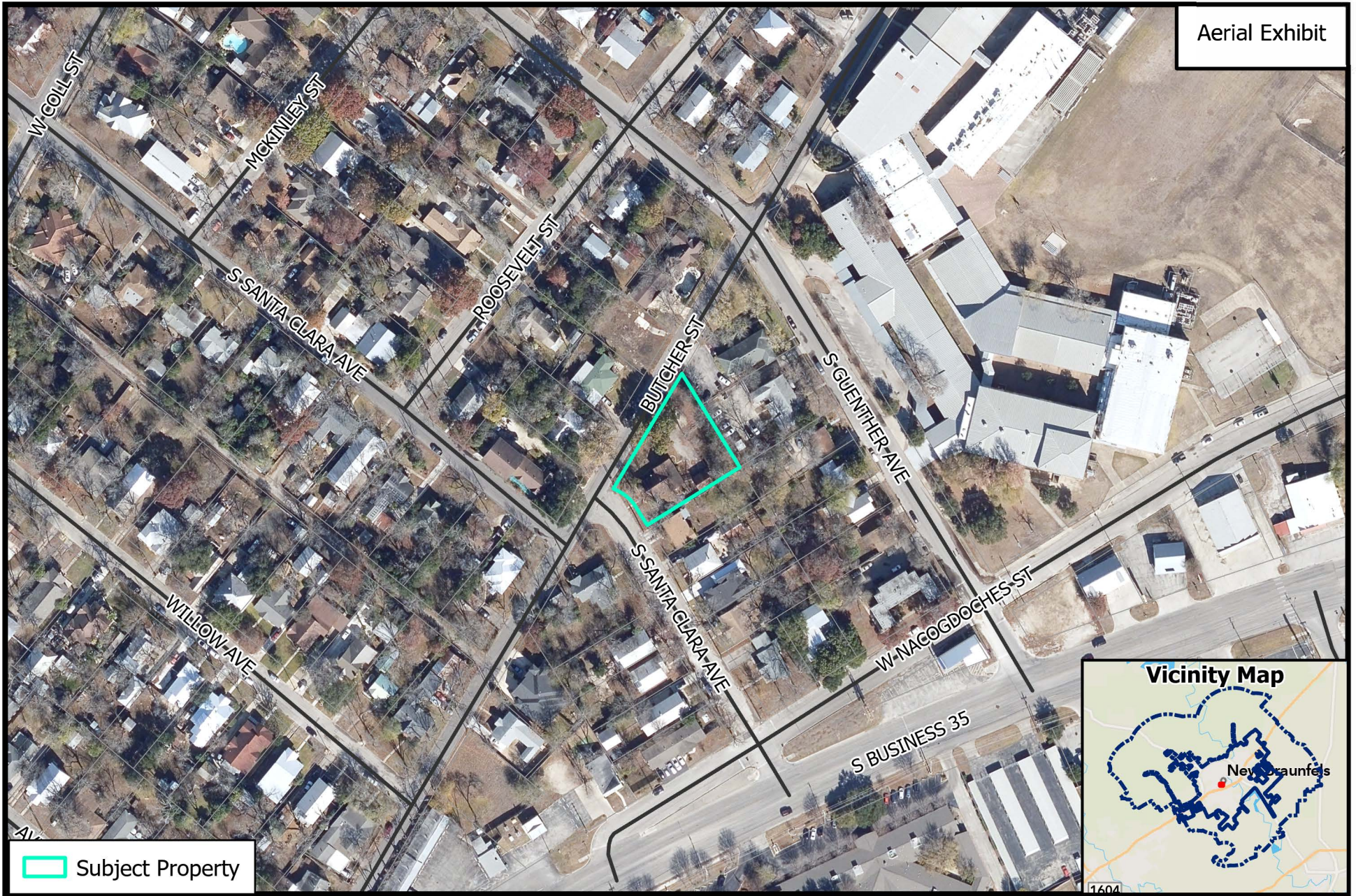




Aerial Exhibit

Vicinity Map

New Braunfels

Subject Property



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

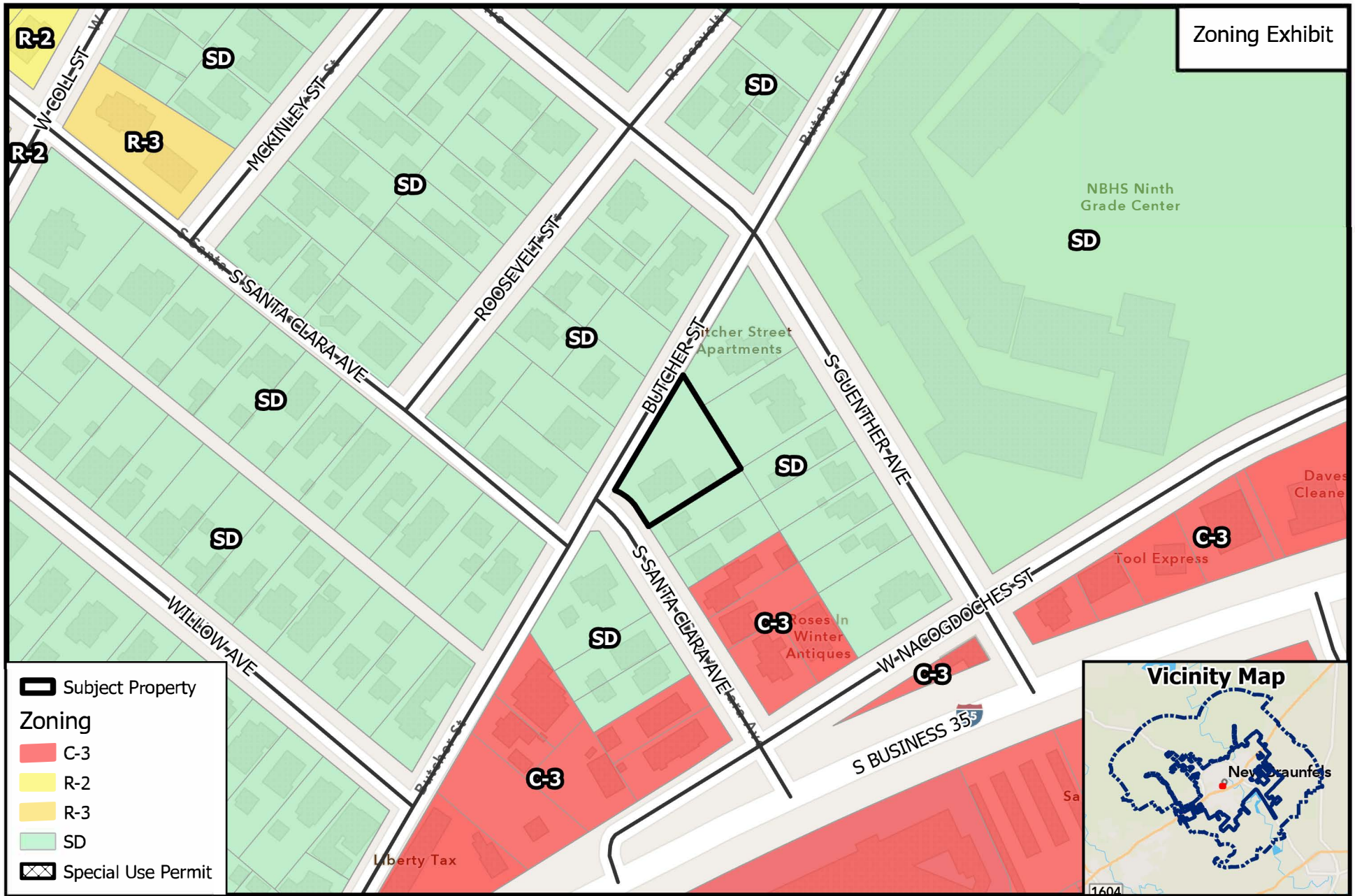
0 100 200 Feet



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

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.



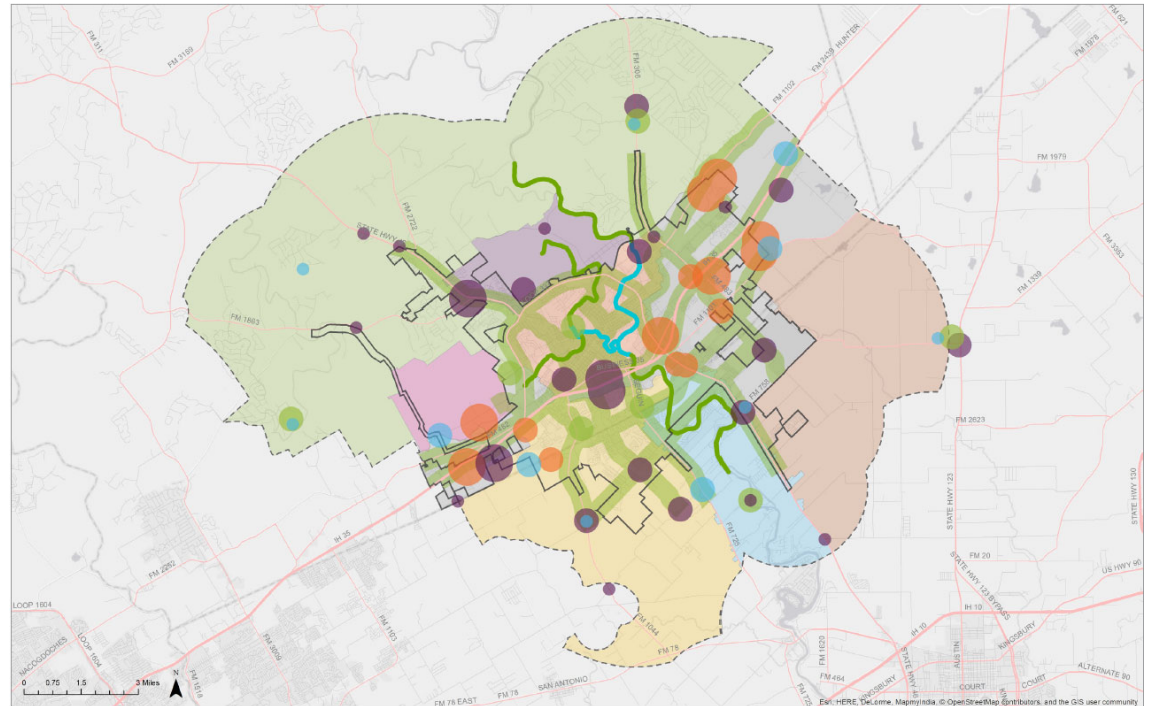


Envision
New Braunfels

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.