 Caterer.
 Cemetery and/or mausoleum.
 Check cashing service.
 Child day care/children's nursery (business).
 Church/place of religious assembly.
 Civic/conference center and facilities.
 Cleaning, pressing and dyeing (non-explosive fluids used).
 Clinic (dental).
 Clinic (emergency care).
 Clinic (medical).
 Club (private).
 Coffee shop.
 Communication equipment – Installation and/or repair.
 Computer and electronic sales.
 Computer repair.
 Confectionary store (retail).
 Consignment shop.
 Contractor's temporary on-site construction office (only with permit from building official: see section 144-5.10).
 Convenience store with or without fuel sales.
 Country club (private).
 Credit agency.
 Curio shops.
 Custom work shops.
 Day camp.
 Department store.
 Drapery shop/blind shop.

Drug sales/pharmacy.
 Electrical repair shop.
 Electrical substation.
 Exterminator service.
 Farmers market (produce market – wholesale).
 Farms, general (crops) (see chapter 6 and section 144-5.9).
 Farms, general (livestock/ranch)(see chapter 6 and section 144-5.9).
 Feed and grain store.
 Filling station (fuel tanks must be below the ground).
 Florist.
 Food or grocery store with or without fuel sales.
 Fraternal organization/civic club (private club).
 Frozen food storage for individual or family use.
 Funeral home/mortuary.
 Furniture sales (indoor).
 Garden shops and greenhouses.
 Golf course (public or private).
 Golf course (miniature).
 Greenhouse.
 Handicraft shop.
 Hardware store.
 Health club (physical fitness; indoors only).
 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).
 Laundromat and laundry pickup stations.
 Laundry, commercial (without self serve).
 Laundry/dry cleaning (drop off/pick up).
 Laundry/washateria (self serve).
 Lawnmower sales and/or repair.
 Limousine/taxi service.
 Locksmith.
 Maintenance/janitorial service.
 Major appliance sales (indoor).
 Martial arts school.
 Medical supplies and equipment.
 Micro brewery (onsite manufacturing and/or sales).
 Micro distillery (onsite manufacturing and/or sales).
 Mini-warehouse/self storage units with outside boat and RV storage.
 Mini-warehouse/self-storage units (no outside boat and RV storage permitted).
 Motion picture studio, commercial film.
 Motion picture theater (indoors).
 Motion picture theater (outdoors, drive-in).
 Moving storage company.
 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 (public or private).
 Parking lots (for passenger car only) (not as incidental to the main use).
 Parking structure/public garage.
 Pawn shop.
 Personal services.
 Personal watercraft sales (primarily new/repair).
 Pet shop/supplies (10,000 square feet or less).
 Pet store (more than 10,000 square feet).
 Photographic printing/duplicating/copy shop or printing shop.
 Photographic studio (no sale of cameras or supplies).
 Photographic supply.
 Plant nursery.
 Plant nursery (retail sales/outdoor storage).
 Plumbing shop.
 Portable building sales.
 Public recreation/services building for public park/playground areas.
 Publishing/printing company (e.g. newspaper).
 Quick lube/oil change/minor inspection.
 Radio/television shop, electronics, computer repair.
 Recreation buildings (private).
 Recreation buildings (public).
 Recycling kiosk.
 Refreshment/beverage stand.
 Research lab (non-hazardous).
 Restaurant.

Restaurant/prepared food sales.
 Retail store and shopping center.
 Retirement home/home for the aged.
 School, K-12 (public or private).
 School, vocational (business/commercial trade).
 Security monitoring company.
 Security systems installation company (with outside storage).
 Shoe repair shops.
 Shopping center.
 Specialty shops in support of project guests and tourists.
 Studio for radio or television (without tower).
 Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).
 Tailor shop.
 Tattoo or body piercing studio.
 Taxidermist.
 Telemarketing agency.
 Telephone exchange buildings (office only).
 Tennis court (commercial).
 Theater (non-motion picture; live drama).
 Tool rental.
 Travel agency.
 University or college (public or private).
 Upholstery shop (non-auto).
 Used or second hand merchandise/furniture store.
 Vacuum cleaner sales and repair.
 Vehicle storage facility.
 Veterinary hospital (no outside animal runs or kennels).
 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.
 Woodworking shop (ornamental).
 Any comparable business or use not included in or excluded from any other district described herein.