Aerial Exhibit

WINDSOR LN

HILL COUNTRY DR

OAK RUN PT

ALYSSA WAY

STATE HWY 46 W

STATE HWY 46 W

STATE HWY 46 W

FM 1863

City Limits

Vicinity Map

New Braunfels

1604

Subject Property

Affected Zoning

PZ25-0105
Alyssa Way and SH 46 - R-1 to C-1B

Source: City of New Braunfels Planning
Date: 4/24/2025

0   120   240
Feet

N

Path:
P:\ZoneChange & SUPs\2025\PZ25-0105 - Alyssa Way and SH 46 - R-1 to

Map Labels

KOELN ST
HAMBURG AVE
ARENDES DR
City Limits
MARQUETTE DR
City Limits
OAK CROSSING
OAK CASCADE
OAK BROOK DR
OAKMOSS
ASHLEY CIR
SIGEL AVE
BAMBERGER AVE
CANTERBERRY DR
WELSCH LN
WINDSOR LN
ENCHANTED OAK
DIAMOND OAK
TIMBER HOLW
OAK LEAF
OAK WILLOW
OAK CV
OAK FOREST DR
STATE HWY 46 W
T BAR M DR
NORTHWOODS DR
WOODLANE DR
HILL COUNTRY DR
OAK RUN PT
RIDGE RUN
CROWN-RDG
BENDING OAK
OAK CT
PRESTON HOLW
OAK GLEN
CENTRE CT
ALYSSA WAY
STATE HWY 46 W
OAK RUN PKWY
SOPHY LN
City Limits
City Limits
City Limits
City Limits
City Limits
HUNTERS VILLAGE
HUNTERS T
DIAMOND TRL
FM 1863
HUNTERS PT
HUNTERS CREEK DR
1604

Legend

Subject Property
Parcels
City Boundaries

Hike and Bike Plan
— Bike Facility (Existing)
- - Bike Facility (Proposed)
— Offstreet (Existing)
- - Offstreet (Proposed)

Regional Transportation Plan
— Principal Arterial (150')
- - Minor Arterial - Proposed (120')
— Major Collector (90')
- - Major Collector - Proposed (90')
- - Minor Collector - Proposed (60')

Vicinity Map
New Braunfels

City of New Braunfels

PZ25-0105
Alyssa Way and SH 46 - R-1 to C-1B

Source: City of New Braunfels Planning
Date: 4/10/2025

0   480   960
Feet

N

Windsor Ln

Alyssa Way

Fire Station 4

Oak Run Pt

Pit Stop Food Mart

46

46

Mission Valley Bowling Club

1863

City Limits

Vicinity Map

New Braunfels

1604

Existing Land Use

- Subject Property
- Affected Zoning

Existing Land Use

- Residential Low Density
- Commercial
- Schools
- Government
- Institution
- Open

PZ25-0105
Alyssa Way and SH 46 - R-1 to C-1B

City of New Braunfels

Source: City of New Braunfels Planning
Date: 4/24/2025

0   120   240
Feet

N

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Zoning Exhibit

Legend — Subject Property / Affected Zoning

- Subject Property
- Affected Zoning

Zoning
- APD
- C-1
- C-1B
- R-1
- R-1A-6.6
- R-2
- Special Use Permit

Map labels:

R-1A-6.6
R-1A-6.6
C-1B
C-1
Windsor Ln
C-1B
C-1B
R-1
Fire Station 4
Oak Run Pt
Alyssa Way
R-1
C-1
C-1
C-1 SUP
Pit Stop Food Mart
46
46
1863
C-1B
R-2
City Limits
R-1
1604

Vicinity Map

New Braunfels

City of New Braunfels

PZ25-0105
Alyssa Way and SH 46 - R-1 to C-1B

Path:
P:\ZoneChange & SUPs\2025\PZ25-0105 - Alyssa Way and SH 46 - R-1 to

Source: City of New Braunfels Planning
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0   120   240
Feet

N

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