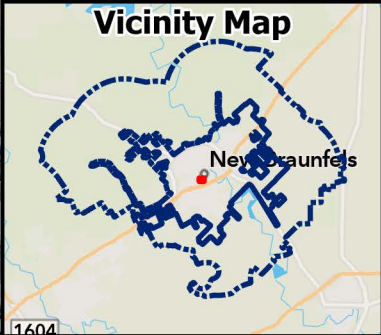
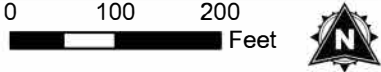


Aerial Exhibit



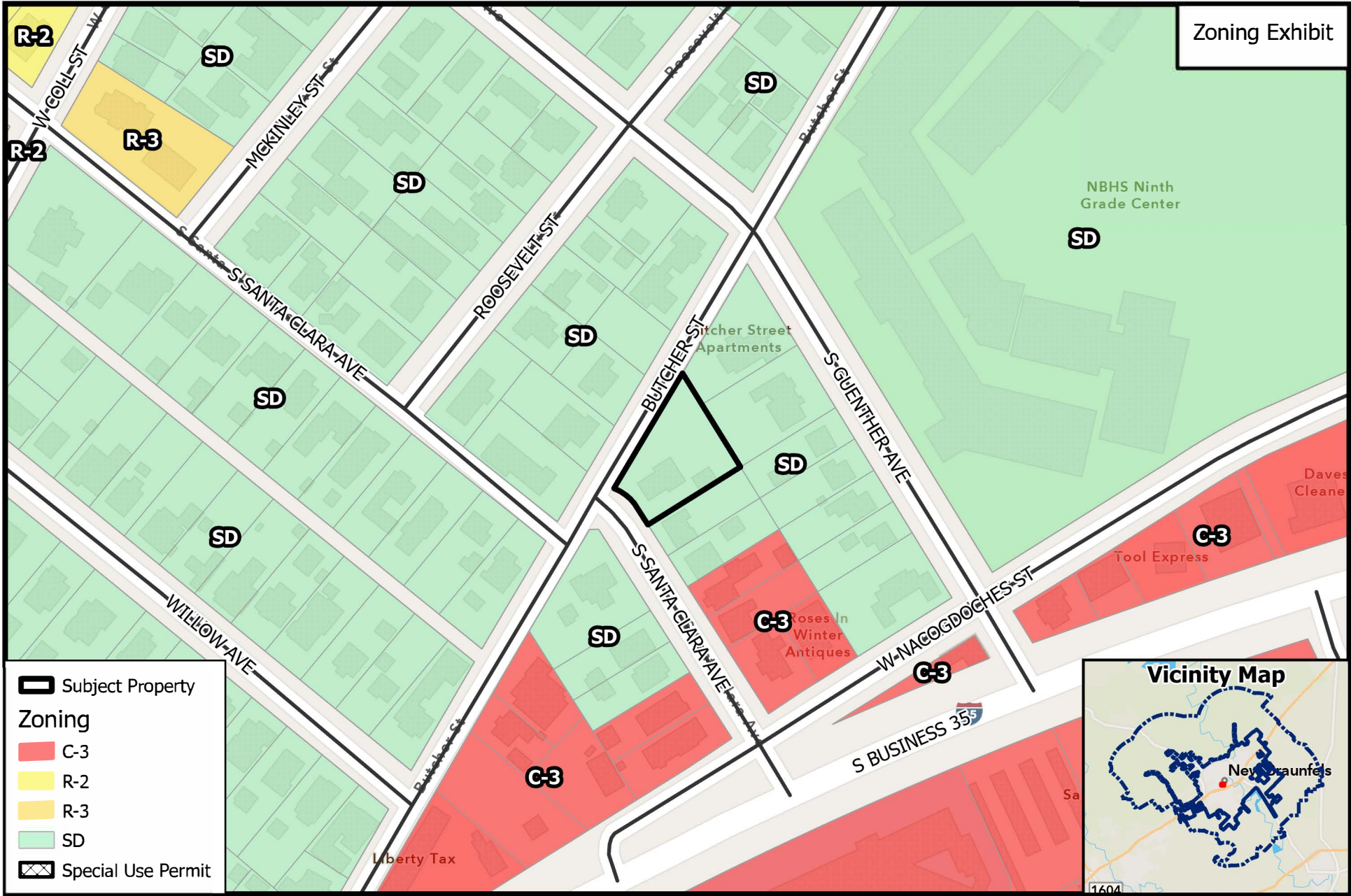
SUP23-265
Zone Change from SND-1 to R-3L



Path: Y:\ZoneChange & SUPs\2023\SUP23-265 - 605 S Santa Clara - SND-1 to R-3L & SUP for

Source: City of New Braunfels
 Planning Date: 9/26/2023

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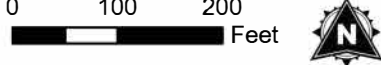


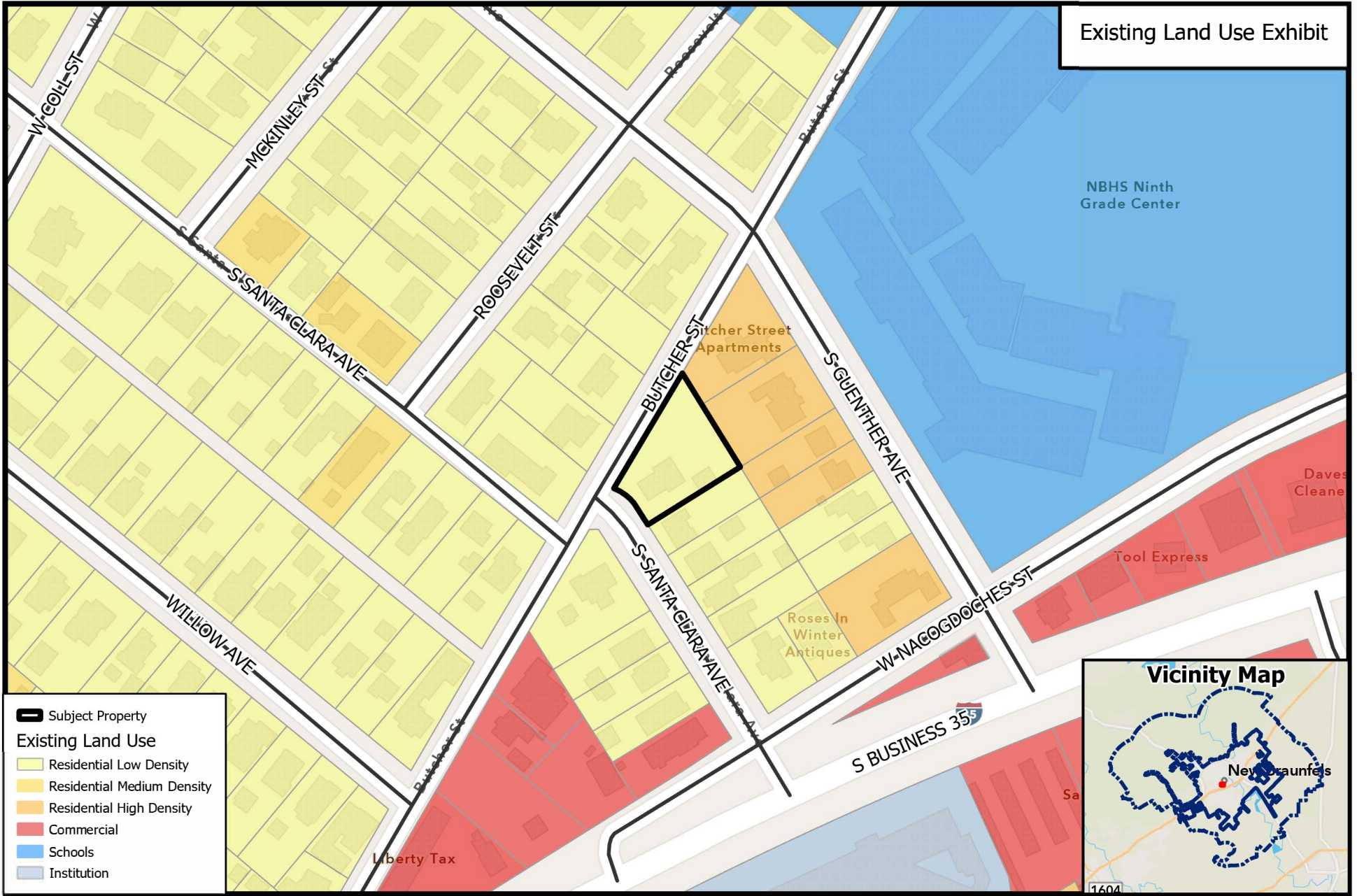
Legend

- Subject Property
- Zoning**
- C-3
- R-2
- R-3
- SD
- Special Use Permit



SUP23-265
Zone Change from SND-1 to R-3L



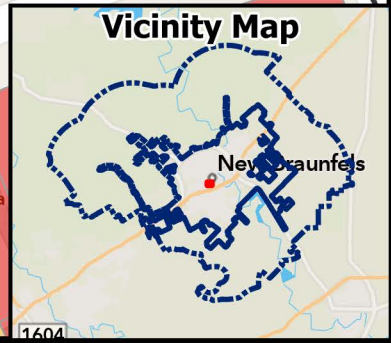


Existing Land Use Exhibit

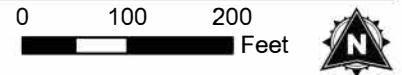
Subject Property

Existing Land Use

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Schools
- Institution



SUP23-265
Zone Change from SND-1 to R-3L



Path: Y:\ZoneChange & SUPs\2023\SUP23-265 - 605 S Santa Clara - SND-1 to R-3L & SUP for

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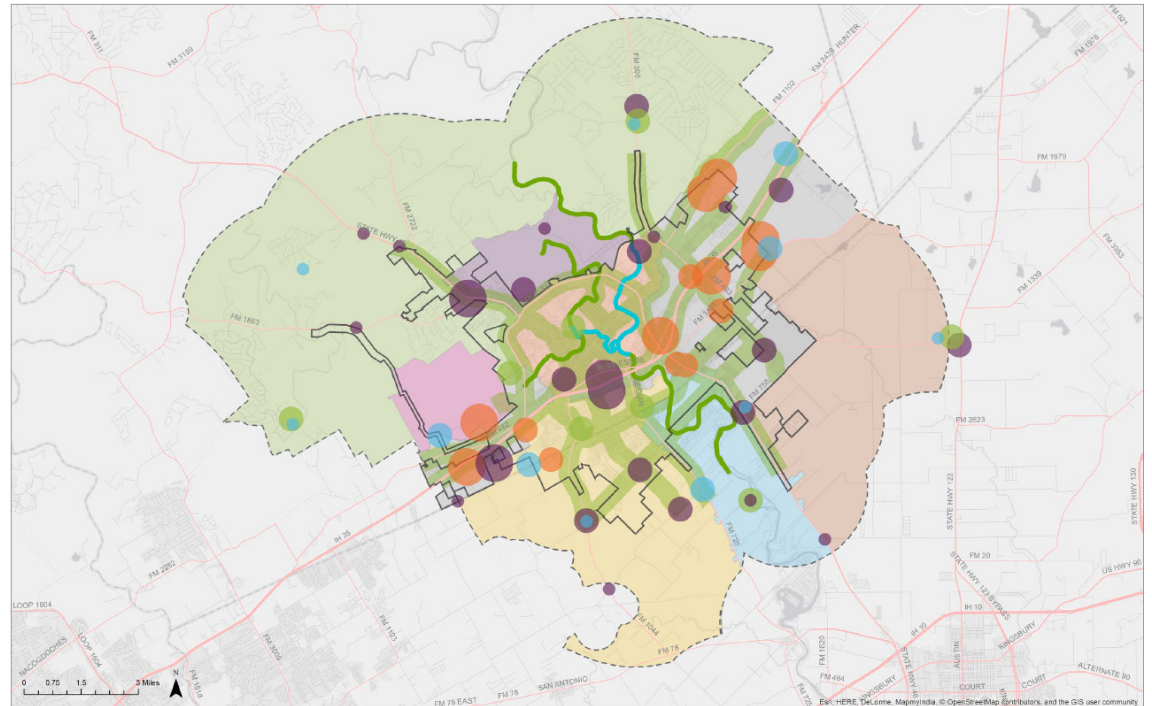


Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the New Braunfels Sub-Area
- ◆ Within Transitional Mixed-Use Corridor
- ◆ Near multiple existing Civic, Education, Employment, and Tourist Centers, and proposed Market Centers

Future Land Use Map



R-3L would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities, and price points can be provided across the community as well as within individual developments.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs, and transportation.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make an investment in workforce housing more feasible for private and nonprofit developers.