



DEVELOPMENT & DESIGN CONTROL DOCUMENT

Southstar Communities & City of New Braunfels

V.14
December 2, 2024

Disclaimer

The Development & Design Control Document is Exhibit D to the Development Agreement between City of New Braunfels and Mayfair at Southstar LLC for a proposed Mixed Use Development, approved by the City on January 22, 2024.

Capitalized terms in this disclaimer shall have the meaning set forth in Section 15 of this DDCCD.

This DDCCD is envisioned as a dynamic document that shall continue to evolve in response to changing conditions and circumstances. As such, it is anticipated that over the life of the Project, the Development Standards herein may be amended to incorporate new conditions, special opportunities and/or circumstances, subject to mutual agreement of the City of New Braunfels and Mayfair at Southstar LLC.

The Master Developer and the City advise any party acquiring an interest in the property to obtain a current copy of this DDCCD before making any investment or development decisions regarding the property.

Each party acquiring an interest in property that is the subject of this DDCCD, whether by purchase, lease, as collateral for a loan or otherwise, acknowledges and agrees that development and use of the property is subject to the current version of this DDCCD, a copy of which is available at the offices of the City. Notwithstanding the foregoing, each Applicant seeking approval of proposals or plans under this DDCCD is solely responsible for complying with all laws and any approvals granted in relation to this DDCCD is for general design conformance only and the Applicant remains responsible for proper engineering, planning and performance of the work and integrity thereof. No person has the authority to represent that any proposal or plan complies with this DDCCD or shall be approved except the applicable governing body acting in an authorized administrative approval capacity or in a duly called meeting.

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PART A

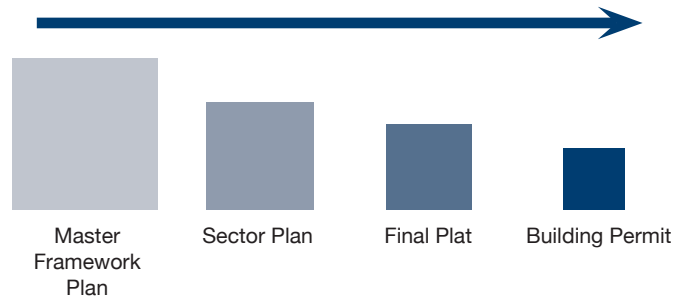
INTRODUCTION & ADMINISTRATION

1 Mayfair Approval Process

The following is an overview of the approval process for all development within the project, which is more fully set forth in the Development Agreement.

The entitlement process is illustrated in Figure 1-1.

Figure 1-1 Entitlement Process



1.1 Development Agreement

The Development Agreement is an agreement between the City and the Master Developer facilitating the planning and development of the project. The Development Agreement, among other matters, establishes the approval process for development within the project.

Where there is an inconsistency or conflict between this DDCCD and the Development Agreement, the Development Agreement shall prevail.

1.2 Master Framework Plan

The Master Framework Plan establishes a broad development framework for the project by identifying the location of land uses, parks, schools, utility corridors, major roadways, activity nodes, project boundaries, and other items shown on the Master Framework Plan.

In considering a major amendment to the Master Framework Plan, the City Council shall consider the following:

- whether the proposed amendment will be appropriate in the context of the immediate area, and the relationship to the City as a whole;
 - whether the proposed change is generally in accordance with any existing or proposed plans for providing public schools, streets, water, wastewater, and other utilities to the project or immediate area;
 - how other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
 - any other factors that will substantially affect the public health, safety, morals, or general welfare;
 - whether the amendment is consistent with the Guiding Principles for the project outlined in Part B
- ▶ The process for amending the Master Framework Plan is set forth in the Development Agreement.
 - ▶ The submittal requirements for an amendment to the Master Framework Plan are included below.

1.2.1 Master Framework Plan Application Submittal Requirements

The following information shall be identified on any amendment to the Master Framework Plan.

Scale: Of a scale sufficient to determine detail.

EXISTING CONDITIONS
<ul style="list-style-type: none"> City limits and ETJ limits. Project boundary. Existing and any approved abutting streets. Existing and any approved stormwater management facilities and improvements
DEVELOPMENT STATISTICS
<ul style="list-style-type: none"> Statement of the proposed gross acreage of each planning area. Statement of the proposed number of residential dwellings. Statement of proposed minimum gross acreage of parks
THOROUGHFARES
<ul style="list-style-type: none"> Alignment of abutting road stub extensions. Location of external access points. Alignment of major roadways. Approximate alignment of major accessways.
PARKS
<ul style="list-style-type: none"> Conceptual location for all parks including approximate acreage and park categorization.

1.3 Sector Plan

A Sector Plan establishes a detailed framework for a sector by identifying neighborhood structure, land use and intensity, internal connectivity, major and minor roadways, major accessways and parks.

- ▶ The process for submitting a Sector Plan application is set forth in the Development Agreement.
- ▶ The submittal requirements for a Sector Plan application are detailed in section 1.3.1

In considering the approval of a Sector Plan application, the Planning Director shall consider the following:

- the Master Framework Plan;
- any code identified in this DDCD as being applicable to a Sector Plan application; and
- any other terms set forth in the Development Agreement.

- ▶ The triggers and processes for Major and Minor amendments to an approved Sector Plan are set forth in the Development Agreement.

In considering a major amendment to a Sector Plan, the Planning Director shall consider the following:

- whether the proposed amendment will be appropriate in the context of the immediate area, and the relationship to the project as a whole;
- whether the proposed change is generally in accordance with any existing or proposed plans for providing public schools, streets, water, wastewater, and other utilities to the project or immediate area;
- how other areas within the project designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;

- any other factors that will substantially affect the public health, safety, morals, or general welfare;
- whether the amendment is consistent with the Guiding Principles for the project outlined in Part B
- whether Sector Plan meets the city's most current Master Plan requirements including Master Drainage Plan Report, Sector Plan TIA and Planning Level TIA Amendment: and
- licensing, deferral of required improvements, recordation and issuance of certificates of occupancy.

1.3.1 Sector Plan Submittal Requirements

The following information shall be identified on a Sector Plan.

Size: Sheets 24 in. wide and 36 in. long.
May be shown over multiple sheets as needed.

Scale: Of a scale sufficient to determine detail.

Area: A sector shall be a minimum of 100 acres or as otherwise agreed to by the City

SURVEY
<ul style="list-style-type: none"> • An accurate survey of the boundaries of the sector.
MASTER FRAMEWORK PLAN
<ul style="list-style-type: none"> • Comparison of Sector Plan to Master Framework Plan.
EXISTING CONDITIONS
<ul style="list-style-type: none"> • City limits and ETJ limits. • Project boundary. • Topographic contours of 2 ft. or less. • Watershed boundaries. • FEMA-100 year floodplain • Identified streams. • US jurisdictional waterways. • Existing water bodies.

EXISTING CONDITIONS

- Existing and any approved stormwater management facilities and improvements and associated easements.
- Existing and any NBU planned future trunk water and wastewater lines and associated easements.
- Existing and any NBU planned phase 3 transmission lines and associated easements.
- Existing and any approved abutting streets.
- Existing and any approved major accessways.
- Reference the City's most current Master Plan requirements including Master Drainage Plan Report, Sector Plan TIA, and Planning Level TIA Amendment.

DEVELOPMENT STANDARDS

- A written submission detailing compliance to the applicable minimum development standard.
- If proposing an alternative development standard in accordance with Section 2.3.3.3, identification of the applicable alternative development standards.

DEVELOPMENT STATISTICS

- Statement of gross acreage of the sector.
- Statement of the proposed number of residential dwellings.
- Identification of the proposed acreage of each parcel.
- Park Master Plan representing gross acreage for community parks and greenbelt/conservation parks/trails within the Sector Plan.
- Statement of proposed gross acreage of pocket park, if applicable
- Statement of proposed connectivity ratio, compared with section 8.8
- Statement of proposed product diversity, compared with section 9.6
- Location of trails within sector.

THOROUGHFARES
<ul style="list-style-type: none"> Alignment of proposed major and minor roadways (excluding public or private alleys). Typical road section for each proposed roadway. Approximate alignment of accessways.
DRAINAGE AND WATER QUALITY
<ul style="list-style-type: none"> Approximate location of proposed stormwater management facilities and improvements. Approximate location of stream buffers.
PARKS
<ul style="list-style-type: none"> Identification of park classifications Identification of private parks.
UTILITIES
<ul style="list-style-type: none"> Location of trunk water and wastewater infrastructure easements. TIA Worksheet.

1.4 Final Plat

An Applicant shall prepare and submit a Final Plat for all or part of that land shown on the Sector Plan. The Final Plat shall incorporate any and all changes, modifications, alterations, corrections and conditions imposed by the City Council in approving the Sector Plan.

- ▶ The process for submitting and amending a Final Plat is set forth in the Development Agreement.
- ▶ The submittal requirements for a Final Plat application are to be in accordance with included as shown in section 1.4.1 Final Plat Submittal Requirements.
- ▶ Final Plat should reference and meet the city's most current Final Plat requirements including drainage report, TIA Worksheet/TIA, and Sector TIA Update/Planning Level TIA Amendment.

1.4.1 Final Plat Submittal Requirements

The following information shall be identified on a Final Plat.

- Size: Sheets 18 in. wide and 24 in. long with a border of not less than ½ in on all sides
- Scale: No smaller than 100 ft. to 1 in. When more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

APPLICATION DETAILS
<ul style="list-style-type: none"> Names and addresses of the Applicant, record title owner, engineer and/or surveyor. A Final Plat application form.
SUBDIVISION NAME
<ul style="list-style-type: none"> Subdivision name. Note: The proposed name of the subdivision shall not have the same spelling or be pronounced similar to the name of any other subdivision located within the City or the City's ETJ, unless the subdivision is contiguous to a recorded subdivision and the Plat represents an additional installment or increment of the original subdivision. Names of contiguous subdivisions and the owners of contiguous unplatted tracts, and an indication of whether or not contiguous properties are platted.
PLAT DETAILS
<ul style="list-style-type: none"> Location and description of monuments that shall be placed at each corner of the boundary survey of the subdivision. Lot numbers, block numbers, and the square footage of all lots or acreage if over one acre in size. A statement shall be added on the Plat indicating where sidewalks and accessways are required and who is responsible for installing them.

PLAT DETAILS

- A statement shall be added on the Plat stating whether all or a portion of the subdivision falls within the 100-year flood event floodplain, and if so, the engineer's or surveyor's statement of the minimum permissible floor elevation for each Lot together with a statement that all buildings shall be constructed above that minimum floor elevation. If no portion of any Lot on a Plat is within an indicated special flood hazard zone, then the Plat shall state this: "No portion of any lot on this Plat is within an indicated special flood hazard zone according to the adopted flood maps of the City."
- Any applicable notes regarding specific limitations such as "No vehicular access from specific street to Lots W – Y, Block 1."
- Identify HOA/POA maintenance responsibilities, such as alleys or parks.
- Indicate shared access easements when proposed lot layout prohibits for each lot to comply with driveway spacing standards.
- Any Plat Note required by the DDCD.

EXISTING CONDITIONS

- The exact location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or public ROW within the subdivision, intersecting or contiguous with its boundary or forming such boundary, with accurate dimensions bearing or deflecting angles and radii, area and central angle, degree of curvature, tangent distance and length of all curves where appropriate.
- The exact location, dimensions, description and name of all proposed streets, alleys, centerlines of streets and alleys, drainage easements, parks, public areas, reservations, easements or ROW, perimeter street ROW, blocks, lots and significant sites within the subdivision, with accurate dimensions bearing or deflecting angles and radii, area and central angles, degree of curvature, tangent distance and length of all curves where appropriate and distances between street jogs.

DEVELOPMENT STANDARDS

- If an alternative development standard was approved in accordance with Section 2.3.3.2, identification of the applicable alternative development standard/s.
- If an alternative development standard is proposed in accordance with Section 2.3.3.2, identification of the applicable alternative development standard/s.
- Letter from Comal County addressing indicating approved street names.
- Statement of gross acreage of the Plat.
- Statement of the proposed number of residential dwellings.
- Statement outlining the types of single-family dwelling permitted on each residential lot.
- Statement of proposed product diversity aligned with terminology from section 9.6
- Statement of proposed gross acreage of park.
- Statement of proposed gross acreage of individual park categories.

SUPPORTING PLANS & REPORTS AS REQUIRED

- TIA Worksheet.
- TIA Update.
- Tree Protection Plan.
- Street Tree Plan, see 11.3.1 for standards.
- Final Plat should reference and meet the city's most current Final Plat requirements including drainage report, TIA Worksheet/TIA, and Sector TIA Update/Planning Level TIA Amendment.

1.5 Additional Platting Processes

§118-33 – §118-41 of the Code of Ordinances apply to the project as they relate to vacating plats, replatting, amending plats, minor plats, development plats, guarantees, of performance, inspecting and acceptance of public improvements, licensing, deferral of required improvements, recordation and issuance of certificates of occupancy.

1.6 Building Permits (including Site Plans)

1.6.1 Non-Residential and Multi-Family Dwelling Use Developments

For non-residential and multi-family dwelling developments, an application for a Building Permit (including Site Plan) shall be submitted in accordance with the process set forth in the Development Agreement.

- Building Permits, including site plans, shall be obtained through the City of New Braunfels according to their requirements.

1.6.1.1 Non-Residential and Multi-Family Dwelling Use Developments

The following information shall be identified on a Site Plan.

Size: Sheets 8.5 in. wide and 11 in. long at a minimum, up to 24 in wide and 36 in. long at a maximum. May be shown over multiple sheets as needed.

Scale: Of a sufficient scale for legibility and to determine detail

PLAN DETAILS (WITH APPROPRIATE DIMENSIONS)

- Identification of proposed land use/s.
- Setbacks:
 - » front, side and rear; and corner and residential adjacent setbacks if applicable.
- Lot dimensions.
- All easements.
- Driveway approach details:
 - » flares/radii;
 - » width and spacing between driveways;
 - » distance from intersection.

PLAN DETAILS (WITH APPROPRIATE DIMENSIONS)

- Location and width of sidewalks.
- Building footprint.
- Notification of GFA.
- Landscape areas and buffers.
- Civic spaces.
- Sensitive features.
- Identified streams.
- Any applicable buffers.

ELEVATION DETAILS

- Height of structure.
- Horizontal and vertical articulation.
- Building design elements.
- Exterior building materials.
- Roof treatment and type.
- Entry way.
- Customer entrance and treatment and pedestrian route.

PARKING DETAILS (WITH APPROPRIATE DIMENSIONS)

- Number of spaces.
- Maneuvering space.
- Handicap spaces (van accessible).

SUPPORTING REPORTS & PLANS (AS REQUIRED)

- TIA Worksheet.
- TIA Update.
- Tree Protection Plan.
- Landscape Plan.

1.6.2 Single Family Dwelling Use Developments

As set forth in the Development Agreement, the process for approval of a Building Permit by the City for residential uses shall be consistent with the process for approval of Building Permits for residential uses within the corporate jurisdiction of the City. No person shall erect or construct or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, repair, convert, extend or demolish any building or structure or cause the same to be done without first applying for and obtaining a Building Permit.

- ▶ The submittal requirements for a Building Permits in Mayfair are consistent with City of New Braunfels Code of Ordinances.

1.7 Special Use Permit

No person shall establish such a use identified as requiring a Special Use Permit without first applying for and obtaining a Special Use Permit from City Council.

Where a Special Use Permit is required, due consideration shall be given to the Guiding Principles and Planning Area Objectives. Where a land use does not compromise the achievement of these outcomes, the use should be allowed.

- ▶ The process for submitting a Special Use Permit is set forth in the Code of Ordinances.
- ▶ Uses that require a Special Use Permit are identified in Part C.

1.8 Review & Approval Authority

Table 1-1 Review and Approval Authority

This table provides only a summary of the project's entitlement process and does not establish any rights or remedies not expressly set forth in the Development Agreement or this DDCD.

REVIEW AND DECISION-MAKING AUTHORITY				
PROCEDURE	PLANNING DIRECTOR	PLANNING COMMISSION*	CITY COUNCIL	PUBLIC NOTICE
Master Framework Plan				
Major Amendment	DM	N/A	<DM>	N, M
Minor Amendment	DM	N/A	A	N/A
Sector Plan	DM	N/A	N/A ²	N/A
Major Amendment ¹	DM	N/A	N/A ²	N/A
Minor Amendment ¹	DM	N/A	N/A ²	N/A
Final Plat	DM	N/A	A	N/A
Major Amendment	DM	N/A	A	N/A
Minor Amendment	DM	N/A	A	N/A
Building Permit	DM	N/A	A	N/A
Site Plan	DM	N/A	A	N/A
Special Use Permit	R	<R>	<DM>	N, M, P
DDCD Amendment				
Development Agreement Obligation	R	N/A	DM	N/A
Optional	R	<R>	<DM>	N/M

R Review body (responsible for review and recommendation)

DM Decision-making body (responsible for final decision to approve or deny)

A Authority to hear and decide appeals by the Applicant of decision-making body's action

NA Not applicable

1 A major or minor amendment to a Sector Plan triggered by a request for an alternative development standard related to a signage or detailed building façade development standard shall not be mandated to meet the public notice requirements set forth above.

2 The applicant shall have the right to submit a new Sector Plan covering all or part of the Property covered by a Rejected Sector Plan, and such new Sector Plan, at the applicant's request, shall be reviewed by the City Council for approval.

< > Public hearing

N Newspaper

M Mailed to all properties within 200 feet of the subject property

P Posted

* Or any replacement body as set forth in the Development Agreement

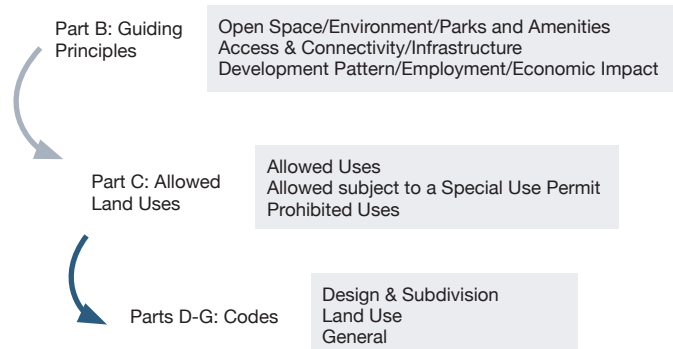
2 How to Use this DDCCD

2.1 Development & Design Control Document

This DDCCD establishes the parameters for development within the project through a hierarchy of principles, objectives and development standards. These parameters direct the preparation of Sector Plans, Plats and Site Plans. Compliance with this DDCCD shall be monitored and controlled as part of the cascading approval process.

The structure of the DDCCD is illustrated in Figure 2-1.

Figure 2-1 DDCCD Structure



2.1.1 Amendments to the DDCCD

The Development Agreement outlines particular circumstances where amendments to the DDCCD are specifically required. In these circumstances, the amendments shall follow the processes outlined in the Development Agreement.

In other circumstances, the Master Developer and/or the District may voluntarily apply to the City to amend this DDCCD. In these circumstances, the process for amending the DDCCD is:

- The Master Developer and/or the District shall submit, in writing, the proposed DDCCD amendments to the Planning Director.
- The Planning Director shall review the proposed amendments and make a recommendation to the Planning Commission.
- The proposed amendments and Planning Director recommendation shall be presented to the Planning Commission for their recommendation.
- After the Planning Commission makes a recommendation regarding the proposed amendments, the recommendations of the Planning Director and the Planning Commission shall be presented to the City Council for review and action.
- The process for recommending the proposed amendments to the Planning Commission and City Council shall be in accordance with §144-2.1 of the Code of Ordinances, whereby all references to proposed zoning changes and text amendments, and the property subject to such changes, are taken to mean an amendment to this DDCCD, and land subject to this DDCCD.

2.2 Applicability of DDCCD

The DDCCD applies to all development within the project.

2.3 Elements of DDCCD

The following is an overview of the hierarchy of outcomes sought to be achieved by the project, and their role in the decision-making process.

2.3.1 Guiding Principles

Guiding Principles are the overarching outcomes sought to be achieved by the project and provide the framework for future development. The Guiding Principles are set forth in Part B of this DDCCD.

2.3.2 Allowed Land Use Matrix

The Allowed Land Use Matrix identifies land uses are allowed within Mayfair.

2.3.3 Codes and Development Standards

Codes outline the development standards that development is required to comply with. In achieving the development standards, it shall be deemed that development contributes to the achievement of the Guiding Principles.

Where this DDCCD is silent on any matter, the Code of Ordinances applies unless the Development Agreement indicates otherwise.

2.3.3.1 Codes

There are six types of codes:

- Sector Design Code is applicable to all Sector Plan applications.
- Plat Design Code is applicable to all Plat applications.
- Use Codes are applicable to certain Site Plan applications.
- General Codes are applicable to certain Sector Plan, Plat and Site Plan applications.

Most applications shall be required to address more than one code.

2.3.3.2 Development Standards

There are three types of development standards:

- Minimum Development Standards: the minimum standards an application is required to achieve in order to be approved by the City. The City agrees the Minimum Development Standards are discrete, measurable requirements. If an application meets the minimum development standards, then the application must be approved.
- Alternative Development Standards: specific and/or circumstantial standards that do not satisfy the Minimum Development Standards but are determined to be acceptable based upon design principles or objectives. An Applicant may elect to submit an application using Alternative Development Standards, provided that if the Planning Director does not recommend approval of the Alternative Development Standard or the City Council does not approve the Alternative Development Standard, then the Applicant may revert to the Minimum Development Standard and the application will then be measured solely on the grounds of whether it satisfies the applicable Minimum Development Standard.

A request for approval of an Alternative Development Standard/s may be made as part of a Sector Plan application. Alternative Development Standards may be approved by the City Council and are applicable to all or part of a sector as indicated on an approved Sector Plan. When considering an Alternative Development Standard, the Planning Commission and City Council shall give due consideration to the Guiding Principles and Alternative Development Standards Guidance as set forth in this DDCCD. Where an Alternative Development Standard does not compromise the achievement of these goals, the Planning Commission and City Council are encouraged to approve the Alternative Development Standard.

Where one or more Alternative Development Standard is approved as part of a Sector Plan application, all subsequent Plats, Building Permits and Site Plans related to such approved Sector Plan shall comply with the approved Alternative Development Standard/s. Any approval by the City Council of any Alternative Development Standard in connection with an approved Sector Plan shall be applicable only to that Sector Plan and shall not be applicable to any other Sector Plan unless specifically so indicated by the City Council.

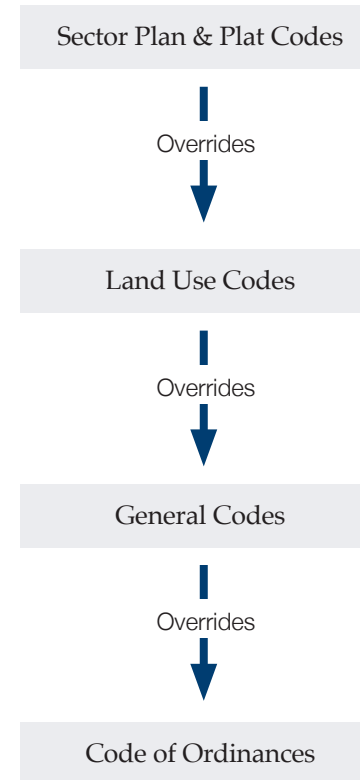
Where there is an inconsistency or conflict between the development standards or the applicable codes, the inconsistencies shall be resolved in accordance with Figure 2-2.

Nothing in this DD CD shall be construed to modify the meaning or interpretation of any applicable new ordinances as set forth in the Development Agreement.

2.3.3.3 Alternative Development Standard Guidance

Alternative Development Standards Guidance identifies the specific Guiding Principles, Code Purposes and associated objectives that the City Council shall use to consider approving a proposed Alternative Development Standard.

Figure 2-2 Code Hierarchy



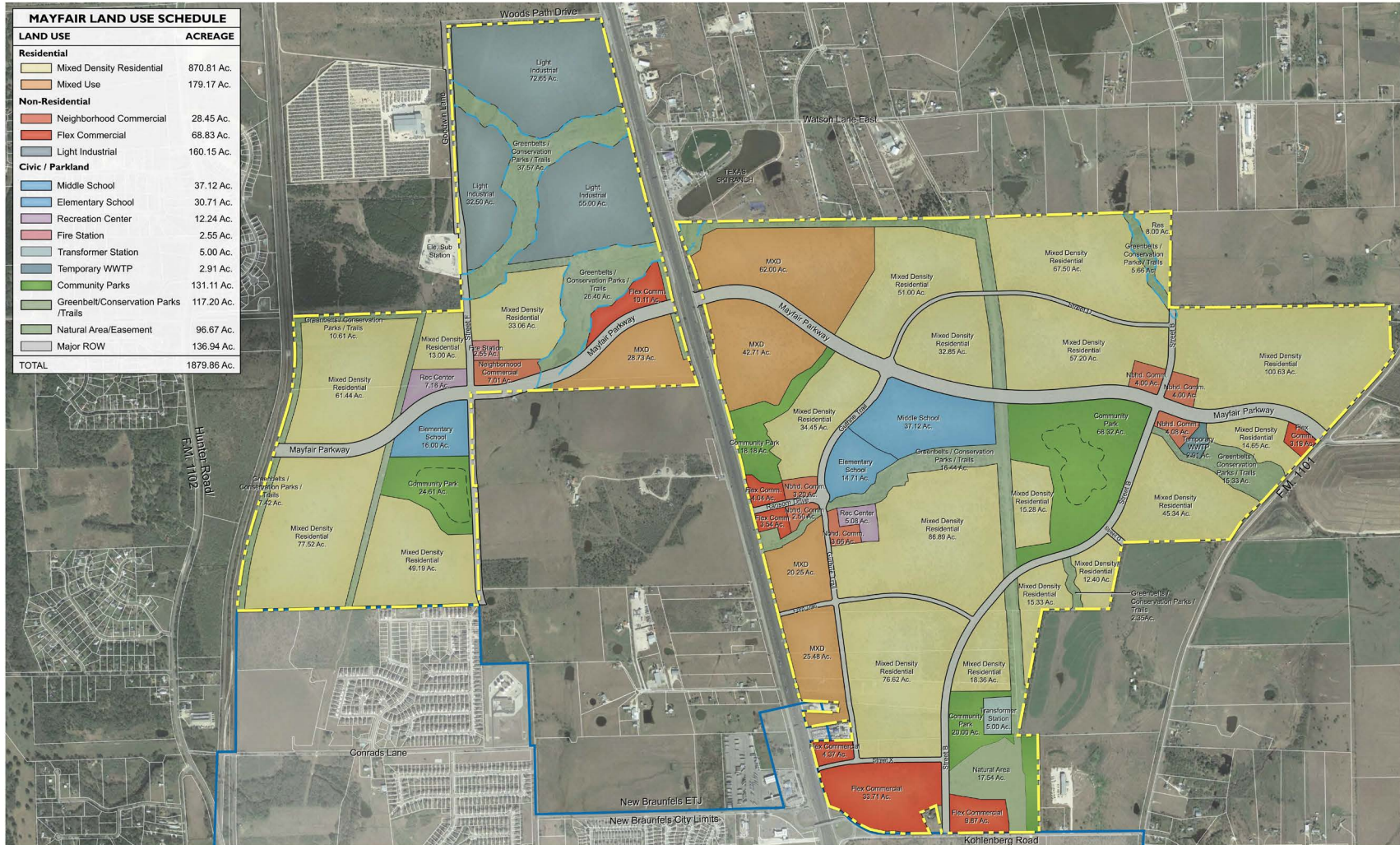
PART B

FRAMEWORK PLANS/GUIDING PRINCIPLES

3 Mayfair Master Framework

Mayfair will be a place of business, entertainment, outdoor recreation, gathering and home for a wide variety of existing and future Comal County residents. Mayfair's success will be measured by its delivery of a thriving cohesive community that supports the economic & infrastructure growth of the region while protecting and engaging all to enjoy its abundant parks and greenspaces.

Plan 3-1 Mayfair Master Framework Plan



Updated 12/2/2024

4 Open Space/Environment/Parks and Amenities

Mayfair will establish a network of open spaces and parks that provide a unique and attractive draw for residents and visitors. These open spaces and parks will offer recreational and leisure experiences, pleasant and safe connections throughout each land use, and access to nature that will enhance residents' quality of life.

4.1 Principles

1. Mayfair will value the importance of the parks and open spaces as a way of connecting points of interests, transportation networks, and Mayfair to the rest of New Braunfels.
2. Mayfair's District-managed parks and open space will be open to residents and the public to enjoy, featuring a range of amenities to attract different ages and abilities.
3. Mayfair parks will offer recreational experiences designed to enhance the quality of life of residents and visitors.
4. Mayfair will implement development and operating practices to mitigate environmental impacts where possible, and will encourage residents and guests to apply reasonable measures to support the natural environment.

4.2 Objectives

1. Create a wide variety and equitable distribution of attractive, functional parks, active and passive recreation, formal sports fields, cultural pursuits and community facilities, which encourage an active lifestyle and a sense of community.
2. Protect the scenic landscape of the Texas Hill Country and essential elements of the community that are valued and enjoyed by residents and visitors.
3. Encourage best practices in energy conservation, water cycle management, vegetation and habitat conservation and creation, waste reduction and climate responsive design.
4. Implement low impact development techniques and integrated storm-water management measures to reduce the demand on water and drainage infrastructure.
5. Develop energy efficient neighborhoods by utilizing climate responsive subdivision design and lot layouts.
6. Work towards implementing green power sources as the economic viability of such technology becomes readily available to the market.
7. Apply best practices to mitigate light pollution.
8. Promote building design that encourages sustainable design principles that seek to minimize requirements for cooling, lighting and energy, and are responsive to the climatic conditions and natural geography.
9. Serving as the steward for an expansive parcel, Mayfair will introduce Development Guidelines and operating standards that establish sustainable practices as foundational requirements for all who develop, build, work, live or recreate here.
10. Residents, employees and guests will be invited to explore, learn and recreate in the expansive array of green space options in Mayfair. Each interaction will incorporate a reminder of the land's history, fragility and importance to the community, the region and lasting health for all.
11. Meet or exceed park land dedication and development requirements as established in the Development Agreement, considering the City of New Braunfels Strategic Park Plan when planning amenities.

Plan 4-1 Open Space/Environment/Parks and Amenities Framework



MAYFAIR • OPEN SPACE / ENVIRONMENT / PARKS AND AMENITIES FRAMEWORK PLAN (M7)

📍 New Braunfels, Texas
 📅 November 27, 2024
 # 19003216
 🏠 Southstar Communities



Updated 12/2/2024

5 Access & Connectivity / Infrastructure

5.1 Principles

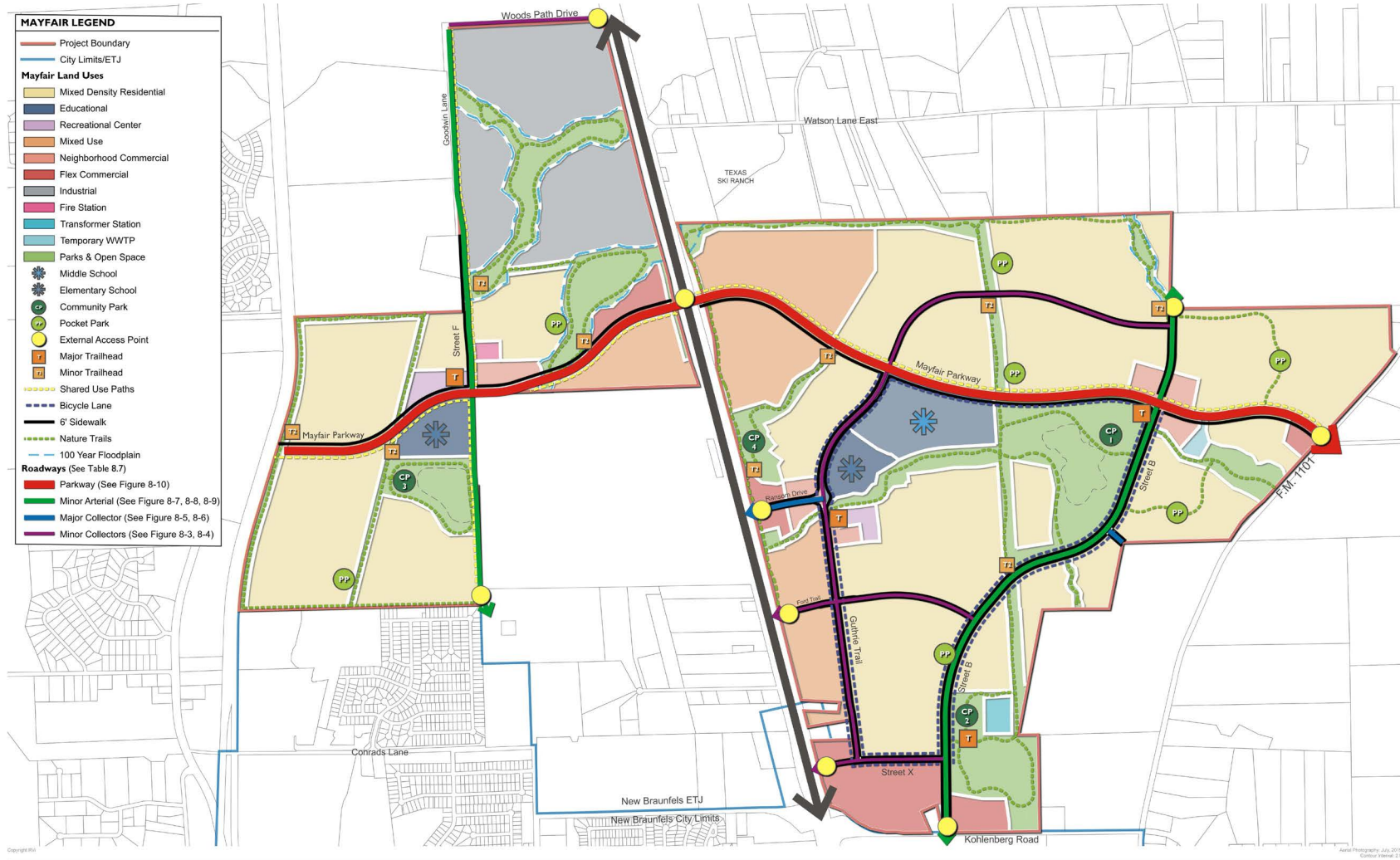
1. Mayfair will elevate non-vehicular transportation options to support a livable and healthy community, and deliver a highly connected community.
2. Mayfair's transportation plan is guided by the City of New Braunfels Updated Thoroughfare Plan, and will facilitate vehicular access within the community and to the greater New Braunfels area, preparing for larger scale need and future mass transit goals.
3. Mayfair will introduce community infrastructure that facilitates efficiency, sustainability and future-oriented opportunities.

5.2 Objectives

1. Promote connectivity by establishing a hierarchy of streets that are efficient in both vehicular movement and circulation, and provide street spaces that form an integral part of the community's public realm including;
 - a. principal and minor arterials that move vehicular, bicycle and pedestrian traffic efficiently through the community;
 - b. provide tree-lined landscaped street spaces that define the edges of neighborhoods and centers; and facilitate future public transit;
 - c. collector roads through centers that establish a network of streets and sidewalks that connect and integrate retail and commercial areas with the medium- and high-density residential development;
 - d. walkable market centers that facilitates movement in shaded and safe areas;
 - e. neighborhood collector streets that provide the transition between centers and the surrounding neighborhoods;
 - f. local streets that provide circulation within neighborhoods and multiple connections between neighborhoods; have reduced width to respond to the scale of the neighborhoods; and have sidewalks separated from the curb by planting strips that create landscaped street spaces; and

- g. Greenways, paths and trails that encourage non-vehicular traffic between neighborhoods, schools, market centers and amenities cores.
 - h. Achieve a Connectivity Ratio of 1.4 as detailed in section 8.8
2. Establish an effective, efficient and integrated transportation system that will provide:
 - a. a driving, walking, biking and (potentially future) public transportation system that connects the integral elements of the community;
 - b. a compact development pattern that places the maximum number of people within walking distance to market centers and amenities, employment centers and institutions to strengthen the degree of self-containment within the community; and
 - c. major employment centers efficiently linked by major transportation.
3. Provide efficient water, wastewater, drainage, electricity, natural gas and telecommunications infrastructure and encourage economically feasible best practices for reducing energy, waste and water use;
 - a. Prioritize sustainable practices that benefit the community, city and region whenever possible;
 - b. Plan considering future opportunities including connectivity with the City's public transportation, autonomous vehicle opportunities and current and future broadband connectivity opportunities;
 - c. Coordinate and integrate the delivery of infrastructure in a way that maximizes self-sufficiency;
 - d. Provide infrastructure and utility services in a timely, cost effective and equitable manner at a desirable level of service;
 - e. Work collaboratively with NBU in the provision and joint funding of new water and wastewater infrastructure as required by the Utility Construction Cost Sharing Agreement, and support NBU's long-term master planning for water, wastewater and electrical services;
 - f. Provide for the integrated management of stormwater in order to:
 - i. improve flooding mitigation;
 - ii. maintain the environmental values of receiving waters;
 - iii. promote the use of low impact development strategies where feasible;
 - iv. incorporate the use of natural stream corridors and natural channels within the development; and
 - v. recognize community benefit.
 - g. Provide infrastructure and utility services that are unobtrusive and visually complementary.

Plan 5-1 Access & Connectivity / Infrastructure Framework



MAYFAIR • ACCESS & CONNECTIVITY / INFRASTRUCTURE FRAMEWORK PLAN (M7)

New Braunfels, Texas
November 27, 2024
19003216
Southstar Communities



Updated 12/2/2024

6 Development Pattern/ Employment/Economic Impact

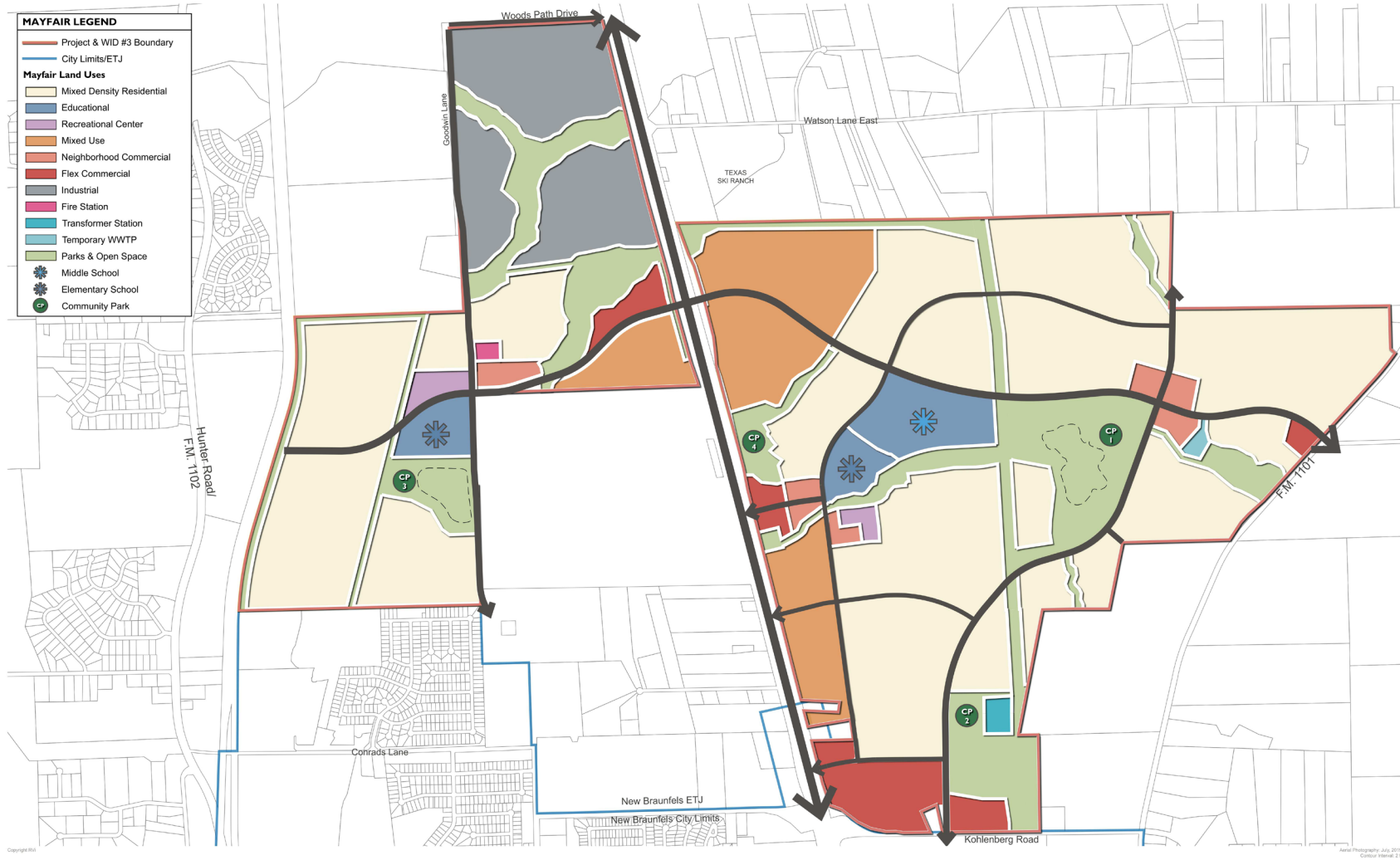
6.1 Principles

1. Mayfair's neighborhoods and employment centers will support the live-work-play culture of the community in easily accessible neighborhoods interwoven with walkable retail and connecting trails and parks.
2. Mayfair will further connect residents through quality community services and facilities that provide the same strong sense of identity, safety and security.

6.2 Objectives

1. Organize employment centers near to convenience retail and varied residential to promote a self-sustaining local economy serving employees and their families at varied levels in their lifecycle.
2. Create an environment where residents enjoy the benefits of a balanced community with a distinct sense of place and identity, community cohesiveness and enviable lifestyle.
3. Create neighborhoods and centers that provide a high level of amenity and safety through the use of contemporary urban design principles.
4. Create a rich fabric of neighborhoods, each with their own diversity of living options and housing types, which are attractive to residents at all stages of their lives.
5. Provide a range of community services and facilities, including emergency services and schools, that meet the needs of the community.
6. Contribute to a balanced employment profile, including professional, service and trade sectors, and facilitate real employment outcomes for a variety of age groups.
7. Make a positive contribution to the City's economic competitiveness via reliable and timely access to educational opportunities.
8. Create an employment complex throughout a hierarchy of centers that include retail, business, educational and institutional uses that will become the focus for coordinated public and private sector investment.
9. Develop retail centers to invite and serve new residents, major employers, students, workers and visitors. It will provide a different experience and complement the City's historic, civic and tourist-orientated downtown by providing alternate economic development opportunities that support the evolving needs and growth of the City.
10. Varied housing product featuring diverse pricing and ownership structures will support the growing employment base at Mayfair (light industrial, retail, operations, education, etc.) and the surrounding area.
11. Develop at least one pilot One Water strategy to improve water management and protect waterways in Mayfair.

Plan 6-1 Development Pattern/Employment/Economic Impact Framework



MAYFAIR • DEVELOPMENT PATTERN / EMPLOYMENT / ECONOMIC IMPACT FRAMEWORK PLAN (M7)

New Braunfels, Texas
 November 27, 2024
 19003216
 Southstar Communities



Updated 12/2/2024

PART C

ALLOWED LAND USES

7 Allowed Land Use Matrix

The use of land and/or buildings shall be in accordance with those listed in the Allowed Land Use Matrix.

7.1 Allowed Land Uses Matrix – Residential Uses

LEGEND A: ALLOWED S: ALLOWED SUBJECT TO OBTAINING A SPECIAL USE PERMIT X: PROHIBITED	MIXED DENSITY RESIDENTIAL	MIXED USE DEVELOPMENT	NEIGHBORHOOD COMMERCIAL	FLEX COMMERCIAL	LIGHT INDUSTRIAL	PARK / OPEN SPACE	RECREATIONAL	EDUCATIONAL
Accessory Structure	A	A	X	X	X	X	X	X
Assisted Living Facility Or Elderly Housing, High Intensity	X	A	S	A	X	X	X	X
Assisted Living Facility Or Elderly Housing, Low Intensity	S	A	A	A	X	X	X	X
Dwelling, Accessory (ADU)	A	A	X	X	X	X	X	X
Dwelling, Hud Code-Manufactured	X	X	X	X	X	X	X	X
Dwelling, Industrialized	X	X	X	X	X	X	X	X
Dwelling, Multi-Family	A ²	A ¹	X	A ¹	X	X	X	X
Dwelling, Multi-Family For Rent, Short-Term	A	A	X	A	X	X	X	X
Dwelling, Single Family For Rent - Condo	A	A	X	X	X	X	X	X
Dwelling, Single Family For Rent - Fee Simple	A	A	X	X	X	X	X	X
Dwelling, Single-Family Attached (duplex)	A	X	X	X	X	X	X	X
Dwelling, Single-Family Attached (rowhome)	A	A	X	S	X	X	X	X
Dwelling, Single-Family Detached	A	X	X	X	X	X	X	X
Dwelling, Single-Family Detached (cluster)	A	A	X	S	X	X	X	X
Dwelling, Single-Family Detached (zero-lot line)	A	S	X	X	X	X	X	X
Family Home (child care or adult care)	A	A	X	A	X	X	X	X
Gated Neighborhood	A	S	X	X	X	X	X	X
Group Home	X	A	X	A	X	X	X	X
Home Occupation	A	A	X	X	X	X	X	X
Caretakers Quarters	A	A	A	A	A	A	A	A
Live Work	A	A	A	A	X	X	X	X

¹ In mixed-use site or vertical mixed-use building

² Mid to High Rise Multi-Family Dwellings only allowed adjacent to minor collectors and larger.

* Additional housing types can be added at Sector Plan. Terminology between the sections 7.1, 8.4 and 9.6 will be aligned with each sector plan. This terminology alignment will not be considered an amendment to the DDCD, but an allowed clarification anticipated with each sector plan.

7.2 Allowed Land Uses Matrix – Non-Residential Uses

LEGEND A: ALLOWED S: ALLOWED SUBJECT TO OBTAINING A SPECIAL USE PERMIT X: PROHIBITED	MIXED DENSITY RESIDENTIAL	MIXED USE DEVELOPMENT	NEIGHBORHOOD COMMERCIAL	FLEX COMMERCIAL	LIGHT INDUSTRIAL	PARK / OPEN SPACE	RECREATIONAL	EDUCATIONAL
ACCOMMODATION								
Bed And Breakfast	X	A	A	A	X	X	X	X
Boarding House	X	A ²	X	A	X	X	X	X
Dormitory	X	A	X	A	X	X	X	A
Hospice Residential Care Facility	X	A	S	A	X	X	X	X
Hotel/Resort	X	A	S	A	X	X	X	X
RETAIL								
Agricultural Equipment And Supply Retail Establishment	X	X	X	A	A ¹	X	X	X
Animal Grooming Service	X	A	A	A	S	X	X	X
Auction House	X	S	A	X	S	X	X	X
Automobile Dealership	X	S	X	A	A	X	X	X
Automobile Detailing Shop	X	A	X	A	S	X	X	X
Automobile Parts Store	X	A	A	A	S	X	X	X
Automobile Repair Services Establishment	X	A	A	A	S	X	X	X
Bar/Nightclub/Tavern	X	A ³	A	A	A	X	X	X
Barber Shop/Beauty Salon	X	A	A	A	A	X	X	S
Café/Coffee House	X	A	A	A	A	S	S	S
Car Wash	X	A	A	A	A	X	X	X
Catering Service	X	A	A	A ¹	A ¹	X	X	S
Convenience Store, With Gasoline Sales	X	A	A	A	S	X	X	X
Convenience Store, Without Gasoline Sales	X	A	A	A	S	X	X	X
Department Store	X	A	S	A	X	X	X	X
Drug Store/Pharmacy	X	A	A	A	X	X	X	X
Dry Cleaning Establishment	X	A ³	A	A	X	X	X	X

7.2 Allowed Land Uses Matrix – Non-Residential Uses (cont'd.)

LEGEND A: ALLOWED S: ALLOWED SUBJECT TO OBTAINING A SPECIAL USE PERMIT X: PROHIBITED	MIXED DENSITY RESIDENTIAL	MIXED USE DEVELOPMENT	NEIGHBORHOOD COMMERCIAL	FLEX COMMERCIAL	LIGHT INDUSTRIAL	PARK / OPEN SPACE	RECREATIONAL	EDUCATIONAL
Farmer's Market	A	A	A	A	A	S	A	A
Laundromat	X	A ³	A ³	A	S	X	X	S
Liquor Store	X	A ³	A ³	A	S	X	X	X
Mobile Food Court	X	A ¹	A ¹	A ¹	S	S ¹	A ¹	A ¹
Restaurant (including drive-in and drive-thru)	X	A	A	A	A	S	X	X
Retail Establishment	X	A	A	A	A	X	X	S
Retail Establishment, Anchor Retail	X	A ¹	A ¹	A	S	X	X	X
Shopping Center, Equal To Or Less Than 50,000 Sq. Ft.	X	A	A	A	S	X	X	X
Shopping Center, Greater Than 50,000 Sq. Ft.	X	A	A	A	A	X	X	X
Supermarket, With Gasoline Sales	X	A	A	A	S	X	X	X
Supermarket, Without Gasoline Sales	X	A	A	A	S	X	X	X
Tattoo Parlor/Body Piercing Studio	X	A ¹	X	A	X	X	X	X
Temporary Vendor / Mobile Food Unit	S ¹	A ¹	A ¹	S ¹	A ¹	S ¹	A ¹	A ¹
BUSINESS								
Broadcasting/Production Studio/Communication Service	X	A	A	A	A	X	X	S
Check Cashing Service	X	A ³	X	A	X	X	X	X
Financial Institution	X	A	A	A	X	X	X	S
Office	S ¹	A	A	A	A	X	A	A
Research And Development Facility	X	X	S	A	A	X	X	A
Veterinary Clinic, With No Outside Animal Runs Or Kennels	X	A ³	A	A	A	X	X	X
Veterinary Clinic, With Outdoor Animal Runs Or Kennels	X	S	S	A	A ¹	X	X	X
CIVIC, HEALTH & EDUCATION								
Cemetery	X	X	X	X	A	X	X	X
Columbarium/Crematorium/Mausoleum	X	X	X	X	A	X	X	X

7.2 Allowed Land Uses Matrix – Non-Residential Uses (cont'd.)

LEGEND A: ALLOWED S: ALLOWED SUBJECT TO OBTAINING A SPECIAL USE PERMIT X: PROHIBITED	MIXED DENSITY RESIDENTIAL	MIXED USE DEVELOPMENT	NEIGHBORHOOD COMMERCIAL	FLEX COMMERCIAL	LIGHT INDUSTRIAL	PARK / OPEN SPACE	RECREATIONAL	EDUCATIONAL
Club	X	A ¹	A	A	A	X	A	X
College/University (public or private)	X	A	A	A	A	X	X	A
Day Care Center (child or adult)	S ⁴	A	A	A	A ⁴	X	S	A
Funeral Home/Mortuary	X	S	A	A	A	X	X	X
Government Building Or Use (without outdoor storage)	A	A	A	A	A	A	A	A
Hospital/Health Care Facility	X	A	A	A	A	X	X	S
Medical Facility	X	A	A	A	A	X	X	S
Public Safety Facility	A	A	A	A	A	A	A	A
Religious Institution	X	A	A	A	A	X	S	A
Sanatorium	X	A	X	A	X	X	X	X
School, K-8 (public or private)	A	A	A	A	A	S	X	A
School, 9-12 (public or private)	S	A	A	A	A	S	X	A
School, Vocational	S	A	A	A ³	A	X	X	A
ARTS, ENTERTAINMENT & RECREATION								
Amphitheater	A	A	A	A	A	A	A	A
Amusement Arcade	X	A ³	A	A	A	X	S	A
Amusement Park	X	S	A	A	A	S	S	S
Archery Range	X	S	A	A	A	S	S	S
Athletic Field	X	A	A	A	A	A	A	A
Cabin	X	X	X	A	A	A	A	X
Camp, Day Or Youth	X	S	A	A	A	S	A	A
Campground	X	X	X	X	A	S	X	X
Community Facility	A	A	A	A	A	A	A	A
Community Gardens	A	A	A	A	A	A	A	A

7.2 Allowed Land Uses Matrix – Non-Residential Uses (cont'd.)

LEGEND A: ALLOWED S: ALLOWED SUBJECT TO OBTAINING A SPECIAL USE PERMIT X: PROHIBITED	MIXED DENSITY RESIDENTIAL	MIXED USE DEVELOPMENT	NEIGHBORHOOD COMMERCIAL	FLEX COMMERCIAL	LIGHT INDUSTRIAL	PARK / OPEN SPACE	RECREATIONAL	EDUCATIONAL
Conference/Convention Center	X	A	X	A	S	X	X	A
Dance Hall	X	S ¹	A	A	A ¹	S ¹	A	X
Driving Range	X	A	X	A	A	A ¹	A	A
Fairground/Festival Ground	X	X	X	A	A	A ¹	S	S
Golf Course	X	X	X	A	A	A	A	S
Golf Course, Miniature	X	A	X	A	A	A	A	S
Indoor Shooting Range	X	A ¹	X	A ¹	S ¹	X	S ¹	X
Museum	X	A	A	A	A	A	X	A
Park	A	A	A	A	A	A	A	A
Recreation Establishment, Commercial Indoor	X	A	A	A	A	A	S	S
Recreation Establishment, Commercial Outdoor	X	A	A	A	A	A	S ¹	A
Recreation Facility, Private	A	A	A	A	A	S	A	A
Recreation Facility, Public	A	A	A	A	A	A	A	A
Recreation Vehicle (Rv) Park	X	X	X	A	A	S	X	X
Rodeo Ground	X	S	X	S	A	S	S	S
Studio (art, dance, music, drama, reducing, photography)	X	A	A ³	A	A	S	S	S
Theater, Motion Or Performing Arts	S	A	A ³	A	A	S	A	A
TRANSPORTATION & UTILITIES								
Airport	X	X	X	X	S	X	X	X
Bus Lot	X	A	X	A	A	S	X	A
Bus Terminal	X	A	S	A	A	X	X	A
Freight Terminal	X	X	X	A	A	X	X	X
Garage/Parking Lot, Commercial	S	A	A	A	A	A	X	S
Helipad/Helistop	X	A	S	A	A ¹	X	S	A ¹

7.2 Allowed Land Uses Matrix – Non-Residential Uses (cont'd.)

LEGEND A: ALLOWED S: ALLOWED SUBJECT TO OBTAINING A SPECIAL USE PERMIT X: PROHIBITED	MIXED DENSITY RESIDENTIAL	MIXED USE DEVELOPMENT	NEIGHBORHOOD COMMERCIAL	FLEX COMMERCIAL	LIGHT INDUSTRIAL	PARK / OPEN SPACE	RECREATIONAL	EDUCATIONAL
School, Automobile Driving School	X	A	S	A	A	X	X	A
Solid Waste Transfer Facility	X	X	X	X	A	X	X	X
Taxi And Limousine Service	X	A	S	A	A	X	X	X
Telecommunication Antenna/Tower	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹
CONSTRUCTION								
Contractor's Office	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹
Temporary Real Estate Sales Office	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	S
MINING & EXTRACTION								
Mining And Extractive Industry	X	X	X	X	X	X	X	X
Water Storage (surface, underground or overhead, water wells and pumping stations that are part of a public or municipal system)	A	A	A	A	A	A	A	A
LIGHT INDUSTRIAL/MANUFACTURING & WHOLESALE TRADE								
Brewery	X	A	A	A	A	X	X	X
Manufacturing Establishment, Chemicals, Metals, Machinery And Electronics Products	X	S	X	A	A ¹	X	X	X
Manufacturing Establishment, Food, Textiles And Related Products	X	X	X	A ¹	A ¹	X	X	X
Manufacturing Establishment, Miscellaneous Products	X	X	X	A ¹	A ¹	X	X	X
Manufacturing Establishment, Wood, Paper And Printing Products	X	X	X	A ¹	A ¹	X	X	X
Microbrewery/Micro Distillery	X	A	A	A	A	X	A	X
Self-Service Storage Facility	X	A	A	A	A	X	A	X
Service Industry Establishment	X	A	A	A	A	X	S	A
Warehouse, Mini/Self Storage Facility (with boats and rv storage)	X	A	X	A	A	X	X	X
Warehouse, Mini/Self Storage Facility (without boats and rv storage)	X	A	A	A	A	X	X	X
Wholesale Trade Establishment	X	X	X	A ¹	A ¹	X	X	X
Warehouse/office and storage/distribution center, light manufacturing, bottling	X	X	X	S	A	X	X	X

7.2 Allowed Land Uses Matrix – Non-Residential Uses (cont’d.)

LEGEND A: ALLOWED S: ALLOWED SUBJECT TO OBTAINING A SPECIAL USE PERMIT X: PROHIBITED	MIXED DENSITY RESIDENTIAL	MIXED USE DEVELOPMENT	NEIGHBORHOOD COMMERCIAL	FLEX COMMERCIAL	LIGHT INDUSTRIAL	PARK / OPEN SPACE	RECREATIONAL	EDUCATIONAL
AGRICULTURE (EXCLUDING EXISTING AGRICULTURAL AND RANCHING ACTIVITIES)								
Agricultural Support Services	X	X	X	X	A ¹	X	X	X
Animal Husbandry	X	A	X	X	A ¹	X	X	X
Crop Production	A	A	A	A	A	S	A	A
Farm	A	S	A	A	A	S	A	A
Farm, Ancillary Building	S	X	S	S	S	S	S	S
Livestock Market	X		X	X	S	X	X	X
Stockyard		X						
OTHER								
Sexually-Oriented Businesses								

¹ Additional zoning requirements, as set forth in Code of Ordinances, shall be applicable in the assessment of this use to the extent permitted by the Development Agreement or State law.

² Where located on the ground floor of a mixed use building, otherwise subject to a Special Use Permit.

³ Allowed as part of a planned development, otherwise subject to a Special Use Permit.

⁴ As an incidental use to an approved use in this area.

7.3 New and Unlisted Land Uses

It is recognized that new types of land uses will arise in the future and forms of land uses not presently anticipated may seek to locate in the project. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Allowed Land Use Matrix shall be made as follows:

- ▶ A new and unlisted land use may be interpreted by the Planning Director as similar to a listed land use. The unlisted land use shall possess the majority of characteristics of the listed land use, otherwise the unlisted land use shall be submitted to the Planning Commission and City Council for approval. If the unlisted land use is deemed similar to a listed land use, no amendment of the Allowed Land Use Matrix is required.
- ▶ A person requesting the addition of a new or unlisted land use shall submit to the Planning Director all information necessary for the classification of the land use, including but not limited to:
 - the nature of the land use and whether the land use involves residential activity, sales, services, or processing;
 - the type of product/s sold or produced under the land use;
 - whether the land use has enclosed or open storage, and the amount and nature of the storage;
 - anticipated employment for the land use;
 - transportation requirements, including approximate mileage, turning radius, or driving time of the expected client or patron base;
 - the nature and time of occupancy and operation of the premises;
 - the off-street parking and loading requirements;
 - the amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; and
 - the requirements for public utilities, such as sanitary sewer and water, and any special public services that may be required.

The Planning Director shall refer the question concerning any new or unlisted land use to the Planning Commission and request a recommendation as to the planning area into which such land use should be placed.

The Planning Commission shall consider the nature and described performance of the proposed land use and its compatibility with the land uses permitted in the various planning areas to determine the planning area/s within which such land use is most similar and should be permitted.

The Planning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall approve or disapprove the recommendation of the Planning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be updated in the Land Use Matrix of this DDGD.

PART D

DESIGN CODE

8 Subdivision Design

8.1 Applicability

This Code applies in the assessment of all Sector Plan applications and subsequent related applications within the project.

8.2 Purpose

The purpose of this Code is to:

- I. Ensure the Guiding Principles are met.
- II. Facilitate the logical and efficient use of land for residential, non-residential and mixed-use development.
- III. Encourage safe, convenient and attractive neighborhoods and centers, that meet the diverse and changing needs of the project, including:
 - a cohesive neighborhood structure that facilitates permeability;
 - a block structure that supports transition and evolution of uses over time;
 - a range of housing opportunities to accommodate a diverse range of lifestyles;
 - protection of specific local site conditions, such as existing vegetation and other design variables;
 - access to non-residential and community facilities;
 - a street network that functions both as the principal movement network and an important aspect of the public realm;
 - streets that create an enjoyable experience for vehicular traffic, pedestrians and cyclists;
 - access to parks and recreation;
 - a quality development preserving the sense of place.

8.3 Development Standards

The applicable application shall comply with the minimum development standards of the City of New Braunfels Code of Ordinances §118 Street and Subdivision Platting, unless superseded by approved alternative development standards or this Mayfair Development and Design Control Document.

8.4 Residential Lot Dimensional Standards

	SINGLE FAMILY DETACHED DWELLING LOT, FRONT LOADED	SINGLE FAMILY DETACHED DWELLING LOT, ALLEY LOADED ⁵	SINGLE FAMILY ATTACHED DWELLING (DUPLEX) LOT	SINGLE FAMILY ATTACHED DWELLING (ROWHOUSE) LOT ⁶	SINGLE FAMILY DETACHED DWELLING (ZERO LOT LINE) LOT ²	SINGLE FAMILY DETACHED DWELLING (CLUSTER) LOT ⁴	SINGLE-FAMILY DETACHED FOR RENT COTTAGES	MULTI-FAMILY ATTACHED DWELLING LOT
Minimum Lot/Parcel Area (sq. ft.)	4,400	3,520	4,000	1,800	2,500	2,000	2,000	12,000
Maximum Units per Structure			2	8				no limit ¹
Minimum Lot Width (ft.) (at building line)	40	32	45	24	30	40 ⁷	20	40
Minimum Front Setback (ft.)	20	10	20	10 & 12	20	10	10	15
Minimum Side Setback (ft.)	5	5	5	0 & 10 (exterior)	0 ² & 10	5	10	15
Minimum Rear Setback (ft.)	10	5	10	5	5 ³	5	5	15
Maximum Building Height (ft.)	35	35	35	35	35	35	35	60
Maximum Accessory Building Height (ft.)	15	15	15	15	15	15	15	15

¹ No limit on the number of apartment units per structure; 8 row home units per structure max.

² The dwelling on the zero lot line side may be offset from the lot line by no more than 5 ft. Projections, including eaves and gutters shall not overhang the zero lot line side of the lot and must be set back a minimum of 2 ft. from the property line.

³ Minimum rear setback is 3 ft. where rear entry garage is served by an alley, and 5 ft. where no alley is provided.

⁴ Vehicular access to individual cluster lots shall be provided via an internal drive or private street. Minimum corner lot setback (street-side) is 5 ft. from internal drive.

⁵ Corner lots 10' minimum side setback.

⁶ Rowhouses may be front or rear loaded, front loaded must have shared driveways.

⁷ Frontage not required provided dedicated perpetual access easement is in place.

* Additional housing types can be added at Sector Plan. Terminology between the sections 7.1, 8.4 and 9.6 will be aligned with each sector plan. This terminology alignment will not be considered an amendment to the DDCD, but an allowed clarification anticipated with each sector plan.

* 40' lots: when platted in contiguous parcels of 7 lots or more, a minimum of 25% of lots will be alley fed or have a shared driveway. All lots under 40' will have shared driveways or be alley fed.

8.5 MXD Lot Dimensional Standards

Reserved

8.6 Non-Residential Lot Dimensional Standards

	N-COMM NEIGHBORHOOD COMMERCIAL	F-COMM FLEX COMMERCIAL	L-IND LIGHT INDUSTRIAL	MXD MIXED-USE
Sq. Ft. Max	50,000			RESERVED
Lot Width (min. ft.)	60	60	60	
Lot Depth (min. ft.)	100	100	100	
Front Setback (min. ft.)	25	25	25	
Side Setback (min. ft.)	5	5	5	
Side Setback to Res. (min. ft.)	6 ¹	6 ¹	20	
Rear Setback (min. ft.)	20	20	20	
Rear Setback to Res. (min. ft.)	20 ¹	20 ¹	20 ¹	
Building Height, (max. ft.)	35	60	120	
Corner Lot Setback (min. ft.)	15	15	15	

¹ Setback adjoining one or two family use is 20 ft. plus 1 ft. for each foot of building height over 20 feet.

Setbacks presented above refer to building setbacks

8.7 Street Design Code

Mayfair streets will be developed to City of New Braunfels standards unless otherwise shown herein.

Intersection design, including bicycle lanes and paths, will be determined at the time of roadway design. Design will be in accordance with city code and accepted design standards.

	Local A Street	Local B Street	Minor Collector ⁶	Minor Collector w/ Bicycle Lanes	Major Collector	Major Collector w/ Bicycle Lanes	Minor Arterial	Minor Arterial w/ Bicycle Lanes	Minor Arterial with Shared Use Path	Parkway ⁷
Right-of-Way (min.)	50	56	60	72	90	102	98	110	100	200
Number of Lanes	2	2	3	3	4	4	4	4	4	4
Lane Width (min. ft.)	14	10-12	10-12	10-12	10	10	11	11	11	12
Pavement Width ¹ (min. ft.)	28	34	38	38	40	40	44	44	44	48
Parkway Width (min. ft.)	9	9	9	15	17	23	17	23	17	35
Median Width (min. ft.)	NR	NR	NR	NR	12	12	16	16	16	24
Sidewalk Width (ft.)	4/4	4/4	6/6	6/6	6/6	6/6	6/6	6/6	10/6 ²	10/6 ²
Shared Use Path	NR	NR	NR	NR	NR	NR	NR	NR	Yes ²	Yes ²
Bicycle Lane Width (ft.)				Yes ³		Yes ³		Yes ³		
Grade (max)	12.0%	10.0%	8.0%	8.0%	6.0%	6.0%	5.0%	5.0%	5.0%	5.0%
Grade (min.)	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Centerline Radius (min. ft.)	125	340	510	510	770	770	1200	1200	1200	1200
Street Trees	Yes ⁴	Yes ⁴	Yes ⁵	Yes ⁵	Yes ⁵	Yes ⁵	Yes ⁵	Yes ⁵	Yes ⁵	Yes ⁵
Max. Block Length (ft.)	750	1200 ⁸	NR	NR	NR	NR	NR	NR	NR	NR

NR denotes item as "Not Required"

¹ Pavement width excludes 2' wide curb and gutter

² 10' shared use path on one side of roadway

³ 6' off-street bicycle lane adjacent to 6' sidewalk on both sides of roadway.

⁴ Street trees will be sited on private property on Local Streets. 2" caliper trees will be planted every 40 LF or every lot if smaller than 40 LF. See 11.3.1 for Street Tree Standards.

⁵ Street trees locations every 50 linear feet, 3" caliper on collectors, arterials and parkway. Tree locations and species must be presented with Street Tree Planting Plan at Final Plat. See 11.3.1 for Street Tree Development Standards.

⁶ Lane configuration shown within 38' pavement shown for illustrative purposes. Alternate lane configurations are allowed with approval of City Engineer

⁷ Parkway Section is for illustrative purposes. Final section to be coordinated with the City of New Braunfels and TxDOT at platting Phase.

⁸ No more than seven (7) residential lots of 40' width or less will be platted contiguously without an increase in lot width, or a block break, as defined as break by road, trail, drainage, easement or parkland.

Figure 8-1 Cross Sections – Local A Street

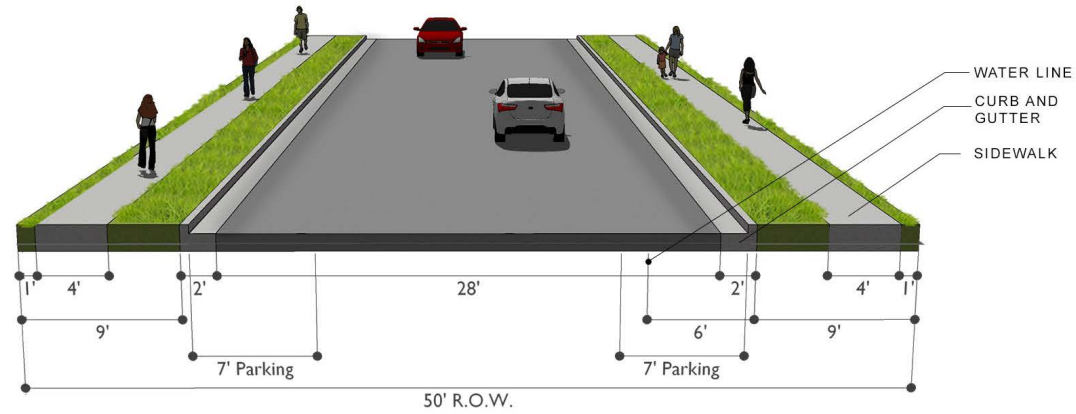
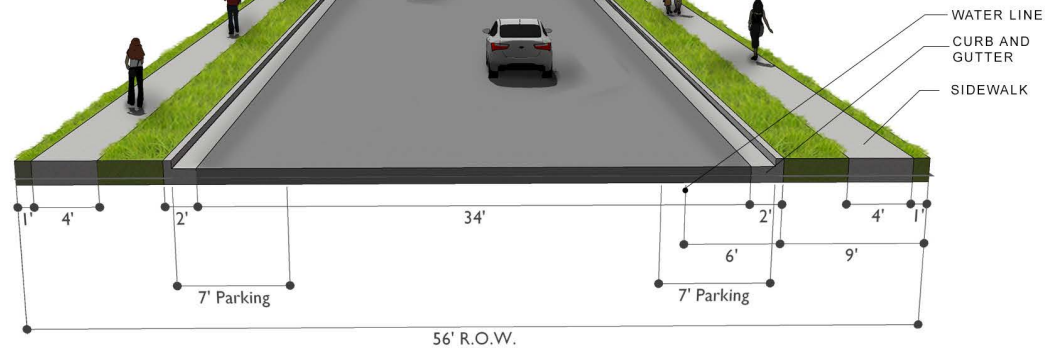


Figure 8-2 Cross Sections – Local B Street



NOTE: LANE CONFIGURATION SHOWN WITHIN 38' PAVEMENT SHOWN FOR ILLUSTRATIVE PURPOSES. ALTERNATE LANE CONFIGURATIONS ARE ALLOWED WITH APPROVAL OF CITY ENGINEER.

Note: Trees will be established by builders on local streets and residential collectors.
Note: All streets will be delivered to City of New Braunfels standards unless otherwise presented herein.

Figure 8-3 Cross Sections – Minor Collector

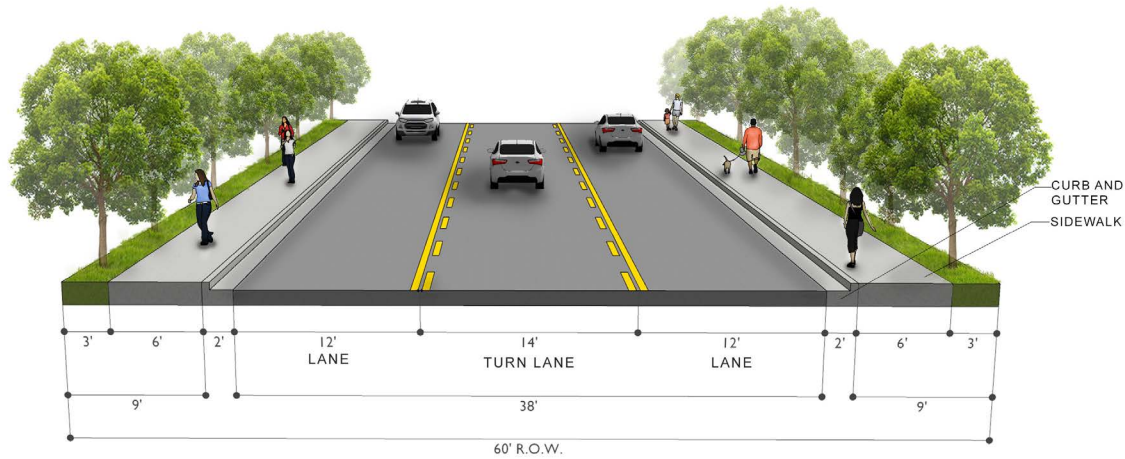
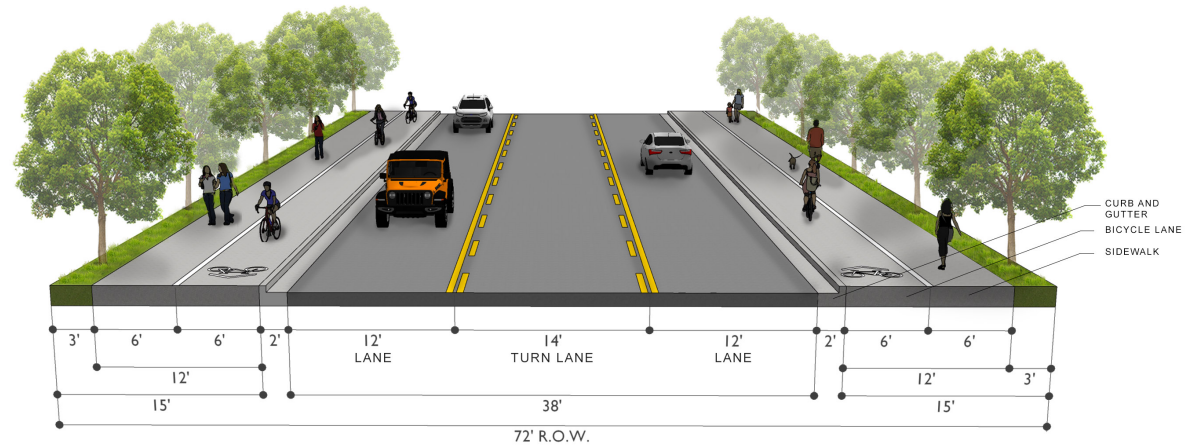


Figure 8-4 Cross Sections – Minor Collector w/ Bicycle Lane



NOTE: LANE CONFIGURATION SHOWN WITHIN 38' PAVEMENT SHOWN FOR ILLUSTRATIVE PURPOSES. ALTERNATE LANE CONFIGURATIONS ARE ALLOWED WITH APPROVAL OF CITY ENGINEER.

Note: All streets will be delivered to City of New Braunfels standards unless otherwise presented herein.

Figure 8-5 Cross Sections – Major Collector

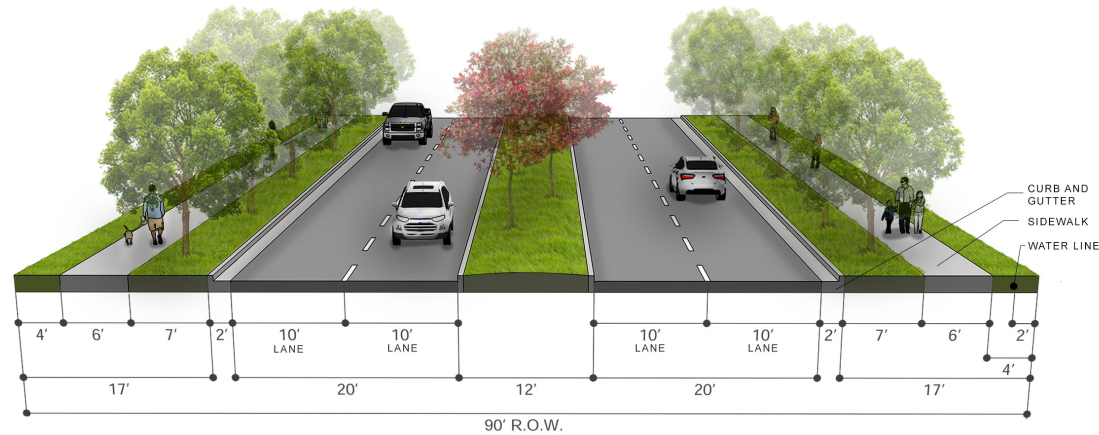
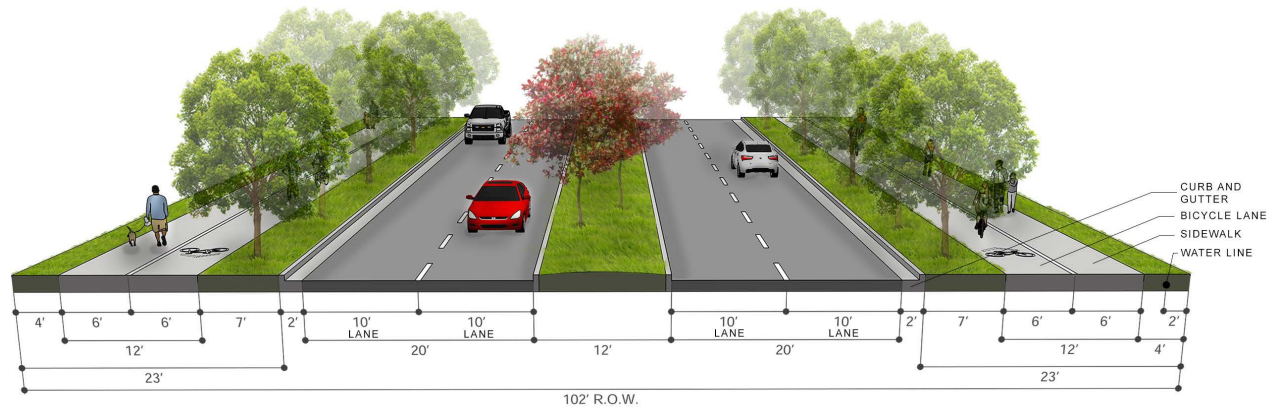


Figure 8-6 Cross Sections – Major Collector w / Bicycle Lane



Note: All streets will be delivered to City of New Braunfels standards unless otherwise presented herein.

Figure 8-7 Cross Sections – Minor Arterial

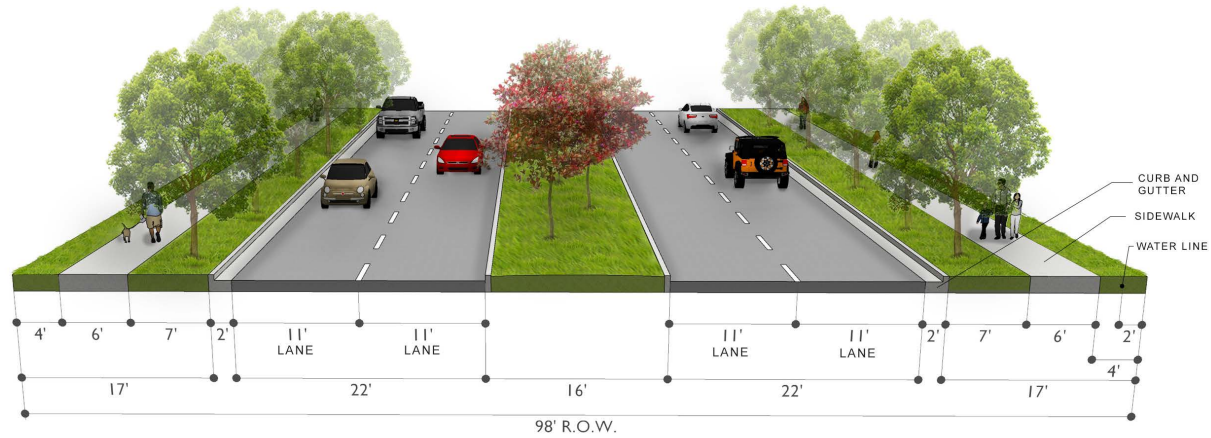
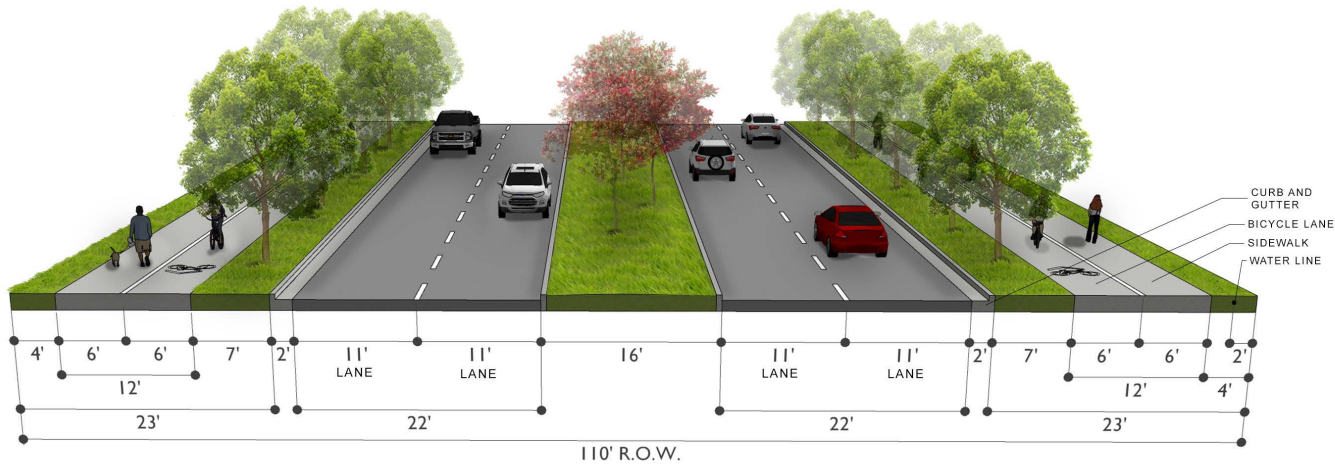


Figure 8-8 Cross Sections – Minor Arterial w / Bicycle Lane



Note: All streets will be delivered to City of New Braunfels standards unless otherwise presented herein.

Figure 8-9 Cross Sections – Minor Arterial with Shared Use Path

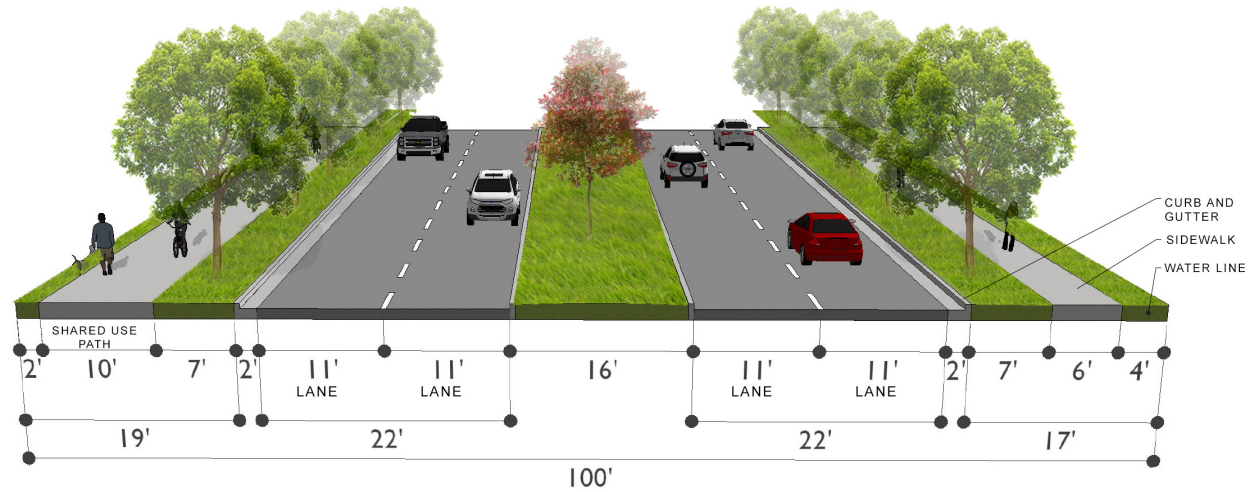
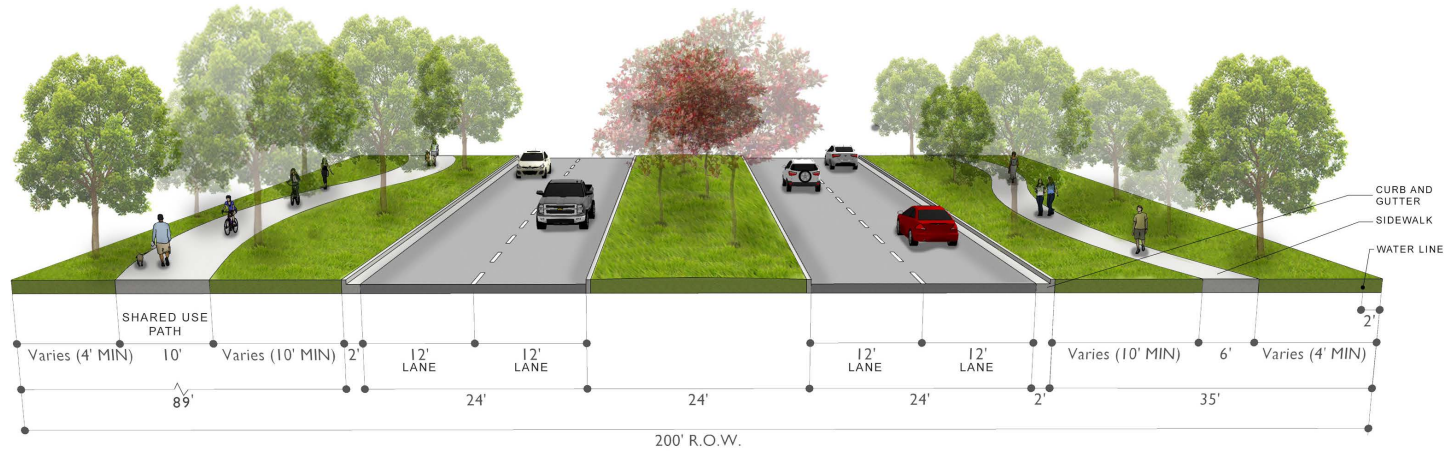


Figure 8-10 Cross Sections – Parkway



8.8 Connectivity Ratio

To facilitate efficient traffic, access by service and emergency vehicles, and promote vehicle mobility, Mayfair will achieve an internal connectivity ratio of 1.4.

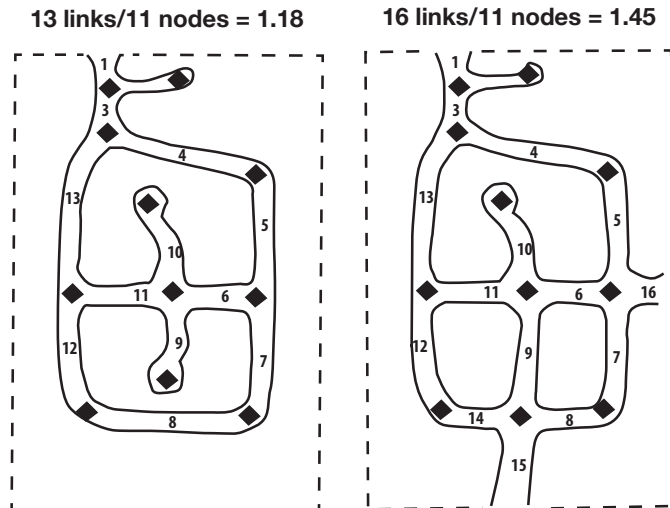
While the DDCD establishes the primary roads network within the community and externally to Mayfair, the connectivity ratio is aimed at ensuring roads within each residential plat/pod are designed to support ease of access and mobility.

Calculation:

Connectivity Ratio = Number of Street/Sidewalk Connections (links)/
intersections (nodes)

Each plat will achieve a minimum Connectivity Ratio of 1.4, ensuring that no plat put undue pressure on another to achieve an aggregated score.

Connectivity will be confirmed at Sector Plan but achieved by each individual plat.



PART E

LAND USE CODE

9 Land Use Code

9.1 Applicability

The code applies in the assessment of all applications for residential and non-residential use within the project.

9.2 Purpose

The purpose of this Code is to:

- I. Ensure the Guiding Principles are met.
- II. Ensure residential development, including ancillary structures, is compatible in scale, intensity and appearance with the purpose of the neighborhood.
- III. Ensure residential amenity is maintained.
- IV. Encourage a variety of housing product in an effort to provide affordable housing options and visual product diversity.

9.3 Development Standards

The applicable application shall comply with the minimum development standards of the City of New Braunfels Code of Ordinances §144 unless superseded by approved alternative development standards or this Mayfair DDGD.

9.3.1 Land Use Types

Mayfair is hereby divided into land use types as follows:

For the purpose of regulating and restricting the use of land and the erection, construction, alteration of and use of buildings or structures, the following Land Use Types are hereby created.

LAND USE		RESIDENTIAL PRODUCT TYPES ¹ (may include but not limited to)
RESIDENTIAL	MDR Mixed Density Residential	TF Single-family and two-family detached
		RH Rowhome attached
		ZH Zero lot line detached
		SC Single-family cluster detached
		SFR Single-family for rent cluster detached
		MF-1 Multi-family low density
		MF-2 Multi-family high density
NON-RESIDENTIAL	MXD High-intensity Mixed Use	
	N-Comm Neighborhood Commercial	
	F-Comm Flex Commercial	
	L IND Light Industrial District	

¹ Refer to 7.1 for Allowed Land Uses by Residential Product Type

In an effort to promote diversity and appropriate housing product, additional residential product types may be proposed or included.

9.3.1.1 Regulations for all Land Use Types

Except as provided in Part C and Part D of this DDCCD, the following shall apply;

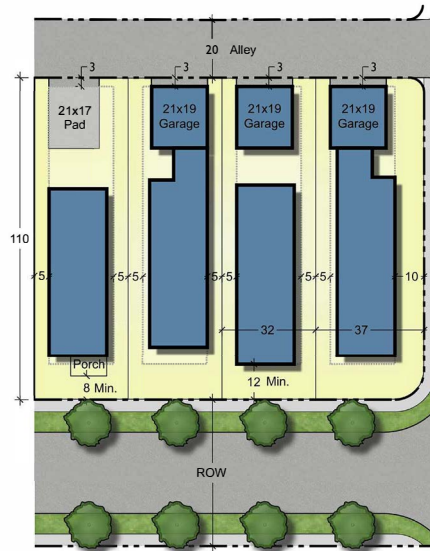
MINIMUM DEVELOPMENT STANDARD		
Use	1.1	No building or structure shall be erected, constructed, reconstructed or altered, nor shall any building, structure or land be used for any purpose other than is permitted in the Planning Area in which such building, structure or land is situated
Height	2.1	No building or structure shall be erected, constructed, reconstructed or altered to exceed the height limit herein established for the Planning Area in which such building or structure is located
Area	3.1	No lot area shall be reduced or diminished so that the building setbacks or other open spaces shall be less than prescribed by this chapter, nor shall the density of dwelling units be increased in any manner, except in conformity with the area regulations established herein. Every building hereafter erected shall be located on a lot as herein described. Buildings shall not cross lot lines.
Number of buildings on a lot or parcel	4.1	More than one main building is allowed on a lot or parcel as provided for in section 7.1. See Development Standards for ADUs in section 9.3.1.1.

MDR MIXED DENSITY RESIDENTIAL LAND USE		
Purpose	1.1	Development of a variety of low to medium density residential use types to create a diverse and inclusive neighborhoods that are sustainable.
Authorized Uses	2.1	Uses permitted by right shall be those set forth in the land use matrix in Part C.
Height and Area Requirements	3.1	See Part D section 8.4

TF SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL PRODUCT TYPES

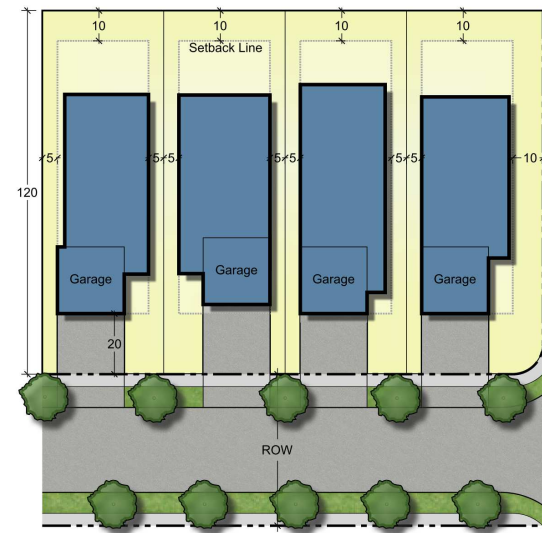
Purpose	1.1	Development of single-family residences and associated uses as well as for development on larger parcels of land of low density two-family duplex units.
Authorized Uses	2.1	Uses permitted by right shall be those set forth in the land use matrix in Part C.
Height and Area Requirements	3.1	See Part D section 8.4
	3.2	Single family detached narrower than 40' will be alley loaded.

Examples of TF Single-Family and Two-Family Residential Product Types



32' (34' & 40') Single Family Alley-Loaded Lots

Width: 32' (+5' on corners)
Depth: 110'
Access: Rear Alley
Front Setback: 12' min. (Porch may encroach, 10' min setback)
Rear Setback: 5' min. (garage or pad)
Side Setback: 5' min.



40' Single Family Front-Loaded Lots

Width: 40' (+5' on corners)
Depth: 110'
Access: Front
Front Setback: 20' min.
Rear Setback: 10' min.
Side Setback: 5' min.

Example of TF Single-Family and Two-Family Residential Product Types



52' Two Family Shared Driveway

Width: 52' (+5' on corners)

Depth: 125'

Access: shared drive, rear

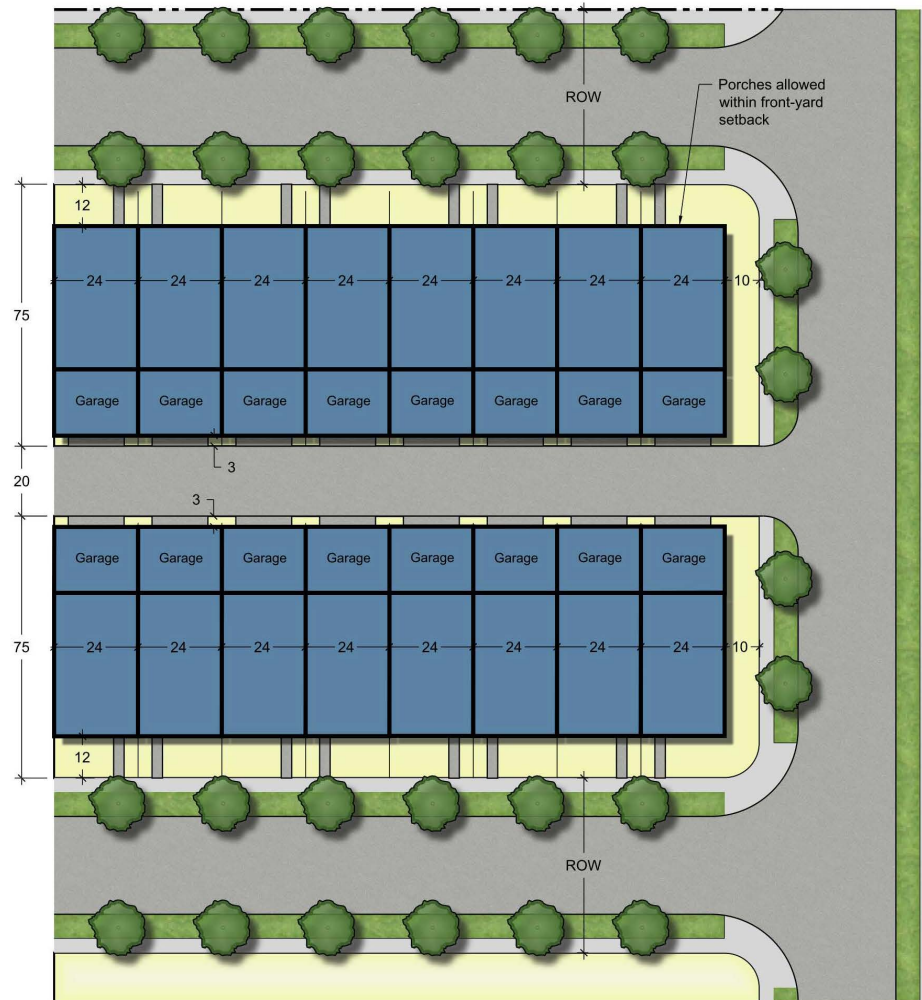
Front Setback: 12' min. (Porch may encroach, 8' min setback)

Rear Setback: 10' min. (garage or pad)

Side Setback: 5' min./7' min. (+ 5' on corners)

RH ROWHOME ATTACHED RESIDENTIAL PRODUCT TYPE																													
Purpose	1.1	Development of single-family residential rowhomes.																											
Authorized Uses	2.1	Uses permitted by right shall be those set forth in the land use matrix in Part C.																											
Height and Area Requirements	3.1	<table border="1"> <thead> <tr> <th></th><th>Fee Simple</th><th>Condominium</th></tr> </thead> <tbody> <tr> <td>Minimum Lot Parcel</td><td>1,800</td><td>7,380</td></tr> <tr> <td>Max Units per Structure</td><td>8</td><td>8</td></tr> <tr> <td>Minimum Lot Width (ft.)</td><td>24</td><td>82</td></tr> <tr> <td>Minimum Front Setback (ft.)</td><td>10 & 12</td><td>15</td></tr> <tr> <td>Minimum Side Setback (ft.)</td><td>0 & 10 (exterior)</td><td>5</td></tr> <tr> <td>Minimum Rear Setback (ft.)</td><td>5</td><td>10</td></tr> <tr> <td>Maximum Building Height (ft.)</td><td>35</td><td>35</td></tr> <tr> <td>Maximum Accessory Building Height</td><td>15</td><td>15</td></tr> </tbody> </table>		Fee Simple	Condominium	Minimum Lot Parcel	1,800	7,380	Max Units per Structure	8	8	Minimum Lot Width (ft.)	24	82	Minimum Front Setback (ft.)	10 & 12	15	Minimum Side Setback (ft.)	0 & 10 (exterior)	5	Minimum Rear Setback (ft.)	5	10	Maximum Building Height (ft.)	35	35	Maximum Accessory Building Height	15	15
	Fee Simple	Condominium																											
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Minimum Front Setback (ft.)	10 & 12	15																											
Minimum Side Setback (ft.)	0 & 10 (exterior)	5																											
Minimum Rear Setback (ft.)	5	10																											
Maximum Building Height (ft.)	35	35																											
Maximum Accessory Building Height	15	15																											
RH DEVELOPMENT STANDARDS																													
Common Open Space	4.1	A minimum of 250 square feet of common open space per lot shall be provided within the rowhome project. In computing the required common open space, individually owned row home 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 shall not be included. Drainage easements and detention ponds may be used in computing common open space.																											
Building Group	5.1	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.																											
Accessory Buildings	6.1	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 setbacks for an accessory building shall be three feet.																											
Parking	7.1	There shall be at least two off-street parking spaces for each rowhome. Garage parking will apply toward this requirement. See City of New Braunfels Code of Ordinance §144-5.1 for other permitted uses' parking.																											

Example of RH Rowhome Residential Product Type (Non-Exclusive)



24' Alley Loaded Rowhome

Width: 24' (10' on corners)

Depth: 75'

Access: rear alley

Front Setback: 12' min. (Porches may encroach-10' setback)

Rear Setback: 5' min. (garage or pad)

Side Setback: 0' (10' separation between buildings)

ZH ZERO LOT LINE DETACHED RESIDENTIAL PRODUCT TYPE

Purpose	1.1	Development of detached single-family residences on compact lots having one side building setback reduced to zero feet, also commonly referred to as “zero lot line,” and having a minimum lot size of 4,000 square feet.	
Height and Area Requirements	2.1	Minimum Lot/Parcel Area	2,500
		Minimum Lot Width (ft.)	30
		Minumum Front Setback (ft.)	20
		Minimum Side Setback (ft.)	0 ¹ & 10
		Minimum Rear Setback (ft.)	5/3 ²
		Maximum Building Height (ft.)	35
		Maximum Accessory Building Height (ft.)	15
		¹ The dwelling on the zero lot line side may be offset from the lot line by no more than 5 ft. ² Minimum rear setback is 3 ft. where rear entry garage is served by an alley, and 5 ft. where no alley is provided.	
Minimum Area	3.1	Not less than three lots with common side lot lines will be permitted for zero lot line homes.	
Zero Lot Line Wall	4.1	No door or window openings shall be built into the side wall facing the zero lot line side except those that are more than three feet from the property line and do not occupy more than 25% of the wall area.	
Overhang	5.1	Projections, including eaves and gutters shall not overhang the zero lot line side of the of the lot and must be set back a minimum of 2 ft. from the property line.	
Maintenance, Drainage and Overhang Easement	6.1	A maintenance, drainage 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. Must be included on subdivision plat.	
Parking	7.1	There shall be at least two off-street parking spaces for each zero lot line home. Garage parking will apply toward this requirement.	
International Residential Code	8.1	Construction of ‘zero lot line’ homes must also comply with all fire resistant construction requirements as stated in the International Residential Code and any amendments to the code as adopted by the City of New Braunfels	

Examples of ZH Zero Lot Line Residential Product Types



40' Zero Lot Line Front-Loaded Lot

Width: 40'

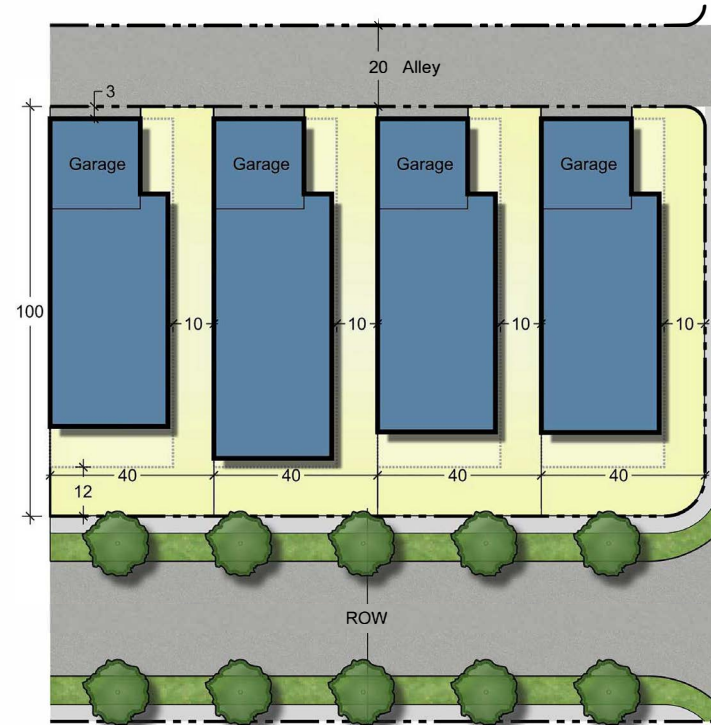
Depth: 100'

Access: Front

Front Setback: 20' min.

Rear Setback: 5' min.

Side Setback²: 10' min. and 0' min. ¹



40' Zero Lot Line Alley-Loaded

Width: 40'

Depth: 100'

Access: Rear Alley

Front Setback: 12' min.

Rear Setback: 5' min. (garage or pad)

Side Setback²: 10' min. and 0' min. ¹

¹ The dwelling on the zero lot line side may be offset from the lot line by no more than 5ft.

² Projections, including eaves and gutters shall not overhang the zero lot line side of the lot and must be set back a minimum of 2ft. from the property line.

SC SINGLE-FAMILY CLUSTER DETACHED RESIDENTIAL PRODUCT TYPE

Purpose	1.1	Development of detached single-family residences in a cluster configuration providing common space for all.															
Development Standards	2.1	A minimum of 150 sq.ft. of common open space, with a minimum width of 10 ft., is provided per dwelling															
	2.2	Common open space shall exclude streets, alleys, public ROW, vehicular drives, parking areas, service drives or utility easements. Up to 30% of common open space may include drainage easements and detention ponds only where such facilities are accessible for use by residents or are low impact development measures.															
Height and Area Requirements	3.1	<table><tr><td>Minimum Lot/Parcel Area</td><td>2,000</td></tr><tr><td>Minimum Lot Width (ft.)</td><td>10</td></tr><tr><td>Minimum Front Setback (ft.)</td><td>10</td></tr><tr><td>Minimum Side Setback (ft.)</td><td>5</td></tr><tr><td>Minimum Rear Setback (ft.)</td><td>5</td></tr><tr><td>Maximum Building Height (ft.)</td><td>35</td></tr><tr><td>Maximum Accessory Building Height (ft.)</td><td>15</td></tr></table>		Minimum Lot/Parcel Area	2,000	Minimum Lot Width (ft.)	10	Minimum Front Setback (ft.)	10	Minimum Side Setback (ft.)	5	Minimum Rear Setback (ft.)	5	Maximum Building Height (ft.)	35	Maximum Accessory Building Height (ft.)	15
		Minimum Lot/Parcel Area	2,000														
		Minimum Lot Width (ft.)	10														
		Minimum Front Setback (ft.)	10														
		Minimum Side Setback (ft.)	5														
		Minimum Rear Setback (ft.)	5														
		Maximum Building Height (ft.)	35														
		Maximum Accessory Building Height (ft.)	15														
Vehicular access to individual cluster lots shall be provided via an internal drive or private street. Minimum corner lot setback (street-side) is 5 ft. from internal drive.																	

Example of SC Single-Family Detached Cluster Residential Product Types



40' Shared Drive Cluster Home - with Access Easement

Width: 40' - 55' (+5' on corners)

Depth: 100' - 110'

Access: shared autocourt

Front Setback: 12' min. (for lots on ROW)

Rear Setback: 10' min.

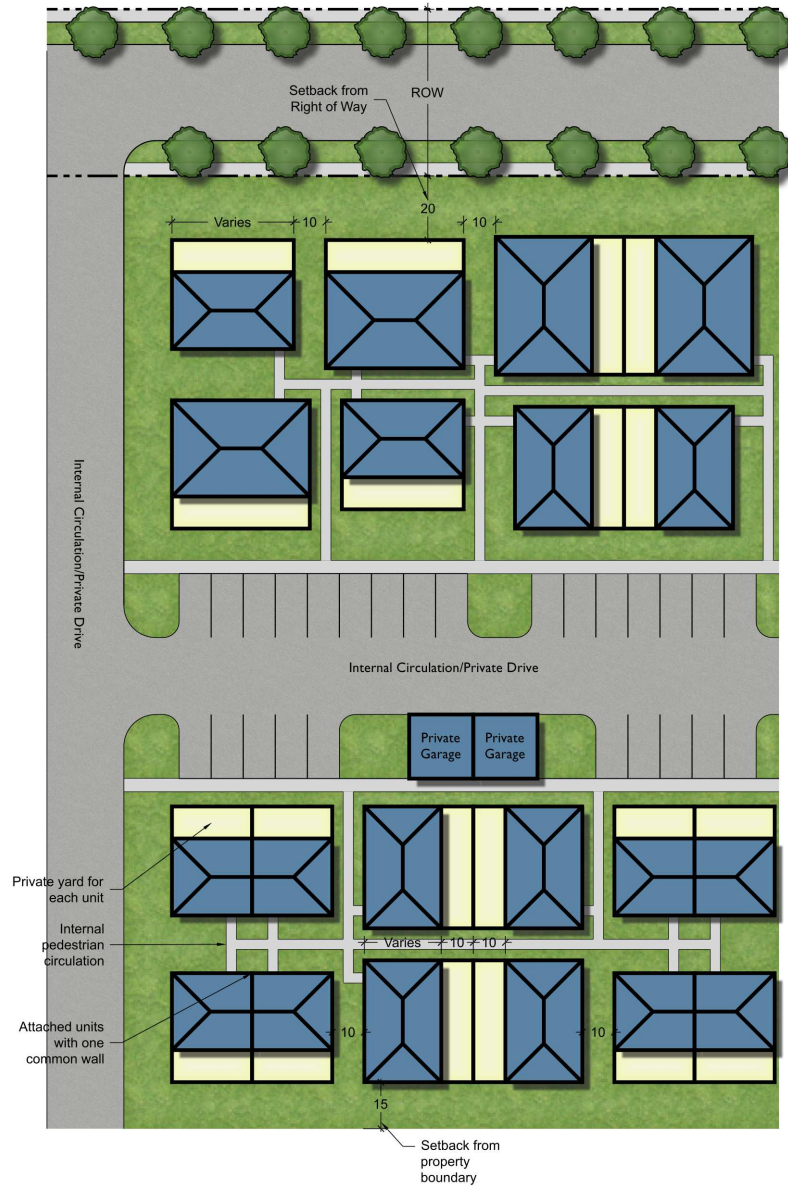
Side Setback: 5' min./10' min. (+5' on corners)

Lots do not require frontage provided dedicated perpetual access easement.

Subject to fire code.

SFR SINGLE-FAMILY CLUSTER RESIDENTIAL PRODUCT TYPE		
Purpose	1.1	Development of attached or detached single-family detached residences in a cluster configuration.
	1.2	This land use type is applicable for rent or for sale (condo)
Authorized Uses	2.1	Uses permitted by right shall be those set forth in the land use matrix in Section C.
Minimum Area	3.1	A minimum of 150 sq. ft. of common open space, with a minimum width of 10 ft., is provided per dwelling.
	3.2	Common open space shall exclude streets, alleys, public ROW, vehicular drives, parking areas, service drives or utility easements. Up to 30% of common open space may include drainage easements and detention ponds only where such facilities are accessible to use by residents or are low impact development measures.
Height and Area Requirements	4.1	See Part D section 8.4

Example of SFR Single-Family Cluster Residential Product Type



Single Family for Rent Cottages

Width: Lot width varies

Depth: Lot depth varies

Access: Internal circulation, common parking lots, private garages

Setback from ROW: 20' min

Setback from Property Boundary

Unit Separation: 10' min.

Parking configuration will be formalized at permit submittal.

MF-1 MULTI-FAMILY LOW DENSITY RESIDENTIAL PRODUCT TYPE

Purpose	1.1	Development of multiple-family, apartment residences at not more than 14 units per acre.										
Height and Area Requirements	2.1	Residential: See Part D section 8.4										
	2.2	Non-residential: Reserved										
Accessory Uses	3.1	Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.										
Lot Coverage	4.1	The combined area of all yards shall not be less than 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.										
Distance Between Structures	5.1	There shall be a minimum of 10 feet between structures side by side; a minimum of 30 feet between structures side by front or rear; a minimum of 50 feet between structures front to front; and a minimum of 20 feet between structures backing rear to rear; and a minimum of 20 feet between structures front to rear.										
Parking	6.1	For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule: <table><tr><th>Bedrooms</th><th>Parking Spaces (Per Unit)</th></tr><tr><td>1</td><td>1.5</td></tr><tr><td>2</td><td>2</td></tr><tr><td>each additional bedroom</td><td>0.5</td></tr><tr><td>Dwelling unit for low-income elderly (55 yrs+ with low/moderate income as per HUD</td><td>0.75</td></tr></table>	Bedrooms	Parking Spaces (Per Unit)	1	1.5	2	2	each additional bedroom	0.5	Dwelling unit for low-income elderly (55 yrs+ with low/moderate income as per HUD	0.75
Bedrooms	Parking Spaces (Per Unit)											
1	1.5											
2	2											
each additional bedroom	0.5											
Dwelling unit for low-income elderly (55 yrs+ with low/moderate income as per HUD	0.75											

MF-2 MULTI-FAMILY HIGH DENSITY RESIDENTIAL PRODUCT TYPE

Purpose 1.1 Development of multiple-family residences at not more than 24 units per acre.

Authorized Uses 2.1 Uses permitted by right shall be those set forth in the land use matrix in section C.

Height and Area Requirements 3.1 Residential: See Part D section 8.4
3.2 Non-residential: Reserved

ACCESSORY DWELLING UNITS (ADU)

Purpose 1.1 Development of Accessory Dwelling Units (ADUs) to serve as on-site secondary living space, including a guest cottage, in-law suite or garage loft.

Authorized Uses 2.1 Uses permitted as set forth in the land use matrix section C.

Height and Area Requirements 3.1 Maximum size: 1,100 sq.ft.
3.2 Maximum height of ADU shall not exceed the height of the primary structure, unless otherwise restricted in this document.
3.3 Side setback minimum 5 ft.
3.4 Rear setback minimum 5 ft.
3.5 The ADU shall not occupy more than 30 percent of the rear yard.
3.6 ADUs may be furnished as separate living quarters, including all utilities and full kitchens.

MXD MIXED USE LAND USE

Purpose 1.1 The MXD mixed use land use is intended to provide for a mixture of retail, office, and residential 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 land use. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

Authorized Uses 2.1 RESERVED

N-COMM NEIGHBORHOOD COMMERCIAL LAND USE

Purpose 1.1 To provide office, business and professional services, and light retail and commercial uses to serve adjacent neighborhoods. The uses found in the neighborhood business land use are generally clustered at major intersections of collector streets near the perimeters of residential neighborhoods. No major shopping or office centers are included in this land use. No use that is noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas shall be included in this land use.

Authorized Uses 2.1 Uses permitted by right shall be those set forth in the land use matrix in section C.

Height and Area Requirements 3.1 Building Heights and Setbacks

Sq. Ft. Max	50,000
Lot Width (min. ft.)	60
Lot Depth (min. ft.)	100
Front Setback (min.ft.)	25
Side Setback (min. ft.)	5
Side Setback to Res. (min. ft.)	6 ¹
Rear Setback (min. ft.)	20
Rear Setback to Residential (min. ft.)	20 ¹
Building Height (max. ft.)	35
Corner Lot Setback (max ft.)	15

¹ Setback adjoining one to two-family use is 20 ft. plus 1 ft. for each foot of building height over 20'.

F-COMM FLEX COMMERCIAL LAND USE

Purpose 1.1 To provide areas for a broad range of office and retail uses. This land use should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.

Authorized Uses 2.1 Uses permitted by right shall be those set forth in the land use matrix in section C.

Height and Area Requirements 3.1 Building Heights and Setbacks

Lot Width (min. ft.)	60
Lot Depth (min. ft.)	100
Front Setback (min.ft.)	25
Side Setback (min. ft.)	5
Side Setback to Residential (min. ft.)	6 ¹
Rear Setback (min. ft.)	20
Rear Setback to Residential (min. ft.)	20 ¹
Building Height (max. ft.)	60
Corner Lot Setback (max ft.)	15

¹ Setback adjoining one to two-family use is 20 ft. plus 1 ft. for each foot of building height over 20'.

L-IND LIGHT INDUSTRIAL LAND USE

Purpose 1.1 For the conduct of light manufacturing, assembling and fabrication activities, distribution, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, railways or other means of transportation.

Authorized Uses 2.1 Uses permitted by right shall be those set forth in the land use matrix in section C.

2.2 Authorized uses include any comparable business or use not included in or excluded from any other land use described in Part C provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Setbacks and Lot Configuration 3.1 Building Heights and Setbacks

Lot Width (min. ft.)	60
Lot Depth (min. ft.)	100
Front Setback (min.ft.)	25
Side Setback (min. ft.)	5
Side Setback to Residential (min ft.)	20 ¹
Rear Setback (min. ft.)	20
Rear Setback to Residential (min. ft.)	20 ¹
Building Height (max. ft.)	120
Corner Lot Setback (max ft.)	15

¹ Setback adjoining one to two-family use is 20 ft. plus 1 ft. for each foot of building height over 20'.

L-IND BUILDING STANDARDS FOR PRIMARY FACADES FACING PUBLIC STREETS		
Building Articulation	4.1	Buildings with facades 100 feet or greater in length shall incorporate offsets, recesses, projections, notches, horizontal or vertical wall articulation, or other design feature providing similar relief every 100 feet along the length of the façade.
Building Design Elements	4.2	<p>Buildings shall incorporate four or more of the following at building corners and main entryways:</p> <ul style="list-style-type: none"> • Lighting features (as per lighting standards) • Awnings; • Canopies; • Alcoves; • Windows or other glazing feature; • Recessed entries; • Ornamental cornices; • Pillar posts; and/or • Other building elements that contribute to the human scale of a building.
Exterior Building Materials	4.3	<p>Buildings shall incorporate one or more of the following building materials at building corners and main entryways:</p> <p>At least 80 percent of the vertical walls of all applicable buildings (excluding doors and windows) shall be finished in two or more of the following primary materials;</p> <ul style="list-style-type: none"> • Brick, stone, cast stone, rock, marble, granite; • Glass block, tile; • Stucco or plaster; • Glass; • Split-face concrete block, poured-in-place concrete, and tilt-wall • concrete including, but not limited to, concrete panels with acrylic or similar coating; and/or • Fiber cement, such as James Hardie brand products or equivalent.
Garage and Overhead Doors	4.4	Garage and overhead doors facing a public roadway, public park or residential neighborhood shall be screened with landscaping, as per section 11.3.2
Roof Treatments	4.5	<p>Parapets on facades facing public streets shall be used to screen roof top equipment on flat roofs to help limit visibility from such public streets.</p> <p>Where overhanging eaves are used, overhangs are encouraged to be no less than two feet beyond the supporting walls.</p>

9.6 Housing Product Diversity

To promote a variety of housing product in scope, form and affordability, Mayfair will regularly evaluate product diversity.

Mayfair's Housing Diversity Program is designed to:

- Support affordable housing in both rental and whole ownership
- Allow for easy evaluation
- Confirm execution of built product
- Encourage new and diverse residential products, supporting the need for Missing Middle housing

Housing Diversity Milestones:

- 1st Quartile: at least 5 housing types from at least 2 categories
- 2nd Quartile: at least 7 housing types from at least 3 categories
- 3rd Quartile: at least 8 housing types from at least 3 categories
- 4th Quartile: at least 8 housing types from at least 4 categories

* Additional housing types can be added at Sector Plan. Terminology between the sections 7.1, 8.4 and 9.6 will be aligned with each sector plan. This terminology alignment will not be considered an amendment to the DDCCD, but an allowed clarification anticipated with each sector plan.

CATEGORIES	HOUSING TYPES (EXAMPLES)
SF Detached For Sale	SF Detached 70'+
	SF Detached 55'-69'
	SF Detached 45'-54'
	SF Detached 40'-44'
	SF Detached 40'44' Alley fed
	SF Cluster
	SF Zero Lot Line
SF Detached For Rent	SF Detached 55'-69'
	SF Detached 45'-54'
	SF Detached 40'-44'
	SF Cluster for Rent
Attached For Sale	Attached Units (Townhomes/Rowhomes)
	Attached Unit (Duplex-Quadplex)
	Attached Bungalow Court
Attached For Rent	Attached Unit (Townhomes/Rowhomes)
	Attached Unit (Duplex-Quadplex)
	Attached Unit Bungalow Court
Multi-Family	Dwelling Unit MF building large
	Dwelling Unit MF building small
ADU	Accessory dwelling unit large
	Accessory dwelling unit small

PART F

PARK USE CODE

10 Park Use Code

10.1 Applicability

This Code applies in the assessment of all applications for a park use within the project.

10.2 Purpose

The objectives in developing the project are to:

- I. Ensure the Open Space/Environment/Parks and Amenities Guiding Principles and Objectives are met.
- II. Provision is made for sufficient parks to:
 - meet the needs of the project and to ensure that the environmental and scenic values of the area are protected;
 - meets or exceeds the City's minimum parkland dedication standard;
 - identify acreage standards required by park type;
 - provide a diversity of settings and recreational opportunities;
 - support riparian corridors and significant vegetation and habitat areas where present on the site;
 - provide connectivity, both internal and external to the project;
 - support multi-modal movement through the community using trails to connect neighborhoods and amenities to parks;
 - support the goal for shared parking for trails and public park use;
 - mitigate drainage impacts through varied park and open space throughout the community;
 - align with park types and standards in City of New Braunfels Parks and Recreation Strategic Master Plan;
 - identify appropriate and applicable park amenities as prioritized in the City of New Braunfels Parks & Recreation Strategic Master Plan.

10.3 Development Standards

The applicable application shall comply with the minimum development standards of this Code unless superseded by approved alternative development standards.

Where there is a conflict between this Code and other codes, such a conflict is to be resolved in accordance with Figure 2-2.

Table 10-1 All Parks – General

MINIMUM DEVELOPMENT STANDARD		
General	1.1	A Park Master Plan prepared by a certified landscape architect shall be submitted as part of a Sector Plan application for community parks and greenbelts/conservation parks/trails, and as a Plat Application for all other parks.
	1.2	Where a park is proposed to be dedicated as public park land and district-managed it shall comply with the Development Agreement, Code of Ordinances §118-57 or specified in this section.
	1.3	Parks will align in classification and design principles with the City of New Braunfels Parks & Recreation Strategic Master Plan.
	1.4	Park programming will reference the City of New Braunfels Parks & Recreation Strategic Master Plan and feedback from Parks and Recreation staff to deliver high priority amenities where possible.
Total Park Land and Trail Mileage	2.1	A minimum of 300 acres of park land will be District-managed and open to the public, this is to be achieved through a combination of neighborhood and Community Parks and Greenbelts/Conservation Parks/Trails.
	2.2	A community trail network traversing over 30 miles and will be comprised of 10' shared use paths, 6' protected bicycle lanes and on-street trails (sidewalks).
	2.3	A park trail network will include 13 miles of recreational trails to be comprised of nature and interior walking loops.
	2.4	All residential units will be located within 1/4 mile of Mayfair park land as described herein.
Design Standards	3.1	<p>All Parks will aim to achieve the following goals where reasonable;</p> <ul style="list-style-type: none"> • High visibility from sidewalks, streets & buildings • Provide opportunities for shade and sun, • Incorporate water elements • Incorporate wind protection • Provide opportunities for art • Integrate with adjacent public rights-of-way • Provide opportunities to connect with civic facilities (public parks) • Provide opportunities to connect to multi-modal facilities (i.e., bike, HBT, or transit) • Support universal accessibility • Incorporate sustainable design (native plants, rainwater irrigation, etc.)

10-1 Park Dedication/Development Schedule

		1ST HALF QUARTILE 1	2ND HALF QUARTILE 1	QUARTILE 2	QUARTILE 3	QUARTILE 4	PROJECT TOTAL
Residential Units (at Building Permit)		750	750	1,500	1,500	1,500	6,000 units
PARK TYPE		Minimum Development Schedule					
Private Parks	Pocket Parks		2 parks	1 park	2 parks	2 parks	7 Pocket Parks
	Recreation Centers		1 Rec Center			1 Rec Center	2 Rec Centers
Public Parks	Greenbelts/Conservation Parks/Trails	18 acres	38 acres	15 acres	TBD (combined w/Community Parks = 75 acres)	TBD (combined w/Community Parks = 95 acres)	133 acres
	Community Parks	18 acres		10 acres			120 acres
	Natural Area/Easement	TBD (pending utility easement agreements and development progression)					77 acres
Minimum Total Dedicated Public Parks Acreage		36 acres	38 acres	25 acres	94 acres	80 acres	331 acres
Total Parks Investment		\$1,528,500	\$1,528,500	\$3,057,000	\$3,057,000	\$3,057,000	\$12,228,000.00

Note: Owner may satisfy any or all of its obligations in the Park Schedule in advance of the schedule.

10.3.2 Community Parks

MINIMUM DEVELOPMENT STANDARD		
General	1.1	<p>A total of three Community Parks will be created within the community in accordance with the Parkland Dedication/Development Schedule in 10-1.</p> <p>Note: The Master Developer reserves the right to determine the location of such park and no development approval shall be withheld or delayed in relation to such park unless the final Sector Plan for the area is filed and the standard has not yet by satisfied in that Sector Plan or a prior Sector Plan.</p>
Programming Schedule	2.1	Community Parks will align with the Park Classification and Park Design Principles as stated in the City of New Braunfels Parks and Recreation Strategic Master Plan.

10.3.3 Pocket Parks

MINIMUM DEVELOPMENT STANDARD		
General	1.1	A minimum of seven (7) Pocket Parks will be created in the project in accordance with Parkland Dedication/Development Schedule in Table 10-1.
	1.2	A Pocket Park will be no less than 0.25 acre in size.
	1.3	Pocket Parks will operate as private parks for the sole use of residential property owners and tenants as designated in the CC&Rs.
	1.4	Pocket Parks will be located within residential neighborhoods, and will not be adjacent to major roadways.
	1.5	Pocket Parks will have a minimum of 50 ft. of frontage to at least one minor roadway.
	1.6	In a Pocket Park, sidewalk or shared use path adjacent to a street will suffice as sidewalk requirement.
Programming Schedule	2.1	Pocket Parks will align with the Park Classification and Park Design Principles as stated in the City of New Braunfels Parks and Recreation Strategic Master Plan.
	2.2	Pocket Parks may include lawn areas, picnic shelters and tables, play equipment, or other amenities that area appropriate for the demographics and neighborhood activities.

Pocket Park Examples

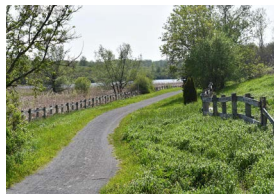


10.3.4 Greenbelts/Conservation Parks/Trails

MINIMUM DEVELOPMENT STANDARD		
General	1.1	Greenbelts/Conservation Parks/Trails shall be located along large utility corridors and channels.They are designed to connect people to places within Mayfair and may include paved or natural trails.
	1.2	Mayfair's Greenbelts/Conservation Parks/Trails are planned to comprise 54 acres and span over 13 miles.
Programming Schedule	2.1	Greenbelts/Conservation Parks/Trails will align with the Park Classification and Park Design Principles as stated in the City of New Braunfels Parks and Recreation Strategic Master Plan.
	2.2	Programming may include natural or paved trails, including mountain bike trails.
	2.3	Major and minor trailheads will be located within 1/4 mile of the locations on the Open Space/Environment/Parks and Amenities framework.
	2.4	Major trailheads shall include shade (either via plantings or a formal structure), seating, restrooms, trash and recycling receptacle including pet waste receptacle, directional signage with park/trail rules, and a drinking fountain, including a pet drinking fountain
	2.5	Parking shall be provided within 600 ft. of a major trailhead as per Table 12-2.
	2.6	Where on-street parking is permitted in accordance with Table 12-1, on-street parking shall satisfy the requirements of this development standard.
	2.7	Minor trailheads shall include shade (either via plantings or a formal structure) trash and recycling receptacle and directional signage with park/trail rules.
	2.8	Trail Accessways (maintained natural paths within easements) will be located on every cul de sac with lots backing to parks or community trails.



Example: Mountain Bike Trail



Example: Nature Trail



Example: Utility Corridor Trail



Example: Riparian Trail



Example: Parkway Utility Trail

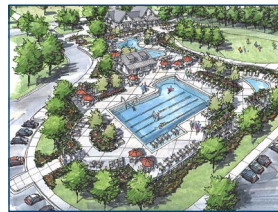


Example: Shared Use Path

10.3.5 Recreation Centers

MINIMUM DEVELOPMENT STANDARD		
General	1.1	A minimum of two (2) Recreation Centers will be created in Mayfair for the sole use of Mayfair residents as per community CC&Rs. Each Recreation Center will be located on a minimum of 5 acres.
	2.1	Recreation Centers that are intended to function as private parks shall comply with the development standards required for public parks.
Programming Schedule	2.2	Recreation Centers, such as clubhouses, gyms, standalone swimming pools and tennis courts etc., which are not intended to function as a private park, shall not be required to comply with this Code.

Recreation Center Examples



10.3.6 Trailhead

MINIMUM DEVELOPMENT STANDARD		
Location	1.1	Major and minor trailheads will be located within ¼ mile of the locations as presented on the Open Space/Environment/Parks and Amenities Framework.
Programming Schedule	2.1	Major trailheads shall include shade (either via plantings or a formal structure), seating, restrooms, trash and recycling receptacle including pet waste receptacle, directional signage with park/trail rules, and a drinking fountain, including a pet drinking fountain
	2.2	Parking shall be provided within 600 ft. of a major trailhead as per Table 12-2. Where on-street parking is permitted in accordance with Table 12-1, on-street parking shall satisfy the requirements of this development standard.
	2.3	Minor trailheads shall include shade (either via plantings or a formal structure) trash and recycling receptacle and directional signage with park/trail rules.

PART G

GENERAL CODES

11 Landscape & Lighting

11.1 Applicability

This Code applies in the assessment of all applications within the project.

11.2 Purpose

The purpose of this Code is to:

- I. Ensure the Guiding Principles are met.
- II. Create aesthetically pleasing, safe and functional environments for people to live, work, visit and invest.
- III. Contribute to the legibility and character of the project.
- IV. Integrate stormwater and water quality BMP facilities into landscape design.
- V. Provide attractive streetscapes that reinforce the functions of a street and enhance the amenity of buildings.
- VI. Ensure that landscaping is a functional part of development design.
- VII. Support community cohesive presentation through landscape & lighting.
- VIII. Provide landscaping as a visually appealing buffer in high density areas.
- IX. Deliver a landscaping plan that supports the community's overarching goal of utilizing Low Impact Development methods where ever possible.

11.3 Development Standards

The applicable application shall comply with the minimum development standards of this Code unless superseded by approved alternative development standards.

Where there is a conflict between this Code and other codes, such a conflict is to be resolved in accordance with Figure 2-2.

11.3.1 Landscaping – General

MINIMUM DEVELOPMENT STANDARD		
General	1.1	A Landscape Plan shall be submitted as part of a Building Permit/Site Plan application.
	1.2	Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.
	1.3	Grass areas shall be sodded, plugged, sprigged, hydro-mulched or seeded, except that solid sod or other erosion control devices identified in the TCEQ Erosion Control Manual, shall be used in swales, earthen berms or other areas subject to erosion.
	1.4	Ground covers shall be planted in such a manner as to present a finished appearance.
	1.5	Earthen berms shall have side slopes not to exceed 33 percent (3 ft. of horizontal distance for each one foot of vertical height).
	1.6	All new trees shall be provided with a permeable surface of 100 sq. ft. under the average growth drip line of the species.
	1.7	Plantings shall consist of permeable surface areas only. The permeable surface area of shrubs may be included within the permeable surface area required for trees.
	1.8	Each tree and shrub shall be planted at least 30 in. from the edge of any impervious surface.
	1.9	Whenever possible and economically feasible, all trees should be preserved and protected during construction with vegetative fencing
Plant Materials	2.1	Standards for planting shall conform to the latest standards of ANSI A300 Best Management Practices for Tree Planting, ANSI A300 Transplanting Standard and ANSI Z60.1 American Standards for Nursery Stock and Bid Specifications.
	2.2	Whenever possible, encourage drought tolerant landscaping.
	2.3	Refer to Appendix A of the New Braunfels Zoning Code for approved plant materials.
Plantings in Easements	3.1	No small trees shall be planted within 10 lateral ft. of any overhead utility wire or within 8 lateral ft. of any utility pole.
	3.2	No medium tree shall be planted within 20 lateral ft. of any overhead utility wire or utility pole.

MINIMUM DEVELOPMENT STANDARD		
	3.3	No large tree shall be planted within 30 lateral ft. of any overhead utility wire or utility pole.
	3.4	Shrubs may be planted within utility easements provided no shrub is planted over or within 5 lateral ft. of any underground water line, sewer line, electric line or other utility.
	3.5	Shrubs shall not be planted within 5 ft. of the flow line of a swale. Trees and other plantings may be planted within utility easements, including stormwater BMP facilities, provided that they are of a species adaptable to the nature of the easement, and in the case public utility easements, provided that NBU approves the location of the proposed tree plantings .
Street Trees	4.1	Refer to 8.7 for street tree code by street type.
	4.2	A Street Tree Planting Plan is required at final plat, to be prepared and sealed by a landscape architect. The plan will include the location and type of trees, as chosen from Appendix A of the New Braunfels Zoning Code.
	4.3	Compliance to street tree plan must be demonstrated at building permit.
Sight Distance and Visibility	5.1	To ensure that landscape materials do not constitute a driving and pedestrian hazard, a sight distance triangle shall be observed at all street intersections, all street and accessway intersections, street and alley intersections, and intersections of driveways with streets. Within the sight distance triangle, no landscape material, wall, or other obstruction shall be permitted between the heights of 2.5 – 7 ft. above the street, alley or driveway elevation. The sight distance triangle shall comply with AASHTO A Policy on Geometric Design of Highways and Streets Section 9.5 Intersection Sight Distance.
Subdivision & Neighborhood Identification Signs	6.1	Landscaping of subdivision and neighborhood identification signs shall comply with Section Signage – Permanent on-Premise Signs 13.3.3.

11.3.2 Landscaping – Applicable to Non-Residential and Multi-Family Dwelling Uses Only

MINIMUM DEVELOPMENT STANDARD		
Front Setback Landscape Area	1.1	<p>Within the front setback yard, the following shall be provided:</p> <ul style="list-style-type: none"> • A minimum of one 2 inch diameter tree for every linear 40 ft., or part thereof, of street frontage (excluding alleys) of which at least 50 percent of the trees shall be shade trees. Trees shall not be planted within the front 10' of a utility easement space as measured from the front property line at the street ROW. Trees shall not be planted within 5' of electric service laterals; and • A minimum of one shrub for every linear 10 ft., of part thereof, of street frontage (excluding alleys). • Landscaping shall be located to emphasize building entrances and pedestrian access points. <p>Where a buffer is also required in accordance with Development Standards 1.1 above, this Development Standard shall be satisfied through compliance with Development Standard 1.1.</p> <p>Note: This Development Standard is not applicable to any building that is built to the front lot line.</p>
	1.2	Trees shall be planted a minimum of 40 ft. apart and a maximum of 120 ft. apart to accomplish effective buffering at maturity.
	1.3	Trees and shrubs do not need to be evenly spaced, however shall be planted to provide the highest level of health for the tree.
Parking Perimeter Landscape Buffer Area	2.1	<p>All parking areas fronting streets or accessway, shall provide:</p> <ul style="list-style-type: none"> • a minimum 5 ft. wide landscaped area along the street or accessway frontage; • screening at least 3 ft. in height and not less than 50 percent opaque, to be reached within three growing seasons; and • one 2" caliper shade tree planted every 40 linear feet of parking area frontage. • a minimum of one 1-gallon shrubs planted every 5 feet. <p>If parking is adjacent to roadway, Parking Perimeter Landscape Buffer Standards will apply in lieu of 11.3.2.1.1 Front Setback Landscape Area Standards.</p>
	2.2	Trees do not need to be evenly spaced, however shall be planted a minimum of 20 ft. and a maximum of 120 ft. apart.
	2.3	All landscaped areas shall be bordered by a concrete curb a minimum of 5 in. high or wheel stops where adjacent to the parking surface.
	2.4	Plant spacing must accomplish effective buffering at maturity.
Internal Parking Area Shading	3.1	Refer to §144-5-3 (7) (a) 3.

MINIMUM DEVELOPMENT STANDARD		
Residential Buffer	4.1	Where a non-residential lot abuts a lot within the Neighborhood (Mixed Density) Residential Planning Area, the following shall be provided: <ul style="list-style-type: none"> • a minimum 6 ft. masonry wall along the common lot line; • a minimum 5 ft. wide landscaped area along the common lot line; • a minimum one 4 in. diameter tree for every linear 25 ft., or part thereof, of common lot line frontage. • a minimum of one 24 in. high shrub for every linear 5 ft. of common lot line. Plantings may be clustered within the landscape area.
	4.2	Trees shall be planted a minimum of 40 ft. and a maximum of 120 ft. apart.
Drive-thru Restaurants	5.1	Drive-thru restaurant screening shall be provided in accordance with §144-5.2 of the Code of Ordinances.
Screening	6.1	<p>All service entrances, loading areas, refuse and outdoor storage areas, antennas, satellite dishes and mechanical equipment visible from adjoining residential uses or street shall adhere to all setback standards, unless otherwise set forth, and be screened.</p> <p>Screening shall be provided by either a solid masonry fence, solid vegetation or a combination of both, with a minimum height of 6 ft., or of a height sufficient to obscure the area or equipment requiring screening, whichever is less.</p> <p>The height of plants shall be based on reaching their size at maturity within five growing seasons.</p>
Turf	7.1	<p>No more than 30 percent of the planting beds, not including detention ponds, shall be turf grasses. Buffalo and prairie grasses are exempt from this restriction.</p> <p>Xeriscaping is preferred and shall not be prohibited.</p>

11.3.3 Landscaping – Applicable to Single-Family Dwelling Uses Only

MINIMUM DEVELOPMENT STANDARD		
Front Setback Landscape Area	1.1	<p>Refer to 8.7 for street tree code by street type.</p> <ul style="list-style-type: none"> On local streets, street trees will sited on private property, no more than 3 feet from the sidewalk. 2" caliper trees will be planted every 40 linear feet or every lot if smaller than 40 LF. On collectors, arterials and parkway, 3" caliper street trees will be sited every 50 linear feet.
	1.2	<p>Within the front setback, the following shall be provided;</p> <ul style="list-style-type: none"> a minimum one 2" caliper tree of which at least 50 percent of the trees shall be shade trees. A tree may accommodate street tree requirement if Street Tree Development Standards 11.3.1 are met. a minimum of one shrub every 10 linear feet of street frontage (excluding alleys) <p>Where an existing high value tree is being retained within the front setback yard, the retention of each tree shall be considered as providing a 2" caliper tree as per the requirements.</p>
	1.3	<p>Trees and shrubs do not need to be evenly spaced, however shall be planted to provide the highest level of health for the tree and limit maintenance impacts on sidewalks and public spaces.</p>
Turf	2.1	<p>No more than 30 percent of the planting beds, not including detention ponds, shall be turf grasses. Buffalo and prairie grasses are exempt from this restriction.</p> <p>Xeriscaping is preferred and shall not be prohibited.</p>

11.3.4 Fences

MINIMUM DEVELOPMENT STANDARD		
Maximum Height of a Fence or Wall	1.1	Side yard or rear yard not abutting a park, accessway or other street: 8 ft.
	1.2	Ornamental features may be placed on top of the screening fence or wall so long as the features obstruct less than 50 percent of the opening on top of the fence or wall.
Fences within Public Easements	2.1	Fences within a public easement shall have a gate or removable panel to allow for maintenance access to such easement.
	2.2	The entity responsible for the public easement shall approve the fence.
Fences within Drainage Easements	3.1	No fence shall transverse a drainage easement.
Compliance	4.1	Fences shall comply with intersection sight distance requirements

11.3.5 Outdoor Lighting

In keeping with the Guiding Principles of Mayfair, lighting use will be guided by City Code §82-15 - §82-19 and §144-5.3-3 unless otherwise clarified herein.

Mayfair covenants will support a Dark Sky friendly community everywhere possible, while prioritizing safety for residents and guests.

12 Parking, Access and Servicing

12.1 Applicability

This Code applies in the assessment of all applications within the project.

12.2 Purpose

The purpose of this Code is to:

- I. Ensure the Guiding Principles are met.
- II. Ensure vehicle access and parking is convenient for residents, visitors and service providers.
- III. Ensure on-street parking, surface parking lots and parking structures are screened from streets and other public areas by buildings and/or landscaping.
- IV. Utilize shared parking between uses that require peak parking at different periods of time to reduce overall parking requirements; and
- V. Support multi-modal transportation goals and IC efficiencies through parking maximums where applicable.

12.3 Development Standards

The applicable application shall comply with the minimum development standards of this Code unless superseded by approved alternative development standards.

Where there is a conflict between this Code and other codes, such a conflict is to be resolved in accordance with Figure 2-2.

12.3.1 General

MINIMUM DEVELOPMENT STANDARD		
Parking Areas	1.1	<p>Off-street parking shall be on the same lot as the uses it is intended to serve, or where part of a cohesive or multi-building development utilizes common parking intended to serve the broader development. Shared parking may be utilized. Cross-access easements shall be provided where shared parking will occur.</p> <p>On-street visitor parking on minor roadways shall be permitted where dedicated parking spaces are identified as part of an approved Plat.</p>
Orientation of Garage Doors	2.1	Garage doors associated with non-residential uses, including service entrances and loading areas, shall not face adjacent residential uses within 100 ft. from property line.
	2.2	When used, garage doors associated with non-residential uses shall be screened from adjacent properties and street view with landscaping per 11.3.2.
Valet Parking	3.1	Valet parking shall comply with §144-5.1 of the Code of Ordinances.
Minimum Dimensions	4.1	Minimum dimensions and specifications for off-street parking areas and parking spaces shall comply with §144-5.1 of the Code of Ordinances.
Construction & Maintenance	5.1	Construction and maintenance of off-street parking areas shall comply with §144-5.1 of the Code of Ordinances.

12.3.2 General – Applicable to Mixed Use

MINIMUM DEVELOPMENT STANDARD		
Siting of Parking Areas	1.1	Parking shall be located on the side or rear of buildings, to allow buildings to define the edge of streets.
	1.2	Off-street parking shall not abut more than 50 percent of the principal street frontage.
Service Entrances and Loading Areas	2.1	Loading areas shall be located on the same lot as the land uses it is intended to serve.
	2.2	Service entrances and loading areas shall be located to the rear of buildings.
	2.3	Loading areas shall be separated from parking areas and pedestrian accessways.
Driveway Access	3.1	Driveway access shall be provided in accordance with §114-98 of the Code of Ordinances and Table 13-1.
	3.2	Major driveway approaches with peak hour trips greater than 100 PHT shall be shared between different property owners or tenants when necessary to maintain minimum spacing required by Table 13-1.
Internal Circulation	4.1	Surface parking areas shall be separated into cells of 1000 ft. or less.
	4.2	Direct access to service entrances and loading areas shall be provided, while minimizing movement through parking areas.
	4.3	Parking cells shall be separated by a dedicated accessway.
	4.4	Accessways required by Development Standard 4.3 above, shall have a minimum width of 6 ft. and provide a continuous tree canopy at maturity or architectural cover providing shade and weather protection for pedestrian and cyclists.
	4.5	Easements are created over vehicular, bicycle and pedestrian accessways to provide connectivity in parking and pedestrian areas to abutting lots on the same block.

12.3.3 General – Applicable to Neighborhood Commercial

MINIMUM DEVELOPMENT STANDARD		
Siting of Parking Areas	1.1	Parking is encouraged to be located on the side or rear of buildings, to allow buildings to define the edge of streets. A maximum of two head-in parking rows may be permitted fronting the principal street frontage.
Service Entrances and Loading Areas	2.1	Loading areas shall be located on the same lot as the land uses it is intended to serve. Common or shared service entrances and loading areas are permitted. The loading, unloading and stockpiling of goods outside of dedicated loading areas is prohibited.
	2.2	Service entrances and loading areas shall be located to the rear of buildings.
	2.3	Loading areas shall be separated from parking areas and pedestrian accessways.
Driveway Access	3.1	Driveway access shall be provided in accordance with §114-98 of the Code of Ordinances and Table 13-1.
	3.2	Major driveway approaches with peak hour trips greater than 100 PHT shall be shared between different property owners or tenants when necessary to maintain minimum spacing required by Table 13-1
Internal Circulation	4.1	Surface parking areas shall be separated into cells of 400 ft. or less.
	4.2	Direct access to service entrances and loading areas shall be provided, while minimizing movement through parking areas.
	4.3	Parking cells shall be separated by a dedicated accessway.
	4.4	Accessways required by Development Standard 4.3 above, shall have a minimum width of 6 ft. and have 2" caliper trees planted every 50 LF.
	4.5	Easements are created over vehicular, bicycle and pedestrian accessways to provide connectivity in parking and pedestrian areas to abutting lots on the same block.

12.3.4 General – Applicable to Flex Commercial

MINIMUM DEVELOPMENT STANDARD		
Siting of Parking Areas	1.1	Parking is encouraged to be located on the side or rear of buildings, to allow buildings to define the edge of streets. A maximum of two head-in parking rows may be permitted fronting the principal street frontage.
Service Entrances and Loading Areas	2.1	Loading areas shall be located on the same lot as the land uses it is intended to serve. Common or shared service entrances and loading areas are permitted. The loading, unloading and stockpiling of goods outside of dedicated loading areas is prohibited.
	2.2	Service entrances and loading areas shall be located to the rear of buildings.
	2.3	Loading areas shall be separated from parking areas and pedestrian accessways.
Driveway Access	3.1	Driveway access shall be provided in accordance with §114-98 of the Code of Ordinances and Table 13-1.
	3.2	Major driveway approaches with peak hour trips greater than 100 PHT shall be shared between different property owners or tenants when necessary to maintain minimum spacing required by Table 13-1
Internal Circulation	4.1	Surface parking areas shall be separated into cells of 400 ft. or less.
	4.2	Direct access to service entrances and loading areas shall be provided, while minimizing movement through parking areas.
	4.3	Parking cells shall be separated by a dedicated accessway.
	4.4	Accessways required by Development Standard 4.3 above, shall have a minimum width of 6 ft. and have 2" caliper trees planted every 50 LF.
	4.5	Easements are created over vehicular, bicycle and pedestrian accessways to provide connectivity in parking and pedestrian areas to abutting lots on the same block.

12.3.5 General – Applicable to Single-Family Dwelling

MINIMUM DEVELOPMENT STANDARD		
Driveway Access	1.1	Maximum one driveway per dwelling.
	1.2	Shared driveways may be provided.
		Note: An application shall not be denied or rejected based on the Applicants decision not to provide shared driveways.
	1.3	Driveways shall be a minimum of 12 ft. wide. For lot sizes less than 60 ft. wide, driveways shall not exceed a width of 24 ft. For lot sizes 60 ft. wide or larger, driveways shall not exceed a width of 30 ft.

12.3.6 General – Applicable to Multi-Family Dwelling

MINIMUM DEVELOPMENT STANDARD		
Siting of Parking Areas	1.1	Parking shall be either: <ul style="list-style-type: none"> • integrated within the building; • sleeved by the building façade; or • located to the rear of a building.
Service Entrances and Loading Areas	2.1	Service entrances and loading areas shall be either: <ul style="list-style-type: none"> • integrated within the building; • sleeved by the building façade; or • located to the rear of a building.

12.3.7 Parking Ratio

MINIMUM DEVELOPMENT STANDARD		
Minimum Parking Ratio	1.1	<p>For any building or use identified in Table 12-1, no less than the number of parking spaces set forth in Table 12-1 shall be provided.</p> <p>Where a land use is not identified in Table 12-1, the Planning Director shall determine the applicable parking ratio.</p> <p>Note:</p> <p>Where more than one land use exists on the same site, or in the same building, the portion of such site or building devoted to each land use shall be used in computing the number of off-street parking spaces required for each a land use. For such site or building, the total requirements for off-street parking spaces shall be the sum of the requirements of the various land uses computed separately.</p> <p>The off-street parking space for one use shall not be considered as providing the required off-street parking space for another use, unless herein set forth.</p> <p>When the requirement for each individual land use is computed, fractions shall be counted at their actual value. When units of measurements determining the total number of required off-street parking spaces result in a requirement of a fractional space, any fraction less than one-half shall be disregarded. Any fraction of one-half or greater shall require one off-street parking space.</p> <p>Where the parking ratio variable identified in Table 12-1 is the number of employees, the parking requirements shall be based on the largest shift rather than the total number of employees.</p> <p>Where the parking ratio variable identified in Table 12-1 is square footage, the square footage shall not include any of the exclusions listed in the definition of GFA in this DDCCD.</p>
Maximum Parking Ratio	2.1	<p>The maximum number of off-street parking spaces for any building or use shall not exceed 125 percent of the minimum number of parking spaces as identified in Table 12-1, not including accessible spaces.</p> <p>Multi-story parking structures, light industrial uses and pervious pavement shall not be subject to maximum parking requirements.</p>
Shared Parking	3.1	<p>Cohesive developments which contain a mix of uses may reduce the amount of required parking in accordance with the following methodology:</p> <ul style="list-style-type: none"> • Determine the minimum parking requirements in accordance with Table 12-1 for each land use as if it were a separate use. • Multiply each amount by the corresponding percentages for each of the 5 time periods set forth in columns A – E of Table 12-3. • Calculate the total for each time period. • Select the total with the highest value as the required minimum number of parking spaces.

Table 12-1 Minimum Parking Ratio

LAND USE	MINIMUM PARKING RATIO
RESIDENTIAL	
Accessory Structure	None
Assisted Living Facility or Elderly Housing	1 space per four patient beds
Dwelling, accessory	1 per accessory dwelling provided addition to the principal dwelling
Dwelling, industrialized	1
Dwelling, multi-family	.75 space per one-bedroom unit or 1.5 space per two-bedroom unit 0.5 space per each additional bedroom 0.5 space per dwelling unit provided exclusively for low income or elderly occupancy
Dwelling, short term rental	1
Dwelling, single-family attached (duplex)	1
Dwelling, single-family attached (row home)	1
Dwelling, single-family detached	1
Dwelling, single-family detached (cluster)	1
Dwelling, single-family detached (zero-lot line)	1
Family Home (Child Care or Adult Care)	1 space per 6 beds
Group Home	1 space per four patient beds
Home Occupation	1 space per nonresident employee (if there is one) provided addition to the principal dwelling

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Accommodation	
Bed and Breakfast	1 space per guest room
Boarding House	1 space per 2 bedrooms
Dormitory	1 space per 4 beds
Hospice Residential Care Facility	1 space per four patient beds
Hotel/Resort	1 space per guest room
Retail	
Agricultural Equipment and Supply Retail Establishment	1 space per 400 sq. ft. GFA
Animal Grooming Service	1 space per 500 sq. ft. GFA
Auction House	1 space per 800 sq. ft. GFA
Automobile Dealership	1 space per 400 sq. ft. of indoor sales/office area
Automobile Detailing Shop	1 space per 400 sq. ft. of indoor sales/office area
Automobile Parts Store	1 space per 400 sq. ft. of indoor sales/office area
Automobile Repair Services Establishment	1 space per 400 sq. ft. of indoor sales/office area
Bar/Nightclub/Tavern	1 space per 8 seats for patron use, or 1 space per 200 sq. ft. GFA, whichever is greater
Barber Shop/Beauty Salon	1 space per 250 sq. ft. GFA
Café/Coffee House	1 space per 300 sq. ft. GFA
Car Wash	Automated: 2 stacking spaces per wash tunnel
Catering Service	1 space per 800 sq. ft. GFA

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Convenience Store	1 space per 800 sq. ft. GFA
Department Store	1 space per 800 sq. ft. GFA
Drug Store/Pharmacy	1 space per 800 sq. ft. GFA
Dry Cleaning Establishment	1 space per 600 sq. ft. GFA
Farmer's Market	1 space per 800 sq. ft. GFA
Laundromat	1 space per 600 sq. ft. GFA
Liquor Store	1 space per 800 sq. ft. GFA
Mobile Food Trailer	2 spaces per Trailer
Restaurant	1 space per 300 sq. ft. GFA
Retail Establishment	1 space per 800 sq. ft. GFA
Shopping Center	1 space per 200 sq. ft. GFA
Supermarket, with gasoline sales	1 space per 800 sq. ft. GFA
Supermarket, without gasoline sales	1 space per 800 sq. ft. GFA
Tattoo Parlor/Body Piercing Studio	1 space per 300 sq. ft. GFA
Temporary Vendor	None

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Business	
Broadcasting/Production Studio/ Communication Service	1 space per 1,000 sq. ft. GFA
Check Cashing Service	1 space per 200 sq. ft. GFA
Financial Institution	1 space per 500 sq. ft. GFA
Office	1 space per 500 sq. ft. GFA
Research and Development Facility	1 space per 1,000 sq. ft. GFA
Veterinary Clinic	1 space per 500 sq. ft. GFA
Civic, Health & Education	
Cemetery/Columbarium/Crematorium/ Mausoleum	1 space per 600 sq. ft. GFA
Club	1 space per 600 sq. ft. GFA
College/University (public or private)	1 space per 500 sq. ft. of office, research and library area, plus 1 per 250 sq. ft. of assembly areas and classrooms
Day Care Center (Child or Adult)	1 space per five children/adults for which the facility is licensed by the state, plus 3 stacking spaces per pick up/ drop off lane
Public Safety Facility	1 space per vehicular operated in connection with the use 2 spaces per 3 employees
Funeral Home/Mortuary	1 space per 600 sq. ft. GFA
Hospital/Health Care Facility	1 space per 3 patient beds
Medical Facility	1 space per 300 sq. ft. GFA
Religious Institution	1 space per 500 sq. ft. GFA

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Sanatorium	1 space per 4 patient beds
School, K-12 (public or private)	<i>Kindergarten:</i> 2.5 spaces per classroom, plus 10 stacking spaces per pick up/drop off lane
	<i>Elementary/Middle School:</i> 2.5 spaces per classroom, plus 10 stacking spaces per pick up/drop off lane
	<i>High School:</i> Five spaces for each classroom, plus 10 stacking spaces per pick up/drop off lane
School, vocational	1 space per 500 sq. ft. of academic space
Arts, Entertainment & Recreation	
Amphitheater	1 space per 5 seats or 1 space per 40 sq. ft. GFA where no permanent seating is provided
Amusement Arcade	1 space per 400 sq. ft. GFA
Amusement Park	1 space for each 600 sq. ft. of outdoor recreational area
Archery Range	1 space per shooting point
Athletic Field	20 spaces per field
Cabin	1 space per guest room
Camp, day or youth	1 space per employee 1 space per camp vehicle parked on premises 5 visitor spaces
Campground	1 space per campsite 1 space per employee
Community Facility	1 space per 600 sq. ft. GFA
Conference/Convention Center	1 space per 250 sq. ft. GFA, plus 1 per 1,000 sq. ft. of outdoor event area
Dance Hall	1 space per 8 seats for patron use, or 1 space per 200 sq. ft. GFA, whichever is greater

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Driving Range	1 space per tee
Fairground/Festival Ground	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 for each 2,000 sq. ft. over 20,000 sq. ft.
Golf Course	4 spaces per hole
Golf Course, miniature	1 space per 600 sq. ft. of outdoor recreation area 1 space per 400 sq. ft. of indoor recreation area
Indoor Shooting Range	1 space per firing lane, plus 1 per 250 sq. ft. of retail, classroom or office area
Museum	1 space per 1,000 sq. ft. GFA
Park	In accordance with Table 12-2.
Recreation Establishment, commercial indoor	1 space per 400 sq. ft. of GFA
Recreation Establishment, commercial outdoor	1 space per 600 sq. ft. of outdoor recreation area 1 space per 400 sq. ft. of indoor recreation area
Recreation Center, private	In accordance with Table 12-2.
Recreation Center, public	In accordance with Table 12-2.
Recreation Vehicle (RV) Park	1 space per site
Rodeo Ground	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 for each 2,000 sq. ft. over 20,000 sq. ft.
Studio (art, dance, music, drama, reducing, photography)	1 space per 250 sq. ft. GFA
Theater, motion or performing arts	1 space per 6 seats for patron use

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Transportation & Utilities	
Airport	1 space per 4 seats in the passenger waiting area 1 space per 4 aircraft tie downs
Bus Lot	1 space per 1,000 sq. ft. GFA
Bus Terminal	1 space per 800 sq. ft. GFA
Freight Terminal	1 space per 1,000 sq. ft. GFA
Garage/Parking lot, commercial	None
Helipad/Helistop	2 spaces per pad site
School, automobile driving school	1 space per 500 sq. ft. of academic space
Taxi and Limousine Service	1 space per 300 sq. ft. GFA
Telecommunication Antenna/Tower	None
Construction	
Contractor's Office	1 space per 500 sq. ft. GFA
Temporary Real Estate Sales Office	1 space per 500 sq. ft. GFA

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Light Industrial, Manufacturing and Wholesale Trade	
Brewery	1 space per employee 1 space per 4 seats in any tasting room or other visitor facility open the public
Light Industrial, warehouse, storage, distribution, fulfillment, manufacturing, and similar uses in the L-IND Light Industrial District (incl. integrated office)	1 space per 2,500 sq. ft. GFA
Manufacturing Establishment, chemicals, metals, machinery and electronics products	1 space per 1,000 sq. ft. GFA
Manufacturing Establishment, miscellaneous products	1 space per 1,000 sq. ft. GFA
Manufacturing Establishment, wood, paper and printing products	1 space per 1,000 sq. ft. GFA
Manufacturing Establishment, food, textiles and related products	1 space per 1,000 sq. ft. GFA
Microbrewery	1 space per employee 1 space per two seats in any tasting room or other visitor facility open the public
Self-Service Storage Facility	1 space per 600 sq. ft. GFA
Service Industry Establishment	1 space per 400 sq. ft. GFA
Warehouse, mini/self-storage facility	4 space minimum; 1 space for 800 sq. ft. of service/retail area, plus 1 per living quarters
Wholesale Trade Establishment	1 space per 1,000 sq. ft. GFA

LAND USE	MINIMUM PARKING RATIO
NON-RESIDENTIAL	
Agriculture	
Agricultural Support Services	1 space per employee
Animal Husbandry	1 space per non-resident employee
Crop Production	1 space per non-resident employee
Farm	1 space per non-resident employee
Farm, ancillary building	None
Livestock Market	1 space per 1,000 sq. ft. GFA

Table 12-2 Park Use Parking Ratio

PARK IMPROVEMENT	MINIMUM PARKING RATIO*
Baseball Field	25 spaces per field
Basketball Court	4 spaces per court
Major Trailhead	2 spaces per trailhead
Open Play Area	5 spaces per field
Pavilion	1 space per 400 sq. ft. of covered pavilion
Picnic Table	1 space per table
Playscape	3 spaces per area
Soccer Field	25 spaces per field
Swimming Pools	1 space per 600 sq. ft. of outdoor recreation area, and 1 space per 400 sq. ft. of indoor recreation area
Tennis Court	1 space per court
Volleyball Court	4 spaces per court

* Parking requirements will be determined in coordination with the City upon formal park programming and delivered for approval at Plat submittal. Parking plan will be designed to provide sufficient parking based on grouped amenities and considering enhanced community trails and bikeways. Provision of parking spaces is inclusive of formal on-street parking within 500 ft. of the boundary of the park.

Table 12-3 Shared Parking Schedule

LAND USE	WEEKDAY		WEEKEND		NIGHTTIME
	Daytime (9AM-4PM)	Evening (6PM-12AM)	Daytime (9AM-4PM)	Evening (6PM-12AM)	
Office/Light Industrial	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel/Resort	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/ Commercial	40%	100%	80%	100%	10%

* Refer to 12.3.7 for Shared Parking Code

13 Signage

13.1 Applicability

This Code applies in the assessment of all applications for a sign within the project.

13.2 Purpose

The purpose of this Code is to:

- I. Ensure the Guiding Principles are met.
- II. Encourage the effective use of signs as a means of communication with in and abutting the project.
- III. To maintain and enhance the project's overall aesthetic environment and the Project's ability to attract sources of economic development and growth.
- IV. Improve pedestrian and traffic safety.
- V. Minimize the possible adverse effects of signage on nearby public and private property.
- VI. Enable effective outdoor advertising.
- VII. Provide comprehensive and intuitive wayfinding for all modes of transportation within the community.

13.3 Development Standards

The applicable application shall comply with the minimum development standards of this Code unless superseded by approved alternative development standards.

Mayfair Signage

Within Mayfair there will be a hierarchy of signage and monumentation throughout the project. Public signage such as traffic signs, street signs and safety signs will comply with current city and traffic standards. The signage described below is related only to private signage. A description of each category of signage within Mayfair is detailed below. Regarding size and type of sign, the developer may choose to use a smaller sign in place of the larger permitted sign shown on the Signage Chart.

13.4 Vertical Structure in Midtown

- As part of the placemaking efforts in Mayfair, a water tower is planned for Midtown commercial/recreation district that will feature a painted exterior commissioned by an area artist.
- The current concept calls for a maximum height of 100' but could be smaller once final plans are done.
- Water tower concept will include non-flashing automatically dimmable LED bulbs on a timer with a maximum light intensity not to exceed 1 foot-candle illumination or less at the property line.

13.5 With Love from Mayfair Sign

- As part of the project identification efforts, a large-scale "With Love from Mayfair" landmark sign is planned along the I-35 northbound frontage angled south.
- Signage location is subject to move in future years to another location along I-35 or within the community as development continues. Future location will be presented to city council for approval.
- Sign will be lit with non-flashing LED bulbs that are automatically dimmable and on a timer with a maximum light intensity not to exceed 0.3 foot-candles over ambient conditions at 250 feet from the sign. It will not be located near residential properties.

13.6 Iconic Signage (IC)

- Iconic Signage at Mayfair is defined as: larger, non-traditional signage and branding that is employed to establish and reinforce a unique community aesthetic. Iconic Signage in the project will not only work to brand and identify Mayfair but also provide a sense-of-place for residents of Mayfair.

13.7 Neighborhood Identity Signage

- Neighborhood Signage at Mayfair is defined as: monumentation, signs, or walls that are employed to announce entry into the neighborhood or promote features within the community.
- Neighborhood Signage at Mayfair will be located at entries to the community of Mayfair as well as at internal intersections and serve as wayfinding directionals to community points of interest, including parks, schools, recreation areas, model homes, etc.
- The size of Major Neighborhood Signage at Mayfair will be limited per the parameters outlined in the Mayfair Signage Chart.

13.8 Wayfinding Signs

- As part of the project identification efforts, a comprehensive wayfinding plan will be developed.
- Project wayfinding signs shall comply with 106-13(b) of the Code of Ordinances.

13.9 Temporary Signage

- Temporary Signage at Mayfair is defined as: large signage within the community that is employed to announce and advertise but will not be a permanent fixture in the neighborhood.
- Temporary Signage may be used for up to ten years and refreshed or replaced as needed until the full build-out and sale of all residential, commercial, and mixed-use parcels within the community.
- Temporary Signage at Mayfair will be located within 300 feet of the Interstate 35 frontage road right of way or within 100 feet of the Kohlenberg Road or Mayfair Parkway rights of way.

- Temporary Signage at Mayfair may not be placed closer than 400 feet of another Major Temporary Sign.
- The size of Major Temporary Signage at Mayfair will be limited per the parameters outlined in the Mayfair Signage Chart.

13.10 Temporary Signage – Builder

- Temporary Builder Signage at Mayfair is defined as: signage within the community that is employed by or at the request of homebuilders to announce, advertise, and locate model homes, for-sale units, and coming-soon units.
- Temporary Builder Signage may be located outside the right of way within the Mayfair community.
- The size of Temporary Builder Signage at Mayfair will be limited per the parameters outlined in the Mayfair Signage Chart.

13.11 Commercial Signage

- Commercial Signage at Mayfair is defined as: signage within the community that is employed to announce and advertise commercial sites, industrial Sites, or commercial and industrial tenants.
- Commercial Signage at Mayfair will be located at commercial, industrial, and mixed-use sites across the development. Signage may be along the periphery of commercial, industrial, and mixed-use boundaries, adjacent to the frontage of rights of way, or internal to commercial developments.
- Commercial Signs may be consolidated onto larger structures or stand-alone signage.
- The size of Commercial Signage at Mayfair will be limited per the parameters outlined in the Mayfair Signage Chart.

13.12 Park Signage

- Park Signage at Mayfair is defined as: monumentation, signs or walls that are employed to announce parks within Mayfair.
- Park Signage may be located within on or adjacent to park sites.
- The size of Park Signage at Mayfair will be limited per the parameters outlined in the Mayfair Signage Chart.

13.13 Logo Columns and Walls

- Logo Columns and Walls at Mayfair are defined as: columns and walls branded with a logo or name of Mayfair, neighborhoods within Mayfair, or commercial tenants within Mayfair.
- Logo Columns may be located in any location within Mayfair.
- The size of Logo Columns and Walls at Mayfair will be limited per the parameters outlined in the Mayfair Signage Chart.

13.14 Interpretive Signage

- Interpretive Signage at Mayfair is defined as: signs, plaques, and monuments displaying information at a pedestrian scale.
- Interpretive signs may be located outside the right of way within the community.
- The size of Interpretive Signage at Mayfair will be limited per the parameters outlined in the Mayfair Signage Chart.

13.15 Digital Signage

- Digital Signage is defined as: signs and monuments with digital message capability including state-of-the-art LED technology and brightness adjustment capabilities.
- Digital Signage may be located along I-35, schools and interior amenities within the community.
- City of New Braunfels will have access to digital message capability on all signage for local alerts, messages and PSAs.
- Signs will be non-flashing automatically dimmable LED bulbs on a timer with a maximum light intensity not to exceed 1 foot-candle illumination or less at the property line.
- Any change of pictures or information on the electronic sign shall not produce the illusion of scrolling, moving objects, expanding or contracting shapes, rotation or any similar effect of animation. There must be a static display with no special effect changes between messages.
- Images must remain static for at least 3 seconds. The transition from each static image may not last more than two seconds.

- Any sign picture or information shall not have a solid white background between the time period of 30 minutes after sunset and 30 minutes before sunrise.
- Provide for auto dimming/brightening based on natural ambient light conditions.
- Provide and maintain a photo cell and dimmer control to assure the luminance standard is met and not exceeded.

13.16 Digital Billboards

- Digital billboards in Mayfair will be located along I-35 at a maximum, standard billboard size of 14x48 in accordance with TxDOT standards
- There will be two digital billboard structures on Mayfair property (one on west side and one on east side of I-35) that will serve as a replacement (not in addition) to current vinyl billboards along I-35.
- Digital billboards along I-35 will automatically adjust brightness levels to be no more than .3 foot-candles over ambient light conditions within 250 feet of sign.
- A development agreement will be put into place with the City of New Braunfels, the selected billboard company and the developer, prior to permit submittal for construction of the signs.

13.17 Murals

- Murals at Mayfair are defined as: a work of art painted on or affixed to a structure, wall, or piece of infrastructure within the community.
- Murals may be located in any location within Mayfair.
- Murals should be located outside the ROW unless serving as wayfinding directionals for pedestrians and cyclists.

13.18 Artwork

- Artwork at Mayfair is defined as: a work of art that is freestanding or placed in the community independent of walls or structure.
- Artwork may be located in any location within Mayfair.
- The size of artwork is not limited within Mayfair.

13.19 Event Signage

- Event Signage at Mayfair is defined as: signs and markers which are displayed for short periods of time to advertise or provide wayfinding for an event.
- Event signage may be used at developer's discretion and placed within parks, individual lots and commercial areas.

13.20 Sign Illumination

- A spotlight on sign or exterior lighting of a sign may be employed, but must be oriented away from adjacent properties and roadways
- Uplighting, downlighting, and interior lighting of signs may be employed, but will work to comply with dark sky regulations.

13.21 Flags

- Government flags shall comply with 106-14 of the Code of Ordinances.

13.22 Signs exempt from ordinances

- In accordance with §106-10 of the Code of Ordinances unless otherwise provided for within this Code.

13.23 Signs not requiring a permit

- In accordance with §106-10 of the Code of Ordinances.

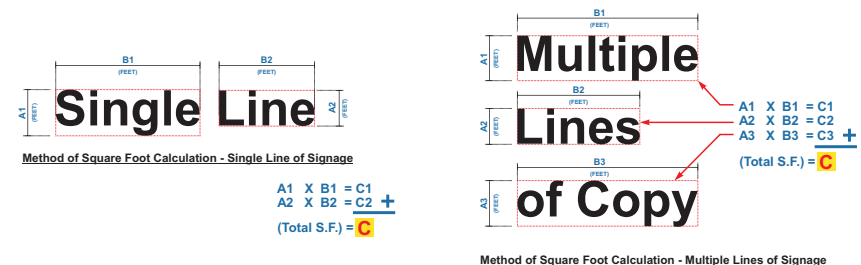
The size of signage at Mayfair refers to the maximum allowable size and is defined as follows:

13.24 Size of structure

- The structure of signage refers to the wall, monument, or other mounting apparatus on which a sign or lettering is mounted. If a sign or lettering is mounted on a habitable structure, that structure is not limited by these restrictions.
- The height of a structure will be measured by the finished grade on which the structure is placed to the highest point of the structure. Flag poles, antenna, and finials are not included in the height of a structure.
- The width of a structure will be measured laterally across a structure inclusive of all signs or individual lettering. That width will include the face of any non-inhabited structure on which sign is mounted from edge to edge.

13.25 Size of sign

- The size of a sign refers to the bounds of a graphic or lettering.
- The height of a sign will be measured from the bottom of a graphic or lettering to the top of the graphic or lettering. The width of a sign will be measured laterally from edge to edge on a graphic or individual letters.
- The square footage of a sign is to be calculated by height multiplied by the width. Up to two rectangles encapsulating all lettering and logos may be used for single line copy. Up to three rectangles encapsulating all lettering and logos may be used for multiple line copy.



13.26 Sign lighting standards

(excludes digital signs, With Love from Mayfair Sign and Vertical Structure in Midtown Sign)

- No illuminated sign shall have luminance greater than 75 foot candles for any portion of the sign within a circle one foot in diameter.
- Lamp and ballast watts shall not exceed 1.8 watts per square foot.
- No unshielded light source may be visible from the edge of the public right-of-way or at the property line with a residential use or zoning district.
- Internally illuminated signs shall either be constructed with an opaque background and translucent text, symbols, and logos, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text, symbols, and logos. See example below:

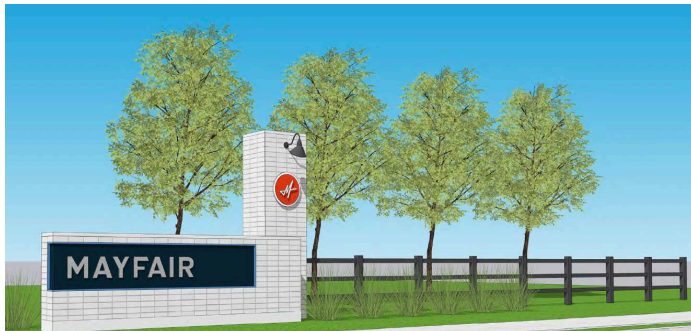
White Background Not Allowed	Shaded Background Allowed	Color Background Allowed	Opaque Background Allowed
Business Name/Logo	Business Name/Logo	Business Name/Logo	Business Name/Logo



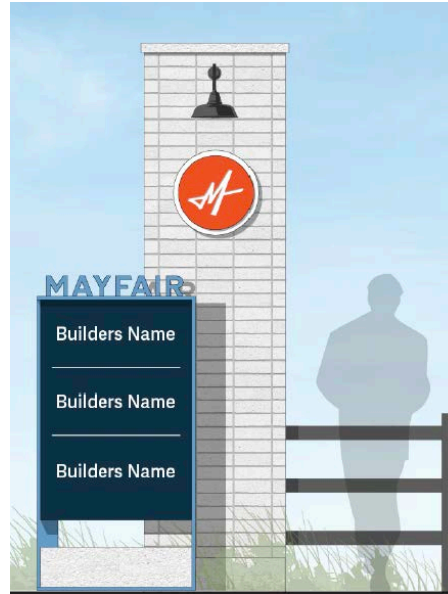
With Love From Mayfair Sign



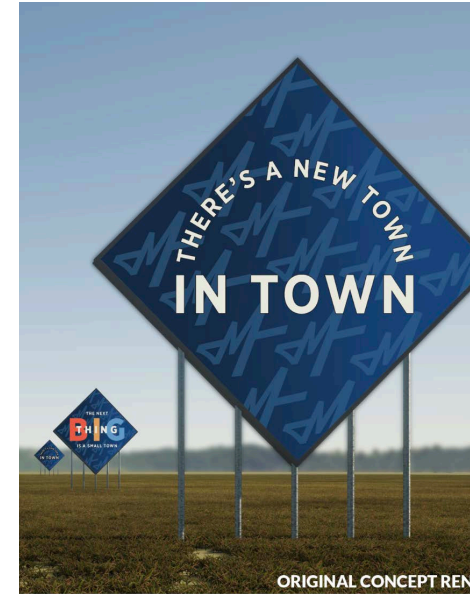
Neighborhood Wayfinding Signage



Neighborhood Identity Signage



Temporary Signage - Builder



Temporary Signage - Major



Mural

Example Images for Illustrative Purposes Only

Table 13-1 Mayfair Signage Chart

SIGNAGE TYPE	MAXIMUM NUMBER OF SIGNS	MAXIMUM HEIGHT OF STRUCTURE	MAXIMUM WIDTH OF STRUCTURE	MAXIMUM HEIGHT OF SIGN	MAXIMUM WIDTH OF SIGN	MAXIMUM SQUARE FOOTAGE OF SIGN
With Love From Mayfair Landmark	1 in community	50'	100'	50'	100'	1,530 sf
Vertical Structure in Midtown	1 in community	100'	45'	6'	41'	250 sf
Iconic Signage	4 in community	40'	100'	40'	100'	400 sf
Neighborhood Identity Signage	2 per entry	10'	20'	10'	10'	65 sf. Individually; 200 sf. Combined sign & sign structure
Temporary Signage	2 per lot	20'	20'	20'	20'	100 sf
Temporary Signage-Builder	2 per lot	10'	10'	10'	10'	100 sf
Park Signage	2 per access point	20'	20'	20'	20'	120 sf
Logo Column/Wall	No Limit	10'	N/A	5'	5'	25 sf
Interpretive Signage	No Limit	12'	8'	10'	6'	60 sf
Digital Signage	1 per lot	6'	8'	6'	8'	48 sf
Digital Billboards	2 in community	40'	48'	14'	48'	672 sf

Table 13-2 Mayfair Commercial Signage Chart

LAND USE	SIGN TYPE	MAXIMUM AREA PER SIGN FACE	MAXIMUM HEIGHT	MIN. SETBACK	MAXIMUM SIGNS PER LOT
Flex Commercial/Light Industrial	Freestanding Monument Sign	48 sq. ft. For multi-tenant signs with four or more businesses/tenants, a maximum of 16 sq. ft. per tenant, with a total maximum sign face of 64 sq. ft.	10 ft.	5 ft.	1 per frontage, unless otherwise provided for in this Code.
	Low Profile Pole Sign	20 sq. ft.	10 ft.	5 ft.	1 per frontage, unless otherwise provided for in this Code.
	Flag/Flag Pole	40 sq. ft.	25 ft.	5 ft.	—
	Electronic Message Sign	40 sq. ft.	10 ft.	5 ft.	1 per frontage, unless otherwise provided for in this Code.
Neighborhood Commercial	Freestanding Monument Sign	32 sq. ft. For multi-tenant signs with four or more businesses/tenants, a maximum of 16 sq. ft. per tenant, with a total maximum sign face of 64 sq. ft.	8 ft.	6 ft.	1 per frontage, unless otherwise provided for in this Code.
	Low Profile Pole Sign	20 sq. ft.	6 ft.	6 ft.	1 per frontage, unless otherwise provided for in this Code.
	Flag/Flag Pole	40 sq. ft.	25 ft.	5 ft.	—
MXD	Freestanding Monument Sign	32 sq.ft	10 ft.	5 ft.	1 per frontage, unless otherwise provided for in this Code.
	Low Profile Pole Sign	Not permitted	Not permitted	Not permitted	Not permitted
	Flag/Flag Pole	40 sq. ft.	25 ft.	5 ft.	—

14 Vegetation Protection

14.1 Applicability

This Code applies in the assessment of all applications within the project.

This Code does not preclude ongoing agricultural activities, including agricultural exempt tree clearing for ranch management purposes from continuing. This Code shall only take effect, and apply to the part of the project, on which a Sector Plan has been approved.

14.2 Purpose

The purpose of this Code:

- I. Ensure the Guiding Principles are met.
- II. Ensure that significant vegetation is retained where possible.
- III. Contribute to the legibility and character of the project.
- IV. Preserve riparian corridors and vegetation clusters and habitat areas.
- V. Encourage the retention of vegetation as an amenity resource.

14.3 Development Standards

Mayfair will follow City of New Braunfels Vegetation Protection guidelines §134 as applicable.

14.3.1 General – Exemptions

MINIMUM DEVELOPMENT STANDARD		
Exemptions	1.1	If either the Urban Forester or a certified arborist determines a high value tree to be causing danger or be in a hazardous condition due to a natural disaster such as a tornado, fire, storm, flood or other act of God that endangers public health, welfare or safety, the requirement of this Section shall be waived.
	1.2	If the Urban Forester or certified arborist determines, based on site inspection that a high value tree is already dead, dying or fatally diseased prior to starting a development, the provision of the mitigation requirement will not apply and such determination shall be provided in writing.

14.3.2 Riparian Buffer Protection

MINIMUM DEVELOPMENT STANDARD

Location

1.1

1.1 Buffers shall be provided as follows:

STREAM	MINIMUM BUFFER
Identified streams draining 640 acres or greater	300 ft. from the centerline
Identified streams draining 320-639 acres	200 ft. from the centerline
Identified streams draining 128-319 acres	100 ft. from the centerline
Identified streams draining at 64-128 acres	50 ft. from the centerline
Identified streams draining less than 64 acres	No buffer requirement

1.2

To the extent required to be identified in a Sector Plan, roads, facilities, structures and improvements such as paths, trails, utilities, stormwater management facilities and water quality measures are permitted within buffer areas. Where stream buffers are located within parks, or are subject to a public easement, the buffer shall count towards overall park acreage.

1.3

Where stream buffers are located within parks, or are subject to a public easement, the buffer shall count towards overall park acreage.

1.4

The only exemption to establishing buffers is if the waterway is enclosed in a storm drain or is conveyed by an engineered channel designed to convey the 1% AC UD flow. The City will accept the exemption upon receiving signed and sealed plans from a professional engineer registered in the State of Texas.

PART H

APPENDIX

15.1 Abbreviations and Definitions

All words, phrases, and terms, whether capitalized or not, used in this DDCD, but not otherwise defined herein, shall have the respective meanings described in Section 2 of the Development Agreement, this Section, or the Code of Ordinances.

Any conflict or discrepancy between a definition in the Development Agreement, this DDCD, or the Code of Ordinances shall be resolved in favor of the Development Agreement first, this DDCD second, and the Code of Ordinances third. Words, phrases, and terms not defined in the Development Agreement, in this DDCD, nor in the Code of Ordinances shall be given their usual and customary meanings except where the context clearly indicates a different meaning.

All terms used herein, whether used in singular or plural form, shall be deemed to refer to the object of such term whether such is singular or plural in nature, as the context may suggest or require.

The word “shall” is mandatory and not permissive; the word “may” is permissive and not mandatory.

Words used in the present tense include the future tense and words used in the future tense include the present tense.

15.1.1 Abbreviations

BMP	Best Management Practice
DDCD	Development and Design Control Document (this DDCD)
DBH	Diameter at Breast Height
ETJ	Extra Territorial Jurisdiction
FEMA	Federal Emergency Management Agency
ft.	Foot/Feet
GFA	Gross Floor Area
NBHD	Neighborhood
HOA	Home Owners Association
IESNA	Illuminating Engineering Society of North America
in.	Inch/Inches
ITE	Institute of Transportation Engineers
LOS	Level of Service
NBU	New Braunfels Utilities
PHT	Peak Hour Trips
ROW	Right of way
SH	State Highway
sq. ft.	Square Foot/Square Feet
TCEQ	Texas Commission on Environmental Quality
TIA	Traffic Impact Assessment (or Analysis)
US	United States
USACE	United State Army Corps of Engineers
USPS	United States Postal Service

15.1.2 Definitions

Note: Defined terms that have similar or related derivatives may be sorted or grouped by the object or subject matter for ease of reference.

100-Year Flood Event	The flood having a 1 percent chance of being equaled or exceeded in any given year.
100-Year Flood Event Floodplain	All land area that has been or may be inundated by water from any source as determined by the crest of a flood having a 1 percent chance of occurrence in one year for fully developed watershed conditions on drainage areas with greater than 64 acres.
2-Year Flood Event	A flood having a 50 percent chance of being equaled or exceeded in any given year.
2-Year Flood Event Floodplain	All land area that has been or may be inundated by water from any source as determined by the crest of a flood having a 50 percent chance of occurrence in one year for fully developed watershed conditions on drainage areas with greater than 64 acres.
25-Year Flood Event	A flood having a 4 percent chance of being equaled or exceeded in any given year.
25-Year Flood Event Floodplain	All land area that has been or may be inundated by water from any source as determined by the crest of a flood having a 4 percent chance of occurrence in one year for fully developed watershed conditions on drainage areas with greater than 64 acres.
5-Year Flood Event	A flood having a 20 percent chance of being equaled or exceeded in any given year.
5-Year Flood Event Floodplain	All land area that has been or may be inundated by water from any source as determined by the crest of a flood having a 20 percent chance of occurrence in one year for fully developed watershed conditions on drainage areas with greater than 64 acres.

Abutting	Having a common lot line with.
Accessway, Major	A 10' shared use accessway of varying surfaces identified on a Sector Plan.
Accessory Dwelling	A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure.
Accessory Structures	A structure such as pool, pergola, or shed associated with a single-family dwelling.
Adjacent	Directly across a street (excluding a major roadway) or alley.
Adjoining	Located next to, irrespective of whether they abut.
Alley	ROW that is used primarily for vehicular service access to the back or sides of lots otherwise abutting a street.
Alternative Tower Structure	Clock towers, bell steeples, light poles, and similar alternative-design mounting structures.
Applicant	Has the meaning set forth in the Development Agreement.
Application	Has the meaning set forth in the Development Agreement.
Architectural Review Board	A governing body created by the Master Association to administer the associations' Design Guidelines as it relates to all residential and commercial properties in the community, to guide cohesive, complimentary exterior presentation of homes and businesses.
Assisted Living Facility or Elderly Housing, High Intensity	An assisted living facility or elderly housing use that has the physical appearance of a multi-family dwelling development.
Assisted Living Facility or Elderly Housing, Low Intensity	An assisted living facility or elderly housing use that has the physical appearance of a single-family dwelling development.

Athletic Field/Playfield	A recreation area for open-air games, including but not limited to a multi-purpose practice field, football field, soccer field and/or baseball/softball diamond. Bleachers or grandstands may be provided.	CC&Rs	Covenants, Conditions & Restrictions. Mayfair will have a master association and sub-associations that will guide the operational standards of the community, including but not limited to maintenance standards of homes and businesses, process for improvements, structure of the association and more.
Bicycle Facilities	Pathways designed for bicyclists' travel. These pathways may be located in the roadway ROW, in parks, or other identified areas. Bicycle facilities have different forms including bike lanes and shared use paths. For a more complete list refer to the Hike and Bicycle Trail Plan (2020).	Certified Arborist	An arborist certified by the International Society of Arboriculture.
Bicycle Facility, Bicycle Lane	Designated by a lane stripe, pavement markings, and signage. Striped bicycle lanes promote areas reserved for bicyclists. Typically, the solid stripe of the bicycle lane is either dropped or dashed prior to and through intersections, to allow for both cyclists 'and motorists' turning movements.	City	Has the meaning set forth in the Development Agreement.
Bicycle Facility Protected Bicycle Lane	On-street bike lanes with physical separation from sidewalks and/or motor vehicle traffic, designed for people riding bicycles or other micro-mobility devices.	City Council	Has the meaning set forth in the Development Agreement.
Block	A unit of land bounded by streets or by a combination of streets, public accessways, parks, railroad ROW, streams, waterways or any other barrier to the continuity of development. For the purpose of this definition, the project boundary shall not be considered barrier to development.	Civic Space	A designated publicly accessible space with associated amenities that is designed to encourage and allow for the formal and/or informal gathering of people.
Block Length, Maximum	The length of a block measured along the longest axis.	Class 1 Lighting	All outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where color rendition is important.
Buffer	An area of land used to physically and/or visually separate one use or lot from another.	Class 2 Lighting	All outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards.
Building Group	A collective group of attached dwellings.	Class 3 Lighting	Any outdoor lighting used for decorative effects, including but not limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
Building Permit	An application prepared in accordance with Section 1.6. As used in this DDCD, Building Permit includes a Site Plan.	Club	An establishment or facilities used for social, educational or recreational purposes, for which membership is required for participation.
		Cluster-style Mailbox	A type of mailbox, complying with the specifications of the USPS, where individual mailbox units are grouped together so that they are regarded as one unit.

Code	When referenced by (chapter symbol) or the term “City code”, referencing City of New Braunfels Municipal Code. Where stated as “This Code” the definition shall mean that Section of the DCDC.	Development	The construction of one or more new buildings or structures on one or more building lots, the moving of an existing building to another lot, or the use of open land for a new use.
Code of Ordinances	Has the meaning set forth in the Development Agreement.	Development Agreement	Has the meaning set forth in the Development Agreement as “Agreement”.
Cohesive Development	Development where individual lots share access or use common facilities or spaces through recorded easement agreements, including, but not limited to vehicular and pedestrian access.	Duplex	A building designed as a single structure, containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family or in two separate structures on one lot.
Community Facility	A publicly owned or publicly leased facility or building which is primarily intended to service the recreational, educational, cultural, administrative, or entertainment needs of the community.	Dwelling, Single-Family Attached (Duplex)	A building with a common wall between dwellings that is arranged, intended, or designed for occupancy by two families living independently of each other in an attached structure.
Contiguous	In relation to a lot, where at least one boundary line or portion of one lot touches a boundary line/s or point/s of another lot/s.	Dwelling, Single-Family Detached Dwelling, Single-Family Detached (Cluster)	A detached building arranged, intended, or designed for occupancy by one family. A single-family dwelling located on a cluster lot.
Connectivity Ratio	A commonly recognized metric to access ease of mobility within an area, created by dividing all links (non-arterial roadway segments) by nodes (all non-arterial intersections and cul-de-sacs).	Dwelling, Single-Family Detached (Zero-Lot Line)	A single-family dwelling that is built to abut one side lot line.
Cul-de-sac	A short, minor roadway having only one outlet to another street and terminating on the opposite end by a vehicular turnaround.	External Access Point	Location where a throughfare within the project and a thoroughfare adjacent to and outside of the project boundary intersect
Dead-end Street	A street, other than a cul-de-sac, with only one outlet.	Flex Commercial	Higher intensity commercial land use developed along higher traffic areas to serve a regional need.
Design Guidelines	Mayfair’s standard of exterior presentation (façade, surfacing, color palate, landscaping, etc.) that will guide the development of all homes and businesses in the community.	Fully Shielded Fixture	Fixtures that are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
		Garage, Detached	A private garage wholly separated and independent of the principal building.

Gated Neighborhood	A residential area where vehicular accessibility is controlled by the means of a gate, guard, barrier or similar improvements within or across a privately maintained ROW.	Light Trespass	Spill light falling over lot lines that illuminate adjacent grounds or buildings in an objectionable manner.
Gross Floor Area	<p>The total floor area of all floors of a building, expressed in sq. ft., measured from the outside of the exterior walls or from the centerline of common walls. It does not include:</p> <ul style="list-style-type: none"> • internal ground and underground/basement parking or loading, servicing and maneuvering areas; • building services, plant and equipment; • access between floors (e.g. internal stairwells and elevator shafts); • ground floor public lobby (for non-residential uses only); • outdoor pedestrian malls; and • unenclosed balconies/patios (whether roofed or not). 	Lot	An undivided tract or parcel of land which is, or in the future may be, offered for sale, conveyance, transfer or improvement, which is designated as a distinct and separate parcel, and which is identified by a tract, or lot number, or symbol in a duly approved subdivision Plat which has been properly filed of record.
		Lot Line	The lines bounding a lot.
		Lot Line, Front	The boundary between a lot and the street on which the lot fronts.
		Lot Line, Rear	The lot line that is opposite and most distant from the front lot line.
		Lot Line, Side	Any lot line that is not a front or rear lot line. A side lot line may be a part lot line, a line bordering on an alley or place or a side street line.
Height	The vertical distance of a structure measured from the average elevation of the finished grade surrounding the structure to the highest point of the structure.	Lot, Cluster	A lot that contains one single-family detached (cluster) dwelling.
Home Occupation	An occupation carried on in a dwelling unit, or in an accessory building to a dwelling unit, by a resident of the premises, which occupation is clearly incidental and secondary to the use of the premises for residential purposes.	Lot, Corner	A lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension.
		Lot, Coverage	See Coverage, lot.
Intersection	Location where two streets connect.	Lot, Depth	The length of a line connecting the midpoints of the front and rear lot lines.
Landscape Plan	A plan prepared in accordance to section 144-5.3-1 (b) (5) of the Code of Ordinances.	Lot, Double Frontage	Any lot, not a corner lot, with frontage on two streets that are parallel to each other or within 45 degrees of being parallel to each other.
Lane Width	The distance between the face of one curb to the face of the other curb excluding the gutter section, or center of the lane marking to center of the lane marking, or combination thereof.	Lot, Frontage	The length of street frontage between lot lines.
		Lot, Interior	A lot with side lot lines that do not abut any street.

Lot, Parent	A lot that includes at least three cluster lots, shared access for cluster lots and common open space.	Motion Sensing Security Lighting	A fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected within a set area around the fixture, and switching the lamp off when the detected motion ceases, or after a set amount of time.
Lot, Through	An interior lot having frontage on two streets.		
Lot, Width	The horizontal distance between side lot lines, measured at the front building line.		
Low Impact Development	A stormwater management technique that seeks to reduce runoff volume and improve water quality by replicating natural hydrology processes.	Multi-class Lighting	Any outdoor lighting used for more than one purpose, such as security and decoration, when those purposes fall under the definitions for two or more lighting classes as defined for class 1, 2 and 3 lighting.
Luminary	The complete lighting assembly, less the support assembly.	Multi-family Dwelling	A building or portion thereof, arranged, intended, or designed for occupancy by three or more families, being separate quarters and living independently of each other. Multifamily also means three or more dwelling units on a single lot or parcel, whether attached or detached.
Masonry Wall	A wall that is constructed of brick, concrete or other grounds or buildings in a highly durable building stone such as (but not limited to) granite, limestone or travertine.	Mountain Bike Trail	A public or private unpaved off-street path that is intended for recreational use.
Master Developer	RESERVED		
Master Framework Plan	RESERVED	Nature Trail	A public or private unpaved off-street path typically four (4) to six (6) feet wide when used exclusively for pedestrians, and eight to 10 feet wide when used for multiple user groups. Not intended for equestrian use or motorized vehicles, such as golf carts or ATVs.
Middle Housing	Buildings ranging in size and density between a traditional single-family detached home and a mid-rise apartment building. A common characteristic of these multiple varieties of Missing Middle Housing is a scale comparable to a single-family house, but Missing Middle Housing always includes more than one housing unit. The varieties of Missing Middle Housing include, but are not limited to, single-family homes with ADU's, duplexes, triplexes, fourplexes, courtyard apartments, mansion apartments, bungalow courts, townhouses, multiplexes and live/work units.	Neighborhood Commercial	Lower intensity commercial land use designed to provide convenience retail within predominantly residential areas.
		One-family Dwelling	A detached building arranged, intended, or designed for occupancy by one family.
Mixed Use	The development of a lot, building or structure with two or more different types of uses designed, planned and constructed as a unit. Such types of uses include, but are not limited to, residential, office, retail, public uses, personal service or entertainment uses.	Open Space, Common	Open space or recreational area, within or related to a development, intended for the exclusive use and enjoyment of residents or occupants of the development, and their guests.

Open Space, Private Open space or outdoor living area, intended for the private use and enjoyment of the resident/s or occupant/s of a dwelling unit or building. Private open space may include, but is not limited to, yard areas, landscaped areas, private patios, balconies, courtyards or similar areas designated for outdoor living, recreation or retention of an area in its natural state.

Outdoor Light Fixture All outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:

- buildings and structures;
- recreational areas;
- parking lot lighting;
- landscape and architectural lighting;
- billboards and other signs (advertising or other);
- street lighting, excluding antique street and pedestrian lighting as approved by the City or such other person as they may authorize;
- product display area lighting;
- building overhangs and open canopies; and
- security lighting.

Patio, Attached A private open space that is roofed, or unroofed with a code required hand rail, that is attached to a single family dwelling, excluding balconies. Unattached, roofed patios shall follow Accessory Structure standards.

Park Land that is designated as park space for passive and active recreational uses and may include integrated stormwater conveyance and management. Park includes six sub-categories, each being further defined herein:

- Community Park;
- Greenbelt/Conservation Park/Trails;
- Pocket Park.

Park Lot

A platted lot that contains, or is proposed to contain, a park use.

Park, Community

District-maintained parks accessible by multiple neighborhoods and should focus on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. Community Parks are generally larger in scale than neighborhood parks, but smaller than regional parks and are designed typically for residents who live within a three-mile radius. When possible, the park may be developed adjacent to a school. Community Parks provide recreational opportunities for the entire family and often contain facilities for specific recreational purposes: athletic fields, tennis courts, extreme sports amenity, loop trails, picnic areas, reservable picnic shelters, sports courts, restrooms with drinking fountains, large turf and landscaped areas and a playground or spray ground. Passive outdoor recreation activities such as meditation, quiet reflection, and wildlife watching also take place at Community Parks. Community Parks generally range from 10 to 75 acres depending on the community. Community Parks serve a larger area – radius of one to three miles and contain more recreation amenities than a Neighborhood Park.

Examples of a community park may include:

- Sports Park: a park intended to provide a variety of structured or formal recreation opportunities, such as team competitions, physical skills development and training. May include multi-purpose community facilities.
- Active Use Park: a park intended to provide facilities for active recreation such as sport courts, playgrounds, open playfields, trails, gathering areas and group picnic facilities.
- Informal Use Park: A park intended to provide a variety of casual recreational opportunities such as play, picnicking, and large social or community gatherings. Informal use parkland may also protect or enhance landscape amenity values.

Park, Greenbelt/Conservation Park/Trail	Connectors in a park system are typically within a floodway or floodplain and serve multiple goals including recreation, transportation, water quality, flood control and habitat protection/preservation of riparian corridors.	Pavilion/Shade Structure	An open air, roofed structure that provides a shaded area.
Park, Natural Area/Easement	Primarily undeveloped lands or engineered corridors that are managed for both natural and ecological value and light-impact recreational use. These areas can range in size from one to thousands of acres, and may include wetlands, wildlife habitat, viewpoints or stream and river corridors. Natural areas provide opportunities for nature-based recreation, such as bird-watching and environmental education. Natural areas also provide opportunities for some active recreation activities such as walking and running, bicycle riding, and hiking. These areas can provide relief from urban density and may also preserve or protect environmentally sensitive areas such as endangered animal habitat and native plant communities. Natural areas often include, wetlands, floodplains, streams, creeks, lakes, ponds, forests, prairies, meadows, pastures and agricultural lands, timber lands, and vistas.	Planning Commission	Has the meaning set forth in the Development Agreement.
		Planning Director	Has the meaning set forth in the Development Agreement.
		Plat	A Final Plat.
		Plat Note	A notation on the face of a Plat that affects future development.
		Plat, Final	A plan prepared in accordance with 1.4.1.
		Play/Sports Court	A recreation area for open-air games, including but not limited to tennis, volleyball and/or basketball. Bleachers or grandstands may be provided.
		Playscape	A freestanding, integrated play apparatus, exclusively for use by children.
		Plaza	A publicly accessible gathering space that is integrated into the Street network and may allow vehicular, bicycle and/or pedestrian travel.
Park, Pocket	A small outdoor open space usually 0.25 acres up to three (3) acres, most often located in an urban area surrounded by commercial or dense residential. These parks serve various short-term functions or activities like small events, lunch breaks, or tot lots. These spaces are inviting and social places.	Project	Has the meaning set forth in the Development Agreement.
Park, Private	Parkland that is developed as part of the Project, but not generally open to the public, including Pocket Parks and Recreation Centers	Public Safety Facility	A government facility for public safety and emergency services, including fire, EMS, police and related administrative facilities.
Path, Shared Use	A bicycle and pedestrian facility physically separated from motorized vehicular traffic by a green space or barrier. They can be located within road rights of way, parks, and trail corridors and are shared by multiple users. Two types of surface treatments may be used: crushed granite or hard surface pavement. Anticipated use and location must be considered when selecting surface treatment, which should also meet the City of New Braunfels' Park Standards.	Quartile	An organizing measure representing community development in quarters. Assuming a 6,000 residential unit community, each quartile represents 1,500 completed residential units.
		Recreation Center	Private facilities, such as clubhouses, gyms, swimming pools, tennis courts, etc., which are intended to function as private parks under the Development Standards.

Recreation Establishment, Commercial Indoor	A private indoor facility, with or without seating for spectators, and providing facilities for a variety of individual, organized or franchised sports, including but not limited to basketball, gymnastics, wrestling, soccer, tennis, volleyball, racquetball or handball. Such facilities may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, bowling alley, snack bar, restaurant, retail sales of related sports, health or fitness items and other support facilities. Does not include any other indoor recreation facility that may be herein defined separately.	Retail Establishment, Liner	A row of small retail establishments sharing a common wall with one or more other establishments/tenancies located on one or more contiguous lots.
		Retail Establishment, Medium	A retail establishment or any combination of retail establishments in a single building or in separate but adjoining buildings occupying 10,001 – 25,000 sq. ft. GFA.
		Retail Establishment, Small	A retail establishment, or any combination of retail establishments in a single building or in separate but adjoining buildings, occupying equal to or less than 10,000 sq. ft. GFA.
Recreation Establishment, Commercial Outdoor	A private open or partially enclosed facility, with or without seating for spectators, and providing facilities for a variety of individual, organized or franchised sports, including but not limited to basketball, soccer, tennis and volleyball. Such facilities may also provide other regular organized or franchised events, swimming pool, batting cages, snack bar, retail sales of related sports, health or fitness items and other support facilities. Does not include any other outdoor recreation facility that may be herein defined separately.	Right of Way	A lot or parcel of land occupied, or intended to be occupied, by a public road, street or alley.
		Roadway, Major	Any road identified as an expressway, parkway, arterial or collector road on the City's adopted Regional Transportation Plan.
		Roadway, Minor	A collector road, local street or alley not on the City's adopted Regional Transportation Plan.
		Sector	Has the meaning set forth in the Development Agreement.
Residential Density	The number of dwelling units divided by the number of acres.	Sector Plan	An application prepared in accordance with 1.3.1 or an approved Sector Plan depending on the context of the term's usage.
Residential Lot	A platted lot that contains, or is proposed to contain, a residential use.		
Residential Use	A use identified in Section 7.1 as a residential use.	Sector Plan Note	A notation on the face of a Sector Plan that affects future development.
Retail Establishment	An establishment in which 60 percent or more of the GFA is devoted to the sale or rental of goods, including stocking, to the general public for personal or household consumption. The term includes services incidental to the sale or rental of such goods.	Sector Plan TIA	Updated Traffic Impact Analysis provided with Sector Plan submittal.
Retail Establishment, Large	A retail establishment or any combination of retail establishments in a single building or in separate but adjoining buildings occupying more than 25,000 sq. ft. GFA.	Security Lighting	Lighting designed to illuminate a lot for the purpose of visual security. This includes fully shielded lighting designed to be left on during nighttime hours as well as motion sensing lighting fixtures.

Sensitive Feature	Karst features classified as sensitive by TCEQ or habitat identified by a qualified ecologist, in accordance with US Fish and Wildlife Service, high value trees as defined by a Tree Preservation Plan or any other applicable federal or state agency's standards.		
Service Industry Establishment	An establishment or place of business primarily for industrial activities that have no external air, noise or odor emissions and can be suitably located with non-industrial uses, including but not limited to audio visual repair, film processing, jewelry making, locksmith, shoe repairs.	Sign, Billboard	An off-premise sign on any flat surface erected on a framework or on any structure, or attached to posts and used for, or designed to be used for, the display of bills, posters, or other advertising material.
Setback Line	A line within a lot parallel to and measured from a corresponding lot line, establishing the minimum required yard and governing the placement of structures and uses on the lot.	Sign, Freestanding	A sign permanently attached to or constructed in or on the ground.
Sidewalk	As guided by City code, a public or private paved accessway located within the street ROW or access easement, abutting, but physically separated from the vehicular travelled way, intended for pedestrian travel, regardless of whether such an accessway may be designated for non-exclusive use by pedestrians.	Sign, High Profile Monument	A sign that is attached directly to the ground or is supported by a sign structure that is placed on or anchored in the ground.
Sight Distance	The triangular area formed by a diagonal line connecting two points located on intersecting ROW lines.	Sign, Low Profile Pole	A sign that is mounted on one or more freestanding poles or other support so that the bottom edge of the sign face is not in direct contact with a solid base or the ground.
Sign	Any device or surface on which letters, illustrations, designs, figures or symbols are painted, printed, stamped, raised, projected or in any manner outlined or attached and used for advertising purposes.	Sign, Monument	A sign which is attached directly to the ground or is supported by a sign structure that is placed on or anchored in the ground and is independent from any building or other structure.
Sign, Area Directional	An off-premise sign designed with panels that may be replaced or changed to advertise multiple entities, services, real estate, businesses or other content and that direct, with an arrow, for instance, persons to those entities.	Sign, Off-premise	An outdoor sign advertising a business activity or use not principally offered, sold, or conducted upon the same premises on which the sign is located.
Sign, Banner	Any sign made of fabric, plastic or other non-rigid material designed to hang from rope or wire to	Sign, On-premise	An outdoor sign advertising a business or use principally offered, sold or conducted upon the same premises on which the sign is located. On-premise signs include: <ul style="list-style-type: none"> • signs advertising a real estate development located on premises being developed or proposed for development; • signs identifying a real estate development which are located at the entrance of such development; and • signs located on premises where model homes are constructed.

Sign, Pole or Pylon	A freestanding sign that is supported by one or more freestanding shafts, posts, or piers extending from and permanently attached to the ground by a foundation or footing, with a clearance between the ground and the sign face.	Temporary Lighting	Lighting which will not be used for more than one 45-day period within a calendar year. Temporary lighting is intended for uses that by their nature are of limited duration; e.g. holiday decorations, civic events, or construction projects.
Site	a tract of property that is the subject of a development application.	Throughway Zone	The part of the streetside between the frontage zone and the furnishing zone in which pedestrians and bicyclists travel, including sidewalks and bike paths.
Site Plan	A plan submitted with an application for Building Permit as per City of New Braunfels Code of Ordinances.	Traffic Impact Analysis (TIA)	A study which assesses the adequacy of the existing or future transportation infrastructure to accommodate additional trips generated by a proposed development, redevelopment or land rezoning.
Site Plan Note	A notation on the face of a Site Plan that affects future development.	TIA Update	A report prepared in accordance to section 118-46.(y) of the Code of Ordinances.
Story	Part of a building included between the surface of one floor and the surface of the ceiling above. A top story attic is a half story when the main line of the wall plates is not above the middle of the interior height of such story. A basement that is no more than 4 ft. above average grade shall not be considered a story.	TIA Worksheet	A report prepared in accordance to section 118-46.(y) of the Code of Ordinances.
Street	A public or private ROW that provides primary vehicular movement, whether designated as a street, highway, thoroughfare, parkway, avenue, boulevard, road, drive aisle, alley or however otherwise designated.	Total Outdoor Light Output	The maximum total amount of light, measured in lumens, from all outdoor light fixtures on a lot. For lamp types that vary in their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
Street View	Visible at eye-level on the closest sidewalk on an abutting street, excluding an alley.	Tree Protection Plan	A plan prepared in accordance to section 144-5.3-1 (c) of the Code of Ordinances.
Street, Private	A private vehicular accessway, including an alley, that is shared by and that serves two or more lots, which is not dedicated to the public, and which is not publicly maintained.	Tree Replacement Plan	A plan prepared in accordance to section 144-5.3-1 (c) of the Code of Ordinances.
Streetside	The part of the ROW between the back of the curb and the front lot line of abutting lots.	Tree Survey	A plan prepared in accordance to section 144-5.3-1 (c) of the Code of Ordinances.
Supporting Framework Plan	A plan prepared in accordance with Appendix _.	Tree Survey, Preliminary	A plan prepared in accordance to section 144-5.3-1 (c) of the Code of Ordinances.
		Tree, High Value	Any tree having a minimum 8 in. caliper measured 4.5 ft. above the ground (DBH), and in good health with no signs of disease.

Tree, Low Value	Any tree that is not a high value tree.
Unshielded Fixture	A fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.
Urban Forester	The Urban Forester, City of New Braunfels, Texas.
Utility	Public and private utility infrastructure including, but not limited to, water mains, recycled water mains, gravity wastewater mains, wastewater force mains, wastewater lift stations, wastewater treatment plants, storm drains, overhead electric, underground electric, gas mains and communication lines.
Wholesale Trade Establishment	An establishment or place of business greater than 50,000 sq. ft. GFA, primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

16. Traffic Impact Analysis
(attached separately).



SOUTHSTAR