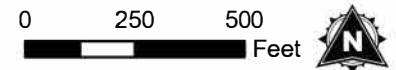
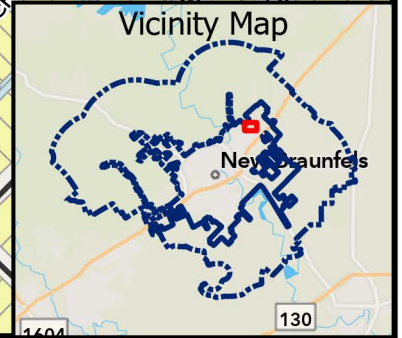


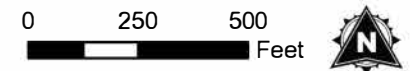
SUP21-383
C-1A with Townhouses



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SUP21-383
C-1A with Townhouses



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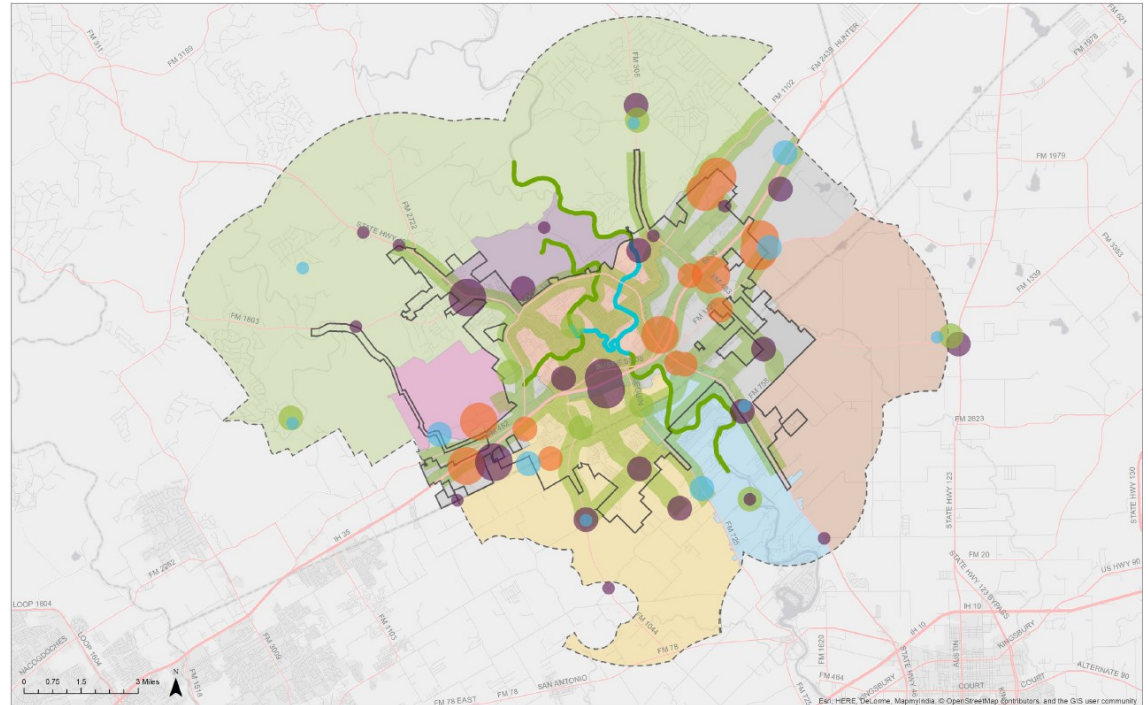


Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Oak Creek Sub-Area
- ◆ Near Existing Employment, Market and Education Centers

Future Land Use Map



- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
- **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 3.16:** Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives.
- **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 investment in workforce housing more feasible for private and nonprofit developers.

	Existing	Existing	Proposed
	APD	M-1A	C-1A
Accessory building/structure (see section 144-5.4)	P		P
Accessory dwelling (one accessory dwelling per lot, no kitchen)	P		
Accounting, auditing, bookkeeping, and tax preparations		P	P
Adult day care (no overnight stay)			P
Adult day care (with overnight stay)			P
Aircraft support and related services		P	
Airport		P	
All-terrain vehicle (ATV) dealer/sales		P	
Ambulance service (private)		P	
Amphitheaters (outdoor live performances)		P	
Amusement devices/arcade (four or more devices)		P	P
Amusement services or venues (indoors) (see section 144-5.13)		P	
Amusement services or venues (outdoors)		P	
Animal grooming shop		P	P
Answering and message services		P	P
Antique shop		P	P
Appliance repair		P	P
Archery range		P	
Armed services recruiting center		P	P
Art dealer/gallery		P	P
Artist or artisans studio		P	P
Assembly/exhibition hall or areas		P	
Assisted living facility/retirement home			P
Athletic fields		P	
Auction sales (non-vehicle)		P	
Auto body repair, garages (see section 144-5.11)		P	
Auto glass repair/tinting (see section 144-5.11)		P	
Auto interior shop/upholstery (see section 144-5.11)		P	
Auto leasing		P	P
Auto muffler shop (see section 144-5.11)		P	
Auto or trailer sales rooms or yards (see section 144-5.12)		P	
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P	
Auto paint shop		P	
Auto repair as an accessory use to retail sales		P	
Auto repair garage (general) (see section 144-5.11)		P	
Auto supply store for new and factory rebuilt parts		P	P
Auto tire repair/sales (indoor)		P	P
Automobile driving school (including defensive driving)		P	
Bakery (retail)		P	P
Bank, savings and loan, or credit union		P	P
Bar/tavern (no outdoor music)		P	P
Bar/tavern		P	
Barber/beauty college (barber or cosmetology school or college)		P	
Barber/beauty shop, haircutting (non-college)		P	
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station		P	P
Bed and breakfast inn (see section 144-5.6)			P
Bicycle sales and/or repair		P	P

	Existing	Existing	Proposed
	APD	M-1A	C-1A
Billiard/pool facility		P	
Bingo facility		P	P
Bio-medical facilities		P	
Blacksmith or wagon shops		P	
Book binding		P	P
Book store		P	P
Bottling or distribution plants (milk)		P	
Bottling works		P	
Bowling alley/center (see section 144-5.13)		P	
Broadcast station (with tower) (see section 144-5.7)		P	
Bus barns or lots		P	
Bus passenger stations		P	
Cafeteria/cafe/delicatessen		P	P
Campers' supplies		P	P
Car wash (self-service; automated)		P	
Car wash, full service (detail shop)		P	
Carpenter, cabinet, or pattern shops		P	
Carpet cleaning establishments		P	
Caterer		P	P
Cemetery and/or mausoleum	P	P	P
Check cashing service		P	P
Chemical laboratories (not producing noxious fumes or odors)		P	
Child day care/children's nursery (business)			P
Church/place of religious assembly	P	P	P
Civic/conference center and facilities		P	
Cleaning, pressing and dyeing (non-explosive fluids used)		P	P
Clinic (dental)		P	P
Clinic (emergency care)		P	P
Clinic (medical)		P	P
Club (private)		P	
Coffee shop		P	P
Cold storage plant		P	
Commercial amusement concessions and facilities		P	
Communication equipment—Installation and/or repair		P	P
Community building (associated with residential uses)		P	
Community home (see definition)	P		P
Computer and electronic sales		P	P
Computer repair		P	P
Confectionery store (retail)		P	P
Consignment shop		P	P
Contractor's office/sales, with outside storage including vehicles		P	
Contractor's temporary on-site construction office	P		P
Convenience store with gas sales		P	
Convenience store without gas sales		P	P
Country club (private)	P	P	
Credit agency		P	P
Crematorium		P	
Curio shops		P	P

	Existing	Existing	Proposed
	APD	M-1A	C-1A
Custom work shops		P	P
Dance hall/dancing facility (see section 144-5.13)		P	
Day camp		P	
Department store		P	P
Drapery shop/blind shop		P	P
Driving range		P	
Drug store/pharmacy		P	P
Electrical repair shop		P	P
Electrical substation		P	P
Electronic assembly/high tech manufacturing		P	
Electroplating works		P	
Engine repair/motor manufacturing re-manufacturing and/or repair		P	
Exterminator service		P	
Fairground		P	
Family home adult care	P		
Family home child care	P		
Farmers market (produce market—wholesale)	P	P	
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store		P	
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)		P	
Florist		P	P
Flour mills, feed mills, and grain processing	P		
Food or grocery store with gasoline sales		P	
Food or grocery store without gasoline sales		P	P
Food processing (no outside public consumption)		P	
Forge (hand)		P	
Forge (power)		P	
Fraternal organization/civic club (private club)		P	
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		P	
Freight terminal, truck (all storage of freight in an enclosed building)		P	
Frozen food storage for individual or family use		P	P
Funeral home/mortuary		P	
Furniture manufacture		P	
Furniture sales (indoor)		P	
Galvanizing works		P	
Garden shops and greenhouses		P	P
Golf course (public or private)	P	P	P
Golf course (miniature)		P	
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P
Grain elevator	P		
Greenhouse (commercial)		P	P
Handicraft shop		P	P
Hardware store		P	P
Hay, grain, and/or feed sales (wholesale)	P		

	Existing	Existing	Proposed
	APD	M-1A	C-1A
Health club (physical fitness; indoors only)		P	P
Heating and air-conditioning sales/services		P	P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P	
Heliport		P	
Home occupation (see section 144-5.5)	P		
Home repair and yard equipment retail and rental outlets		P	
Hospice			P
Hospital, general (acute care/chronic care)		P	
Hospital, rehabilitation		P	P
Hotel/motel		P	
Ice delivery stations (for storage and sale of ice at retail only)		P	
Ice plants		P	
Industrial laundries		P	
Kiosk (providing a retail service)		P	P
Laboratory equipment manufacturing		P	
Laundromat and laundry pickup stations		P	P
Laundry, commercial (without self-serve)		P	
Laundry/dry cleaning (drop off/pick up)		P	P
Laundry/washateria (self-serve)		P	P
Lawnmower sales and/or repair		P	P
Leather products manufacturing		P	
Light manufacturing		P	
Limousine/taxi service		P	
Livestock sales/auction	P		
Locksmith		P	P
Lumberyard (see section 144-5.15)		P	
Lumberyard or building material sales (see section 144-5.15)		P	
Machine shop		P	
Maintenance/janitorial service		P	
Major appliance sales (indoor)		P	
Manufactured home sales		P	
Manufacturing and processes		P	
Manufacturing processes not listed		P	
Market (public, flea)		P	
Martial arts school		P	P
Meat or fish packing/storage plants			
Medical supplies and equipment		P	
Metal fabrication shop		P	
Micro brewery (onsite mfg. and/or sales)		P	
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P	
Mini-warehouse/self-storage units with outside boat and RV storage		P	
Motion picture studio, commercial film		P	
Motion picture theater (indoors)		P	
Motion picture theater (outdoors, drive-in)		P	
Motorcycle dealer (primarily new/repair)		P	
Moving storage company		P	
Moving, transfer, or storage plant		P	

	Existing APD	Existing M-1A	Proposed C-1A
Multifamily (apartments/condominiums)			
Museum		P	P
Natural resource extraction and mining			
Needlework shop		P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		P	
Nursing/convalescent home/sanitarium			P
Offices, brokerage services		P	P
Offices, business or professional		P	P
Offices, computer programming and data processing		P	P
Offices, consulting		P	P
Offices, engineering, architecture, surveying or similar		P	P
Offices, health services		P	P
Offices, insurance agency		P	P
Offices, legal services, including court reporting		P	P
Offices, medical offices		P	P
Offices, real estate		P	P
Offices, security/commodity brokers, dealers, exchanges and financial services		P	P
One-family dwelling, detached	P		
Outside storage (as primary use)		P	
Park and/or playground (private and public)	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P	P
Parking structure/public garage		P	P
Pawn shop		P	P
Personal watercraft sales (primarily new/repair)		P	
Pet shop/supplies (less than 10,000 sq. ft.)		P	P
Pet store (over 10,000 sq. ft.)		P	
Photo engraving plant		P	
Photographic printing/duplicating/copy shop or printing shop		P	P
Photographic studio (no sale of cameras or supplies)		P	P
Photographic supply		P	P
Plant nursery (no retail sales on site)	P	P	P
Plant nursery (retail sales/outdoor storage)		P	P
Plastic products molding/reshaping		P	
Plumbing shop		P	
Portable building sales		P	
Propane sales (retail)		P	
Public recreation/services building for public park/playground areas		P	P
Publishing/printing company (e.g., newspaper)		P	
Quick lube/oil change/minor inspection		P	P
Radio/television shop, electronics, computer repair		P	P
Rappelling facilities		P	
Recreation buildings (private)		P	P
Recreation buildings (public)	P	P	P
Recycling kiosk		P	P
Refreshment/beverage stand		P	P
Research lab (non-hazardous)		P	

	Existing	Existing	Proposed
	APD	M-1A	C-1A
Restaurant/prepared food sales		P	P
Restaurant with drive-through service		P	P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P	P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P	
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		P	
Retirement home/home for the aged			P
Rodeo grounds	P	P	
RV/travel trailer sales		P	
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)		P	P
Security monitoring company (no outside storage or installation)		P	P
Security systems installation company		P	
Sheet metal shop		P	
Shoe repair shops		P	P
Shooting gallery—Indoor (see section 144-5.13)		P	
Shopping center		P	P
Sign manufacturing/painting plant		P	
Single-family industrialized home (see section 144-5.8)	P		
Specialty shops in support of project guests and tourists		P	P
Stables (as a business) (see chapter 6)	P		
Stables (private, accessory use) (see chapter 6)	P		
Stone/clay/glass manufacturing		P	
Storage—Exterior storage for boats and recreational vehicles		P	
Storage in bulk		P	
Studio for radio or television, without tower (see zoning district for tower authorization)		P	
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P	P
Tailor shop (see home occupation)		P	P
Tattoo or body piercing studio		P	
Taxidermist		P	
Telemarketing agency		P	P
Telephone exchange buildings (office only)		P	P
Tennis court (commercial)		P	
Theater (non-motion picture; live drama)		P	P
Tire sales (outdoors)		P	
Tool rental		P	P
Townhouse (attached)			
Transfer station (refuse/pick-up)		P	
Travel agency		P	P
Truck or transit terminal		P	
University or college (public or private)		P	P
Upholstery shop (non-auto)		P	
Used or second hand merchandise/furniture store		P	
Vacuum cleaner sales and repair		P	P
Veterinary hospital (no outside animal runs or kennels)		P	P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		P	
Video rental/sales		P	P

	Existing	Existing	Proposed
	APD	M-1A	C-1A
Warehouse/office and storage/distribution center		P	
Waterfront amusement facilities—Berthing facilities sales and rentals		P	
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		P	
Waterfront amusement facilities—Boat landing piers/launching ramps		P	
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P	
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P
Welding shop		P	
Wholesale sales offices and sample rooms		P	
Woodworking shop (ornamental)		P	P