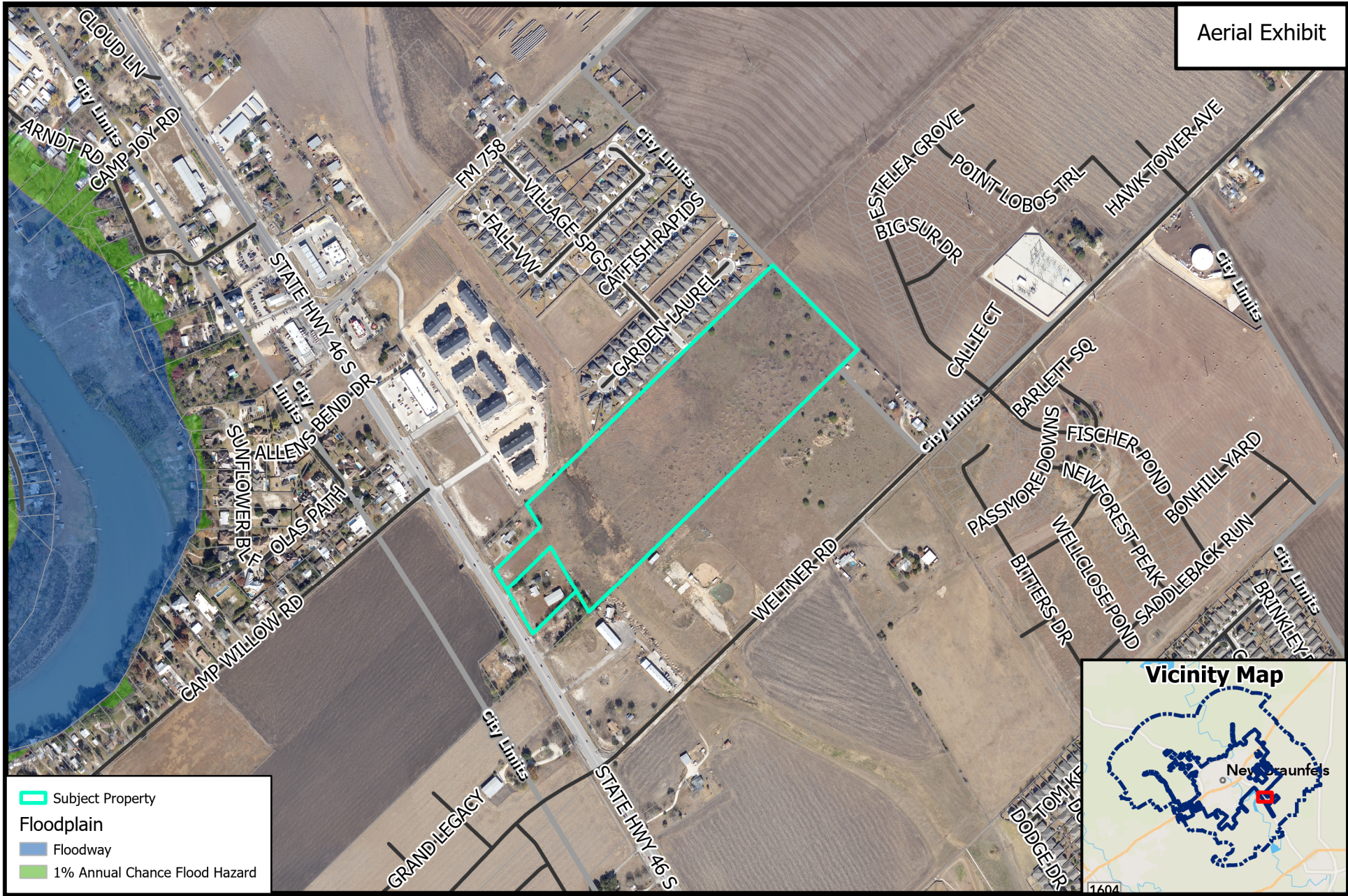


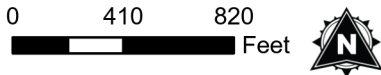
Aerial Exhibit



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



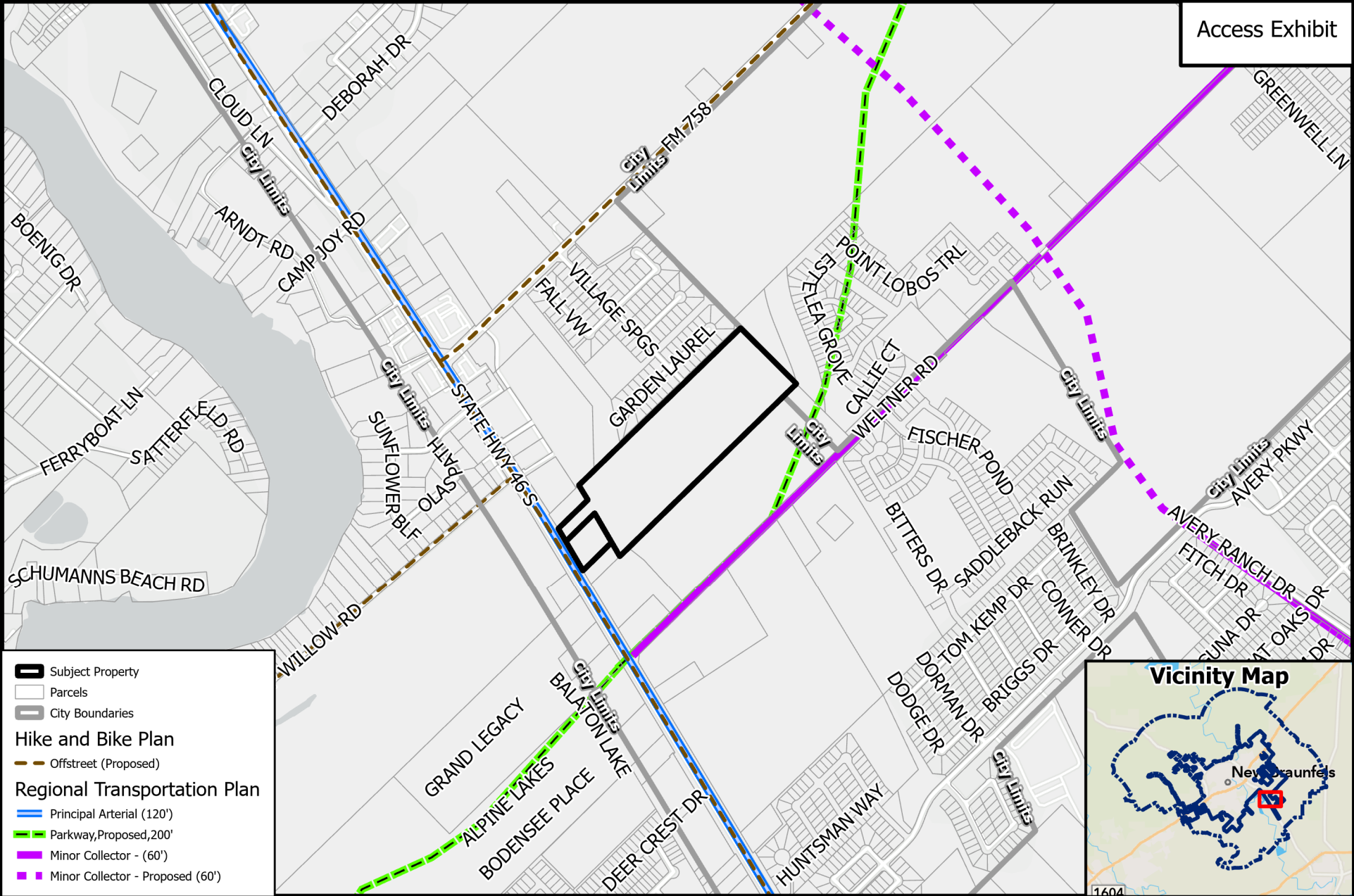
**PZ23-0183**  
**C-3 & APD to MU-A**



Path: B:\ZoneChange & SUPs\2023\PZ23-0183 - 1885 & 1865 S SH 46 - C-3 & APD to MU-

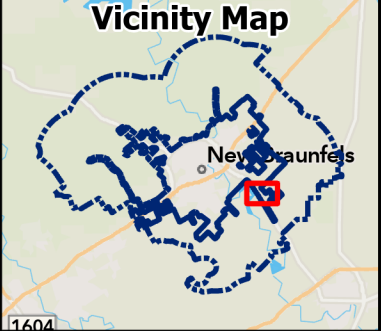
Source: City of New Braunfels Planning  
Date: 5/17/2023

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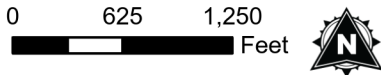


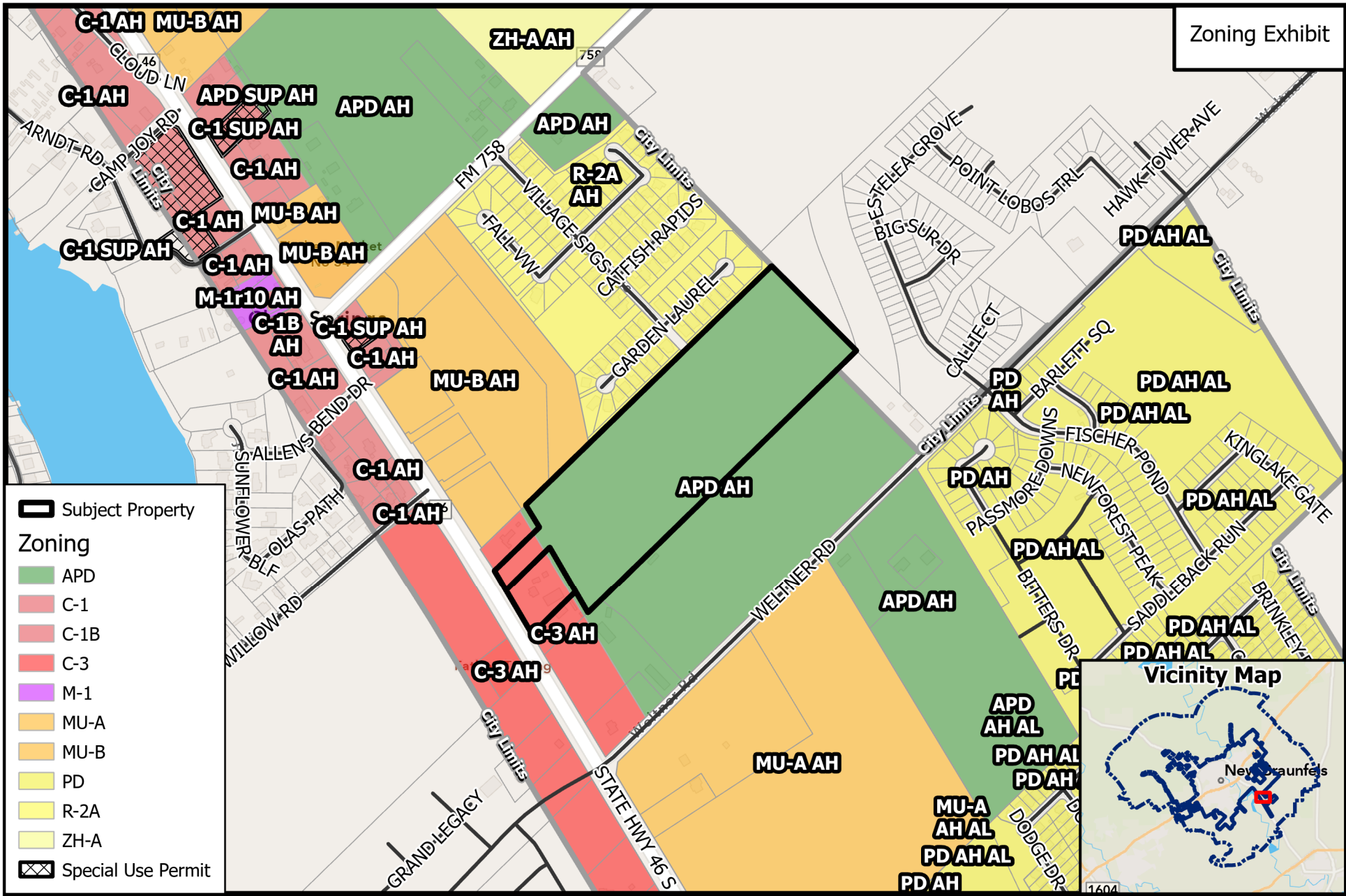
**Legend**

- Subject Property
- Parcels
- City Boundaries
- Hike and Bike Plan**
- Offstreet (Proposed)
- Regional Transportation Plan**
- Principal Arterial (120')
- Parkway, Proposed, 200'
- Minor Collector - (60')
- Minor Collector - Proposed (60')

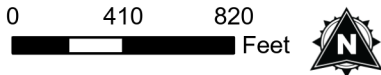


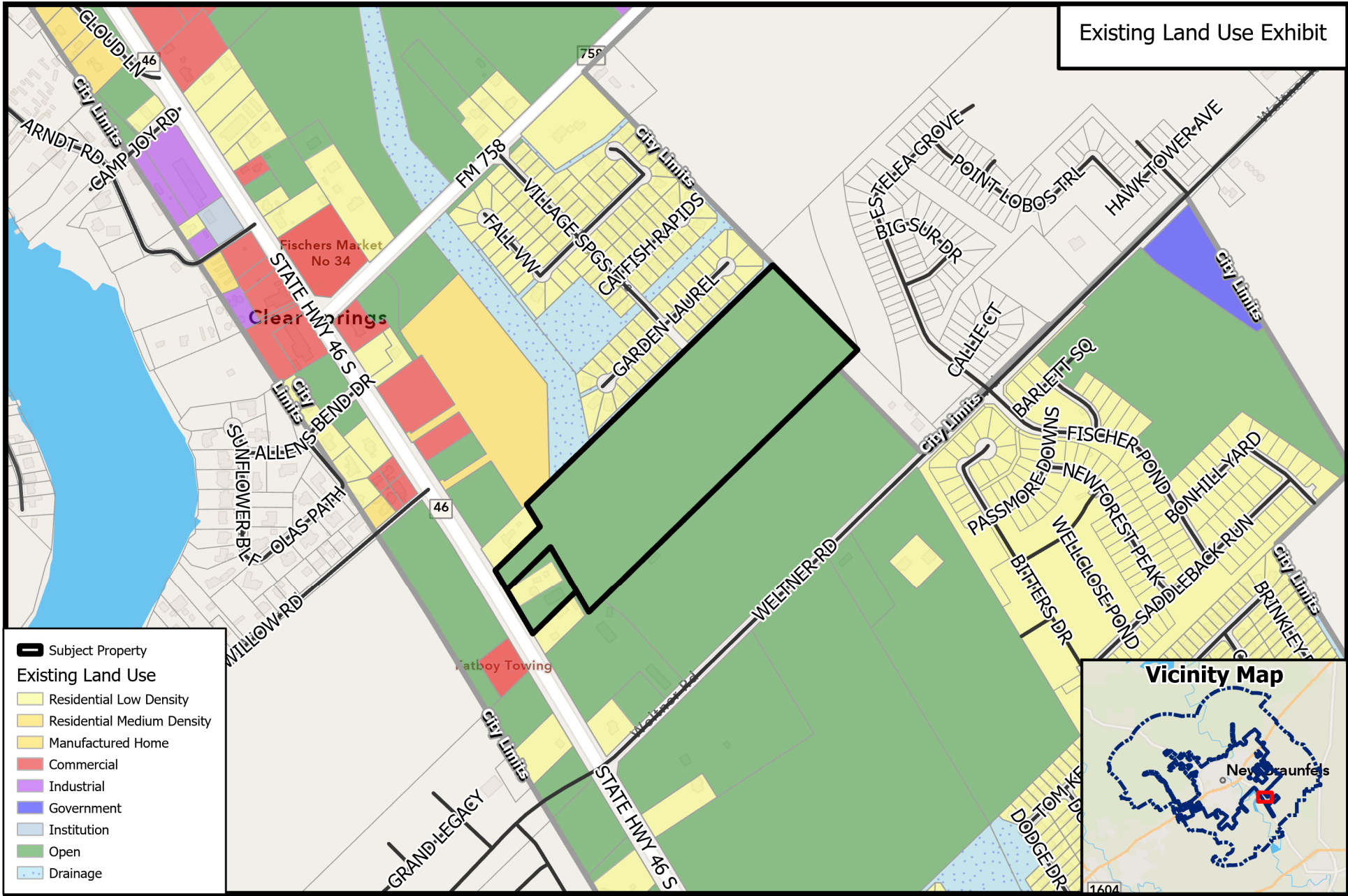
**PZ23-0183**  
**C-3 & APD to MU-A**





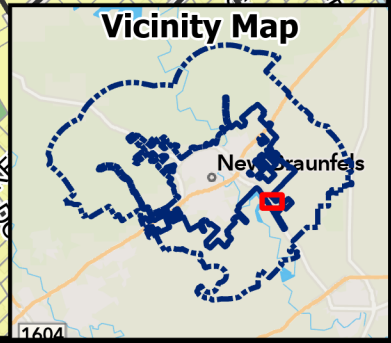
**PZ23-0183**  
**C-3 & APD to MU-A**





Existing Land Use Exhibit

- Subject Property
- Existing Land Use**
- Residential Low Density
- Residential Medium Density
- Manufactured Home
- Commercial
- Industrial
- Government
- Institution
- Open
- Drainage



**PZ23-0183**  
**C-3 & APD to MU-A**



Path: A:\ZoneChange & SUPs\2023\PZ23-0183 - 1885 & 1865 S SH 46 - C-3 & APD to MU-

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

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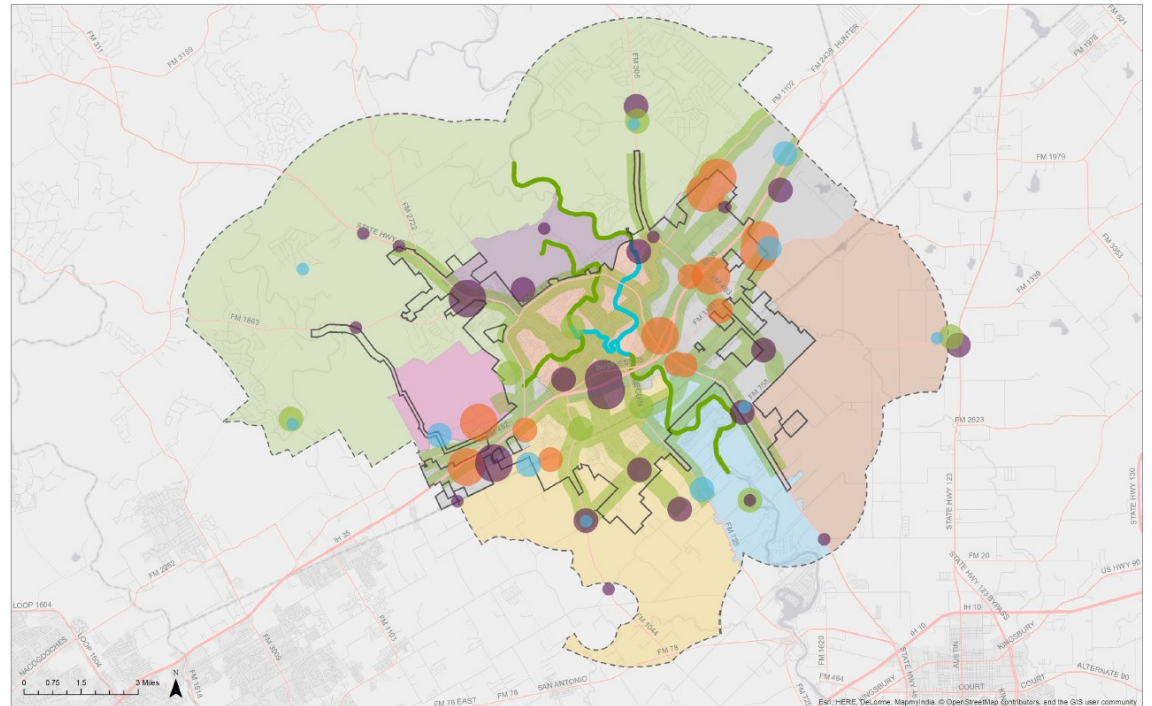


# Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Dunlap & Freiheit Sub-Areas
- ◆ Frontage on the Transitional Mixed-Use Corridor
- ◆ Near an existing Education Center

## Future Land Use Map



- **Action 1.2** Create plans for neighborhoods and transitional areas to maintain quality of life.
- **Action 1.3** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1** Plan for healthy jobs/ housing balance.
- **Action 3.3** Balance commercial centers with stable neighborhoods.
- **Action 3.15** Incentivize home development that is affordable and close to schools, jobs and transportation.