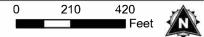
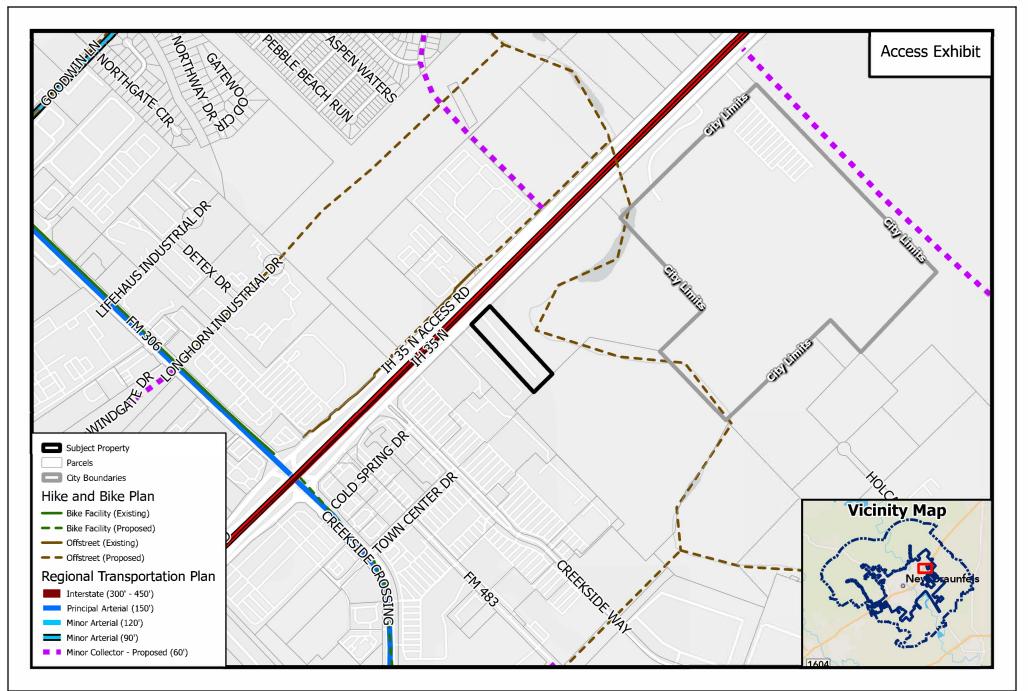




PZ23-0133 APD & M-1 to M-1A



Source: City of New Braunfels Planning Date: 4/6/2023



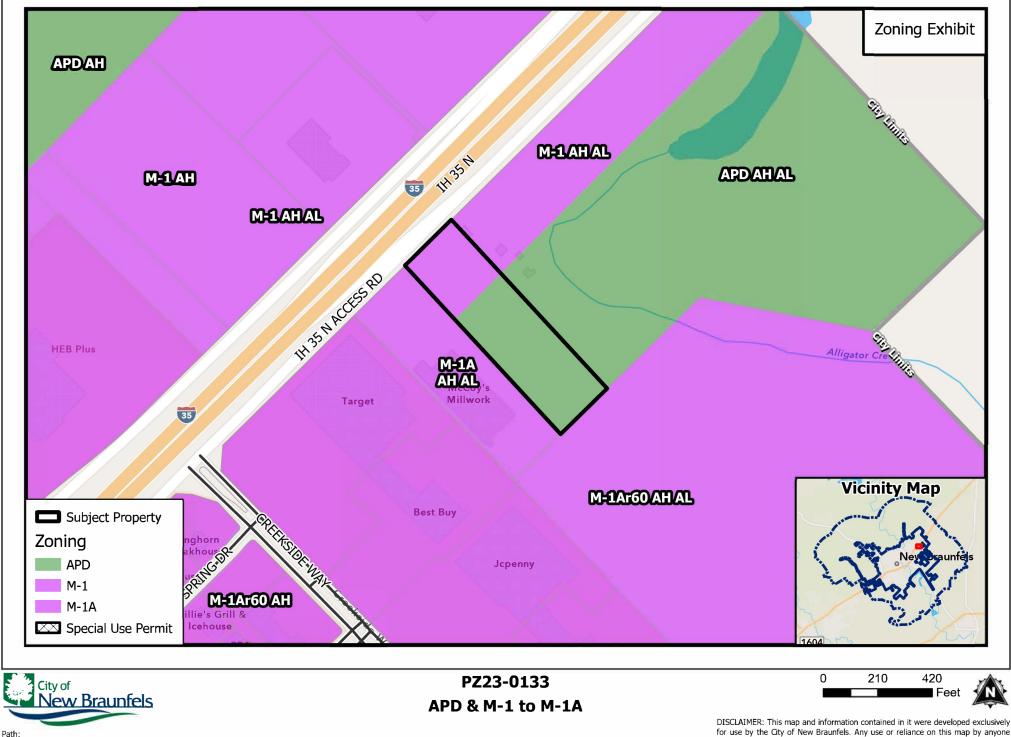


PZ23-0133 APD & M-1 to M-1A



Y:\ZoneChange & SUPs\2023\PZ23-0133 - 3206 IH 35 N - APD to

Source: City of New Braunfels Planning Date: 4/6/2023



Y:\ZoneChange & SUPs\2023\PZ23-0133 - 3206 IH 35 N - APD to

Source: City of New Braunfels Planning Date: 4/6/2023



City of New Braunfels

A:\ZoneChange & SUPs\2023\PZ23-0133 - 3206 IH 35 N - APD to

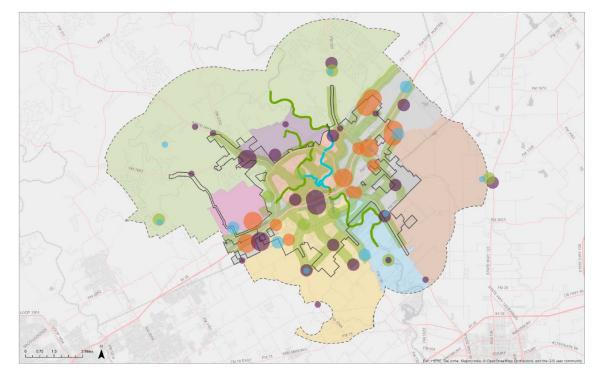
PZ23-0133 APD & M-1 to M-1A 0 210 420

Source: City of New Braunfels Planning Date: 5/24/2023



- Located in the Oak Creek Sub-Area
- Frontage on the Transitional Mixed-Use Corridor
- Near multiple existing Market, Medical, and Education Centers

Future Land Use Map



- Action 1.3 Encourage balanced and fiscally responsible land use patterns.
- Action 1.5 Promote economic centers by ensuring adequate parking for people to visit businesses/restaurants/shops.
- Action 1.7 Target infrastructure investments to support a growing population in preferred locations.
- Action 1.8 Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport; and along existing high capacity transportation networks, such as Interstate Highway 35.
- Action 3.1 Plan for healthy jobs/housing balance.