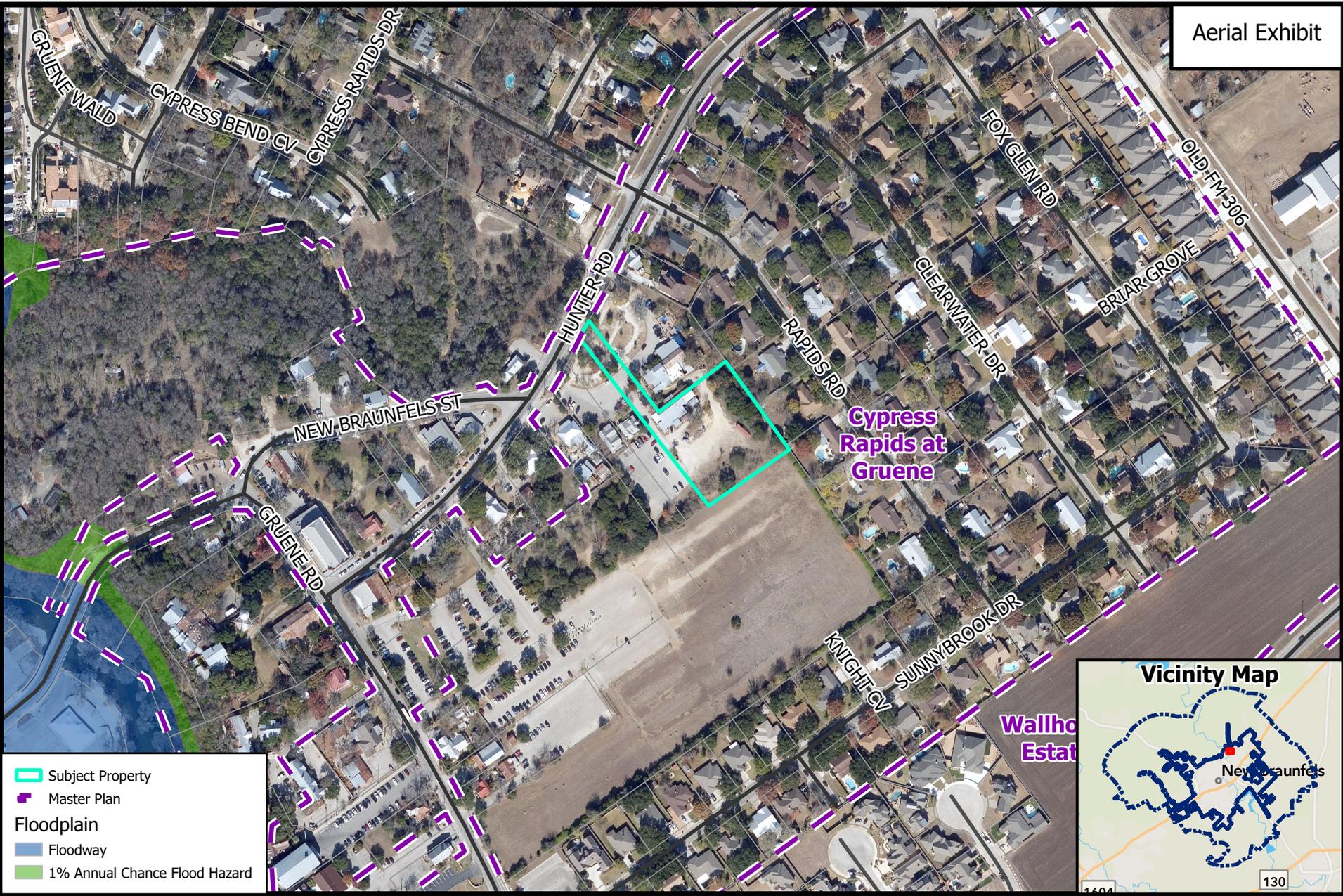
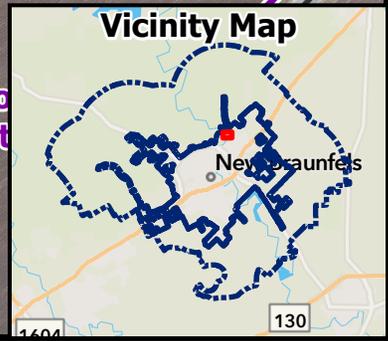


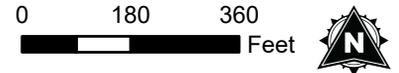
Aerial Exhibit



- Subject Property
- Master Plan
- Floodplain**
- Floodway
- 1% Annual Chance Flood Hazard



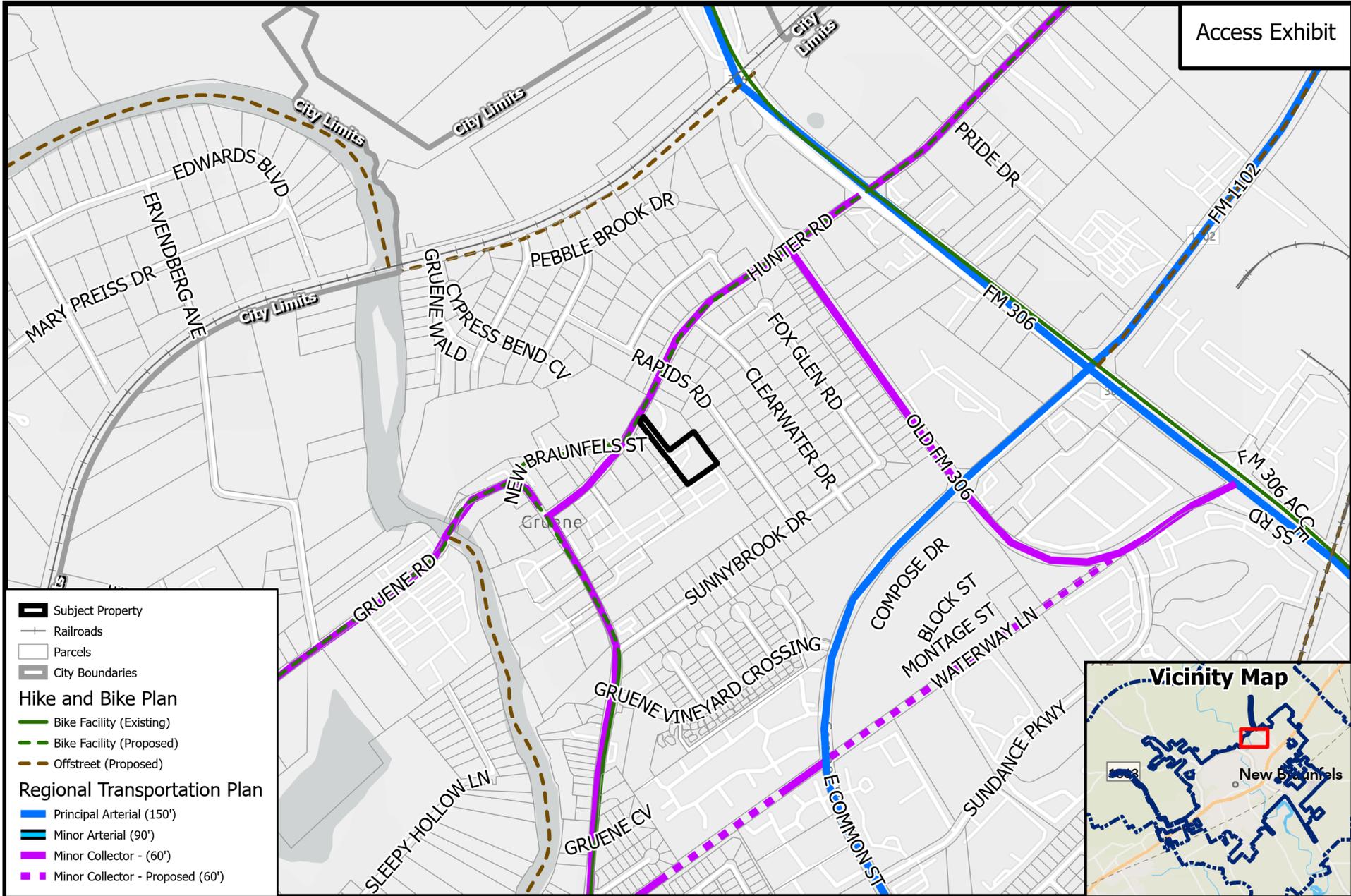
**SUP22-221**  
**Rezone to C-1A with SUP to allow Warehousing and Coffee Roasting**



Path: \\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2022\SUP22-221 - Lehr - 1720

Source: City of New Braunfels Planning  
 Date: 6/24/2022

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.



**Legend**

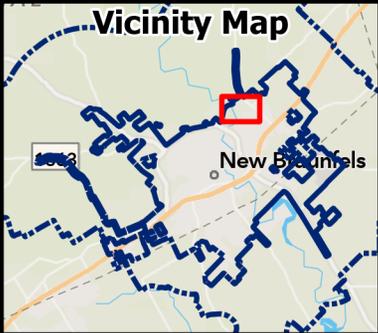
- Subject Property
- Railroads
- Parcels
- City Boundaries

**Hike and Bike Plan**

- Bike Facility (Existing)
- Bike Facility (Proposed)
- Offstreet (Proposed)

**Regional Transportation Plan**

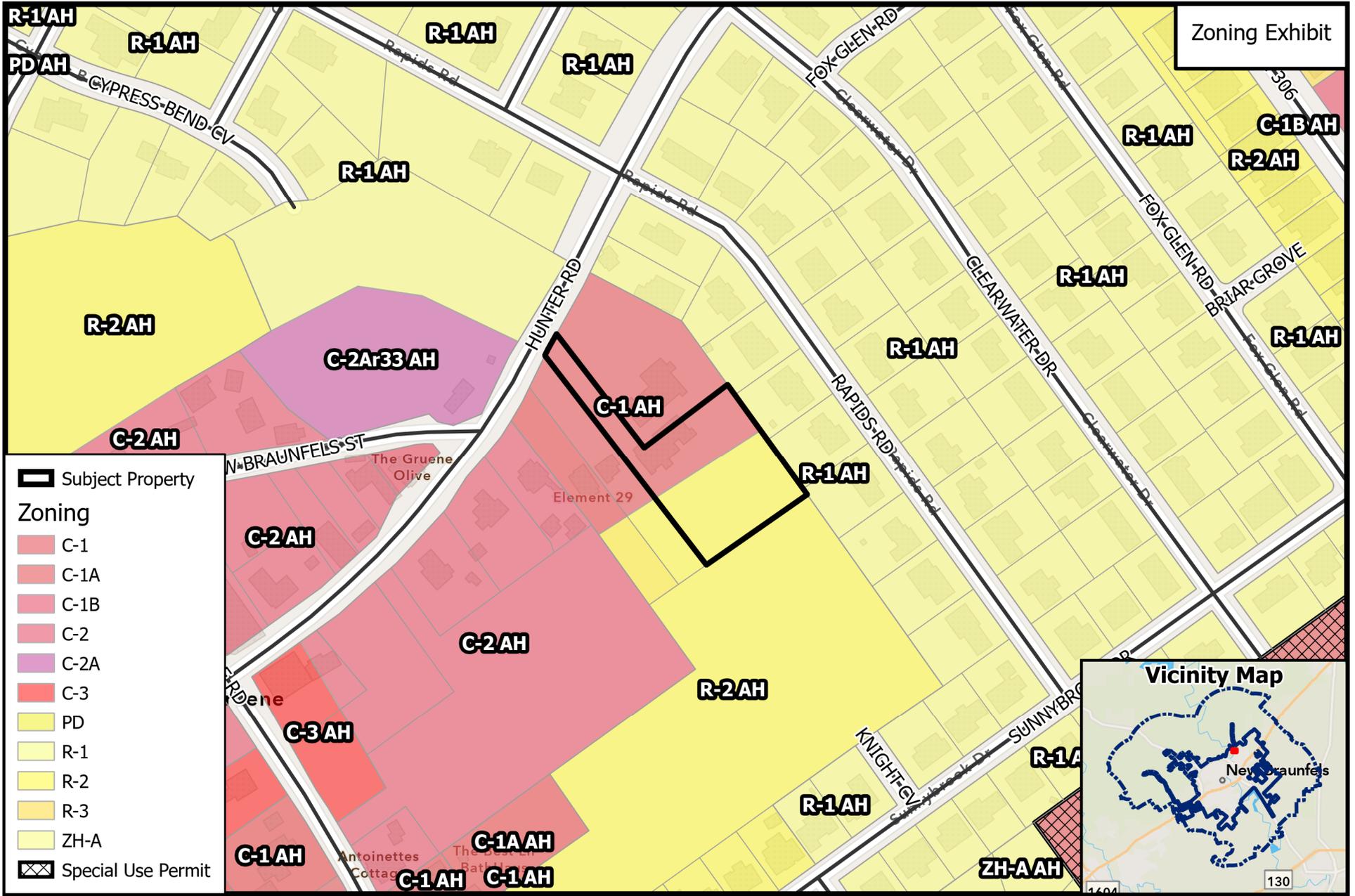
- Principal Arterial (150')
- Minor Arterial (90')
- Minor Collector - (60')
- Minor Collector - Proposed (60')



**SUP22-221**  
**Rezone to C-1A with SUP to allow Warehousing and Coffee Roasting**

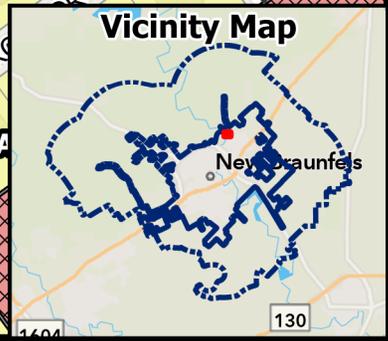


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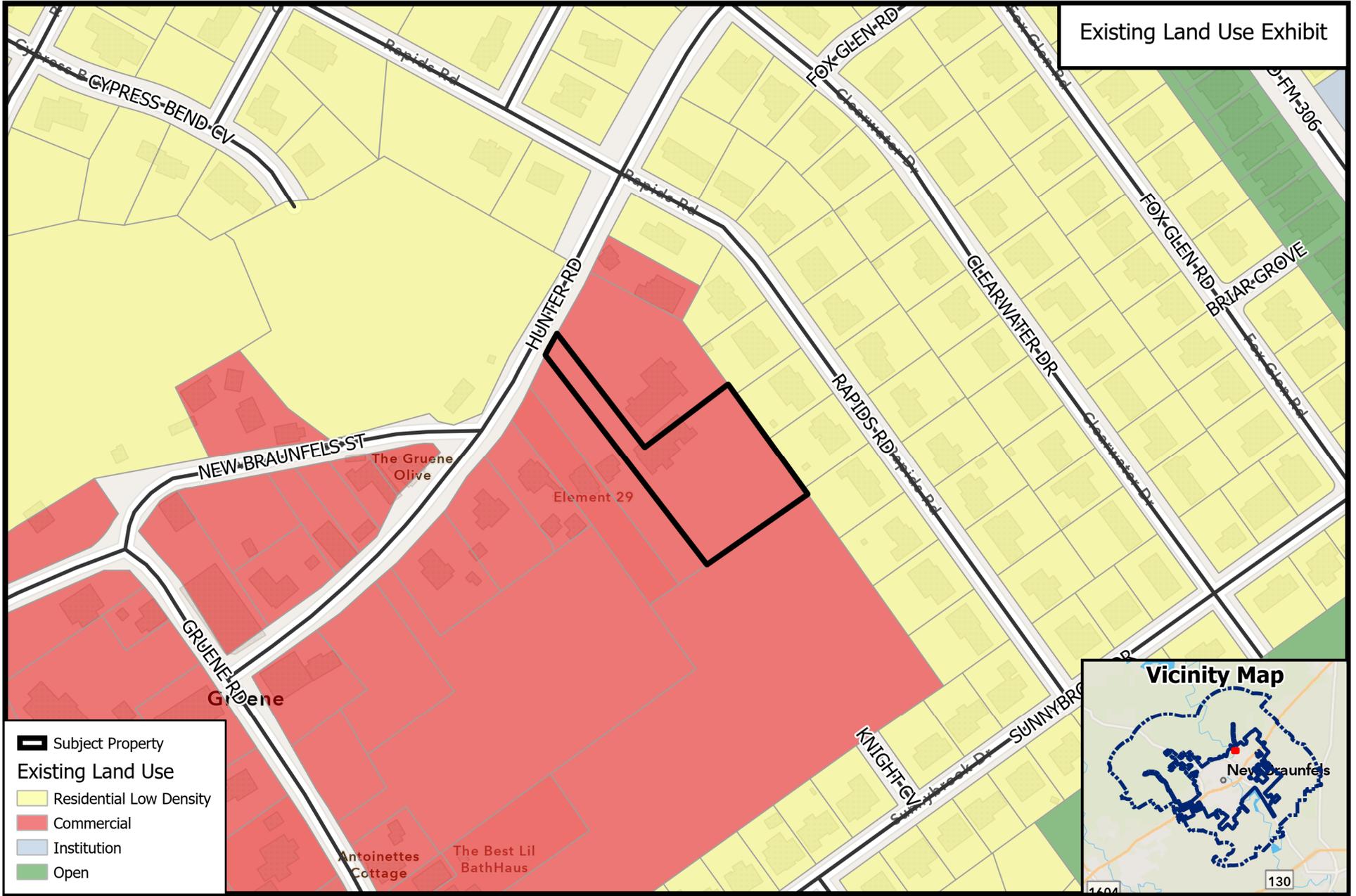
Zoning Exhibit

- Subject Property
- Zoning**
- C-1
- C-1A
- C-1B
- C-2
- C-2A
- C-3
- PD
- R-1
- R-2
- R-3
- ZH-A
- Special Use Permit



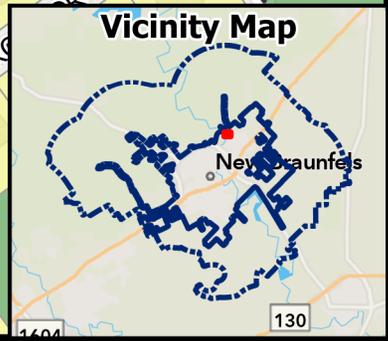
**SUP22-221**  
**Rezone to C-1A with SUP to allow Warehousing and Coffee Roasting**





Existing Land Use Exhibit

-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Commercial
-  Institution
-  Open



**SUP22-221**  
**Rezone to C-1A with SUP to allow Warehousing and Coffee Roasting**

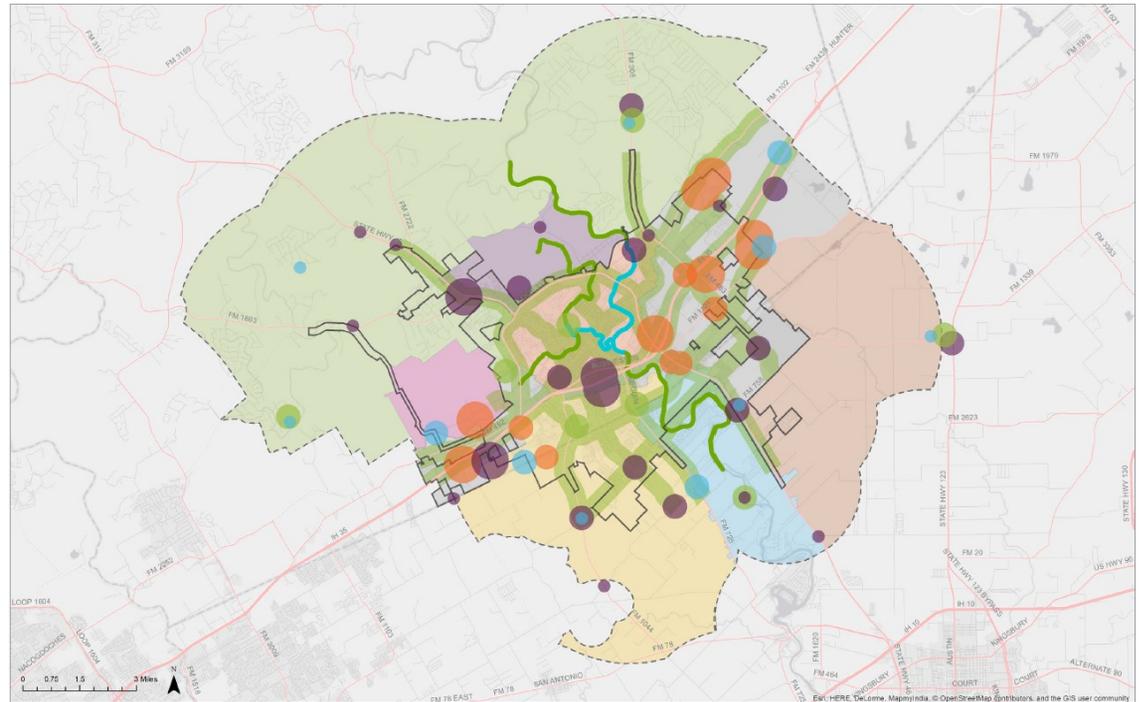




# Envision New Braunfels

A SPECIAL PLACE BY DESIGN

## Future Land Use Map



- ◆ Located in the Oak Creek Sub-Area
- ◆ Near an Existing Education and Civic Centers.
- ◆ Within a Transitional Mixed-Use Corridor

- **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.