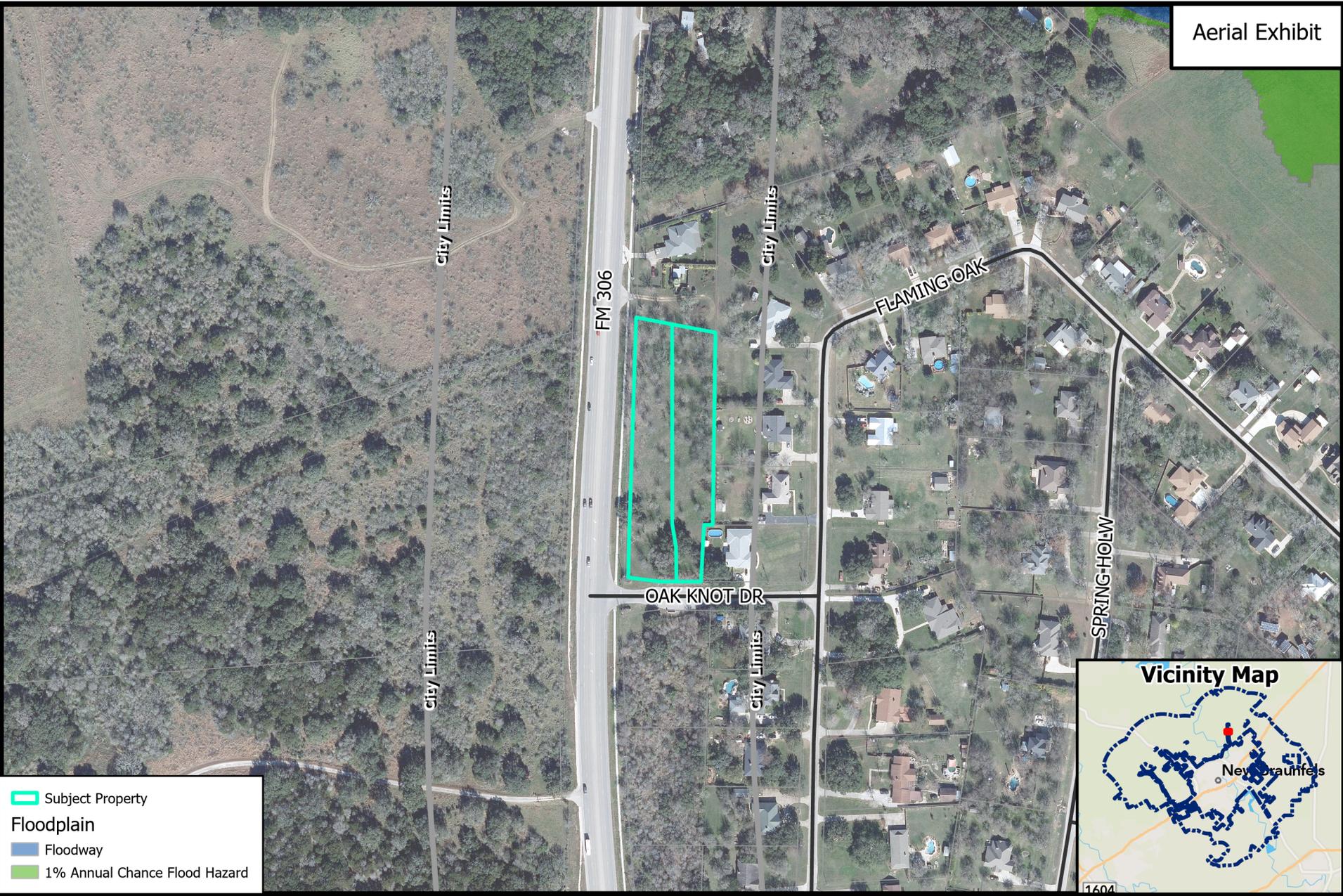


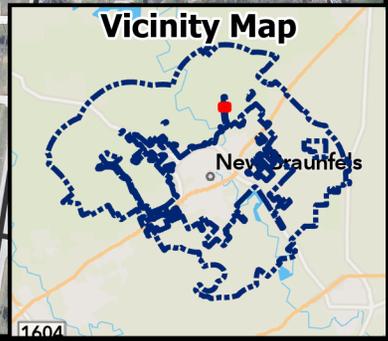
Aerial Exhibit



Subject Property

Floodplain

- Floodway
- 1% Annual Chance Flood Hazard



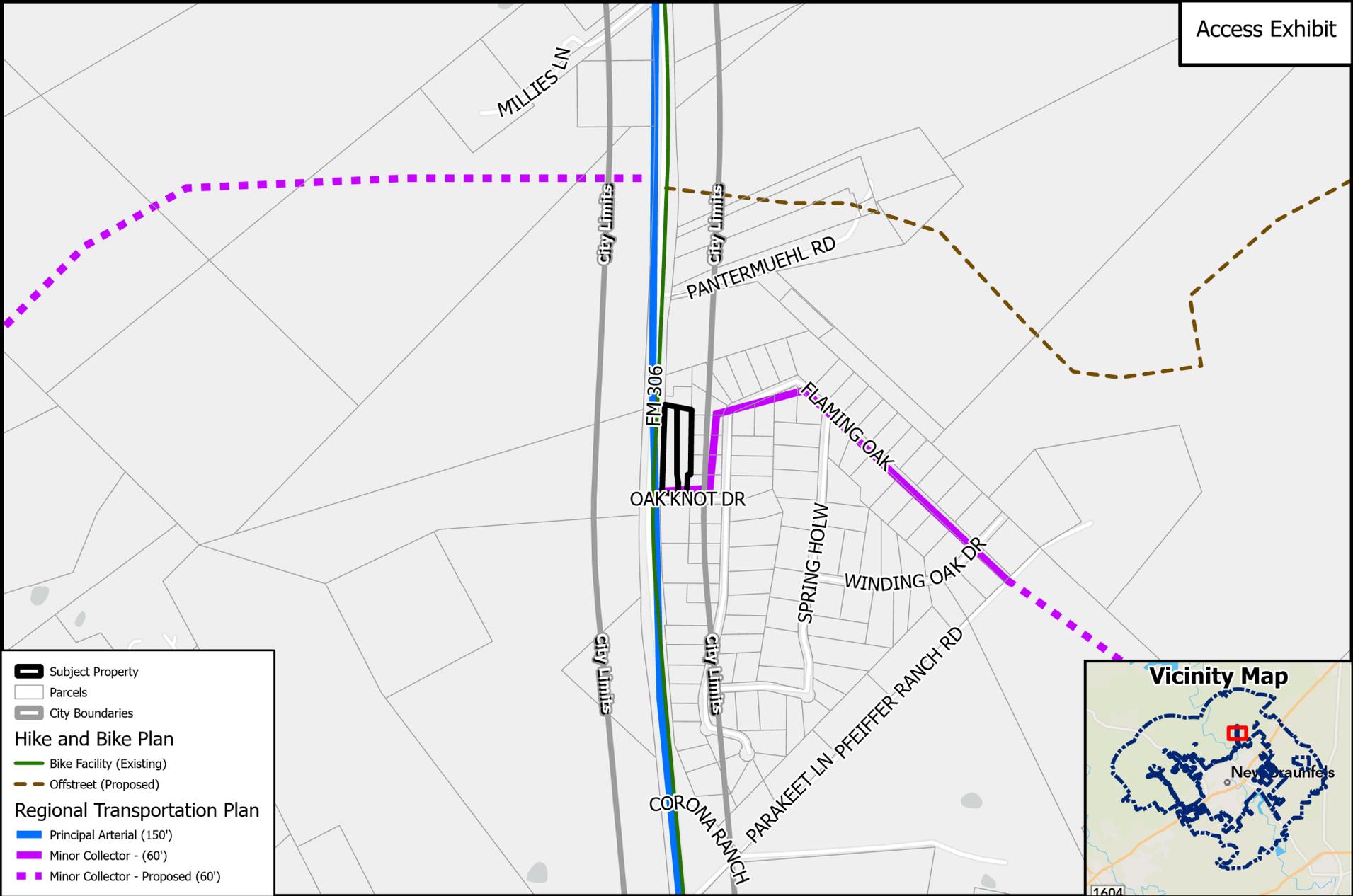
PZ23-0425
R-1 AH to C-1A AH



Path: P:\ZoneChange & SUPs\2023\PZ23-0425 - 125 Oak Knot Dr - R-1 AH to C-1A

Source: City of New Braunfels Planning
 Date: 11/16/2023

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Legend

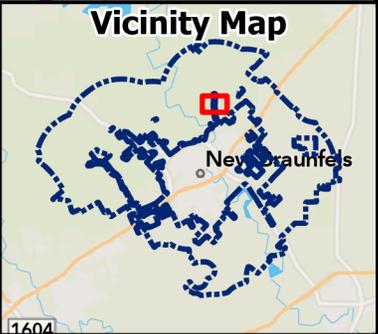
- Subject Property
- Parcels
- City Boundaries

Hike and Bike Plan

- Bike Facility (Existing)
- Offstreet (Proposed)

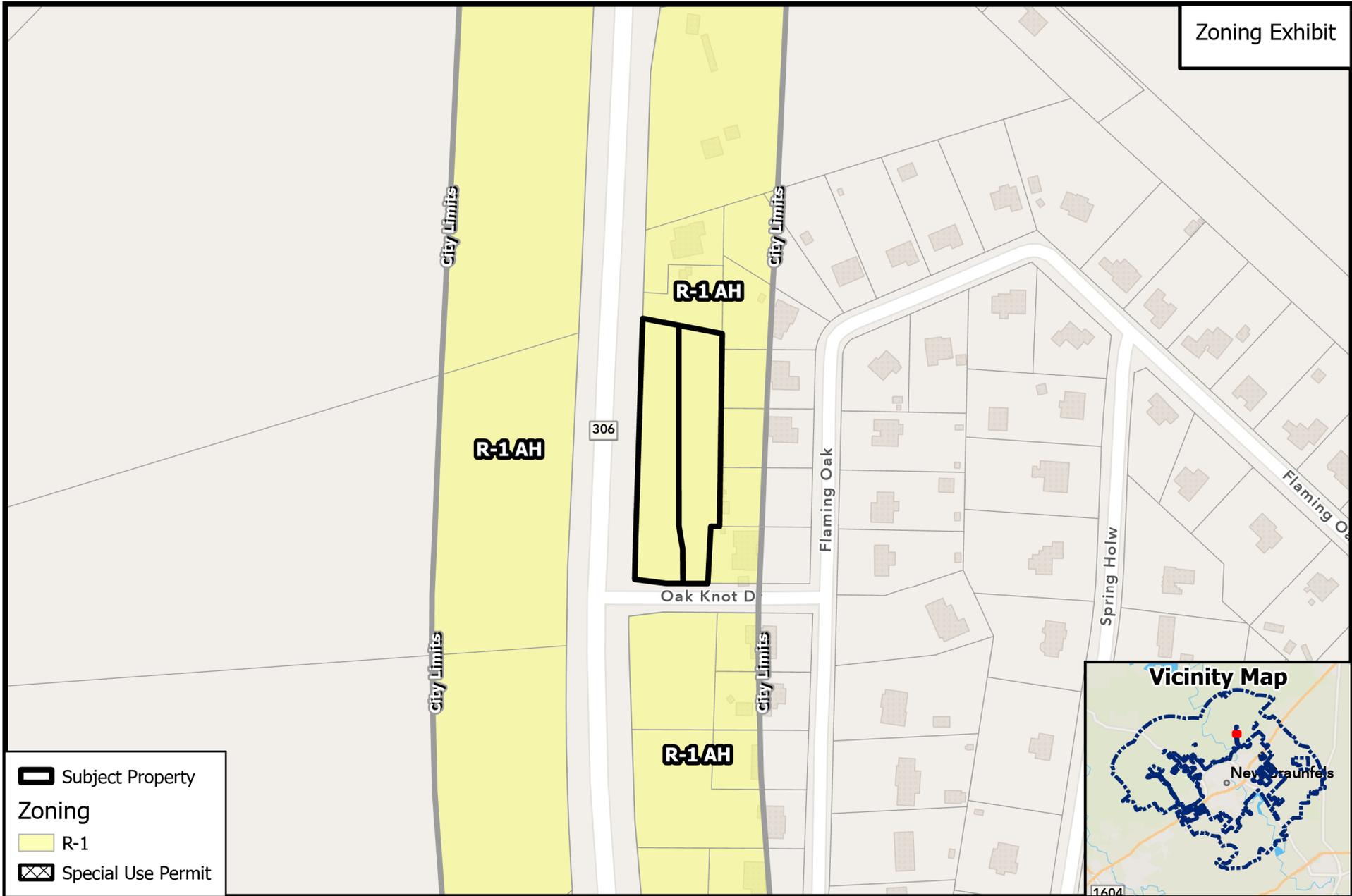
Regional Transportation Plan

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



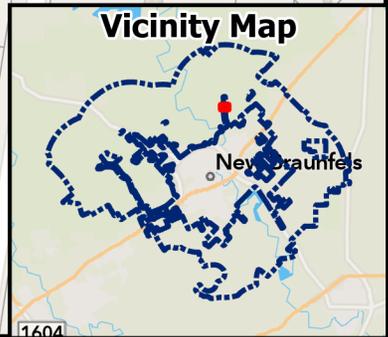
PZ23-0425
R-1 AH to C-1A AH



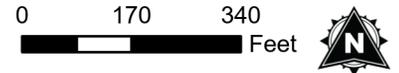


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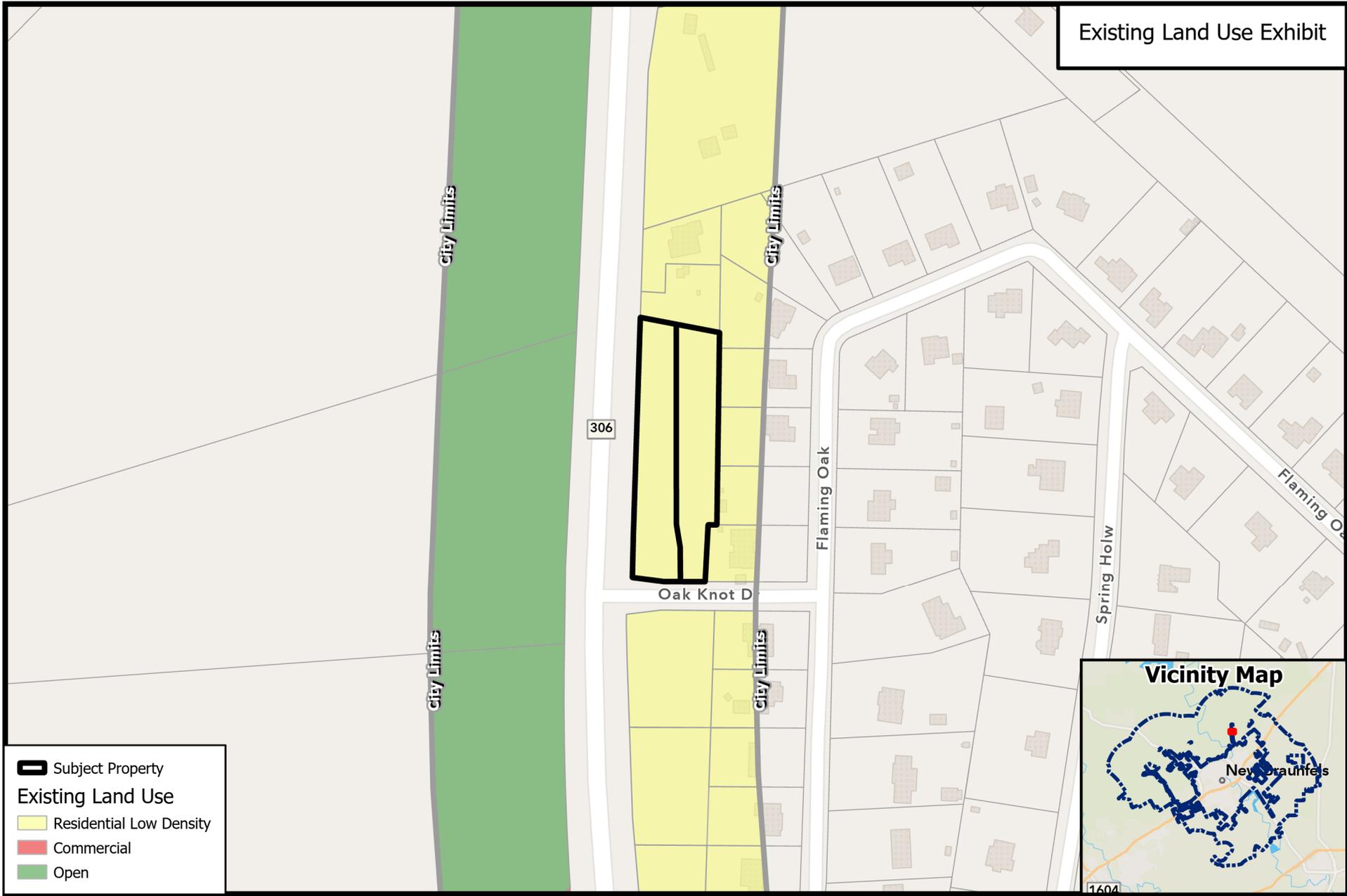
-  Subject Property
- Zoning**
-  R-1
-  Special Use Permit



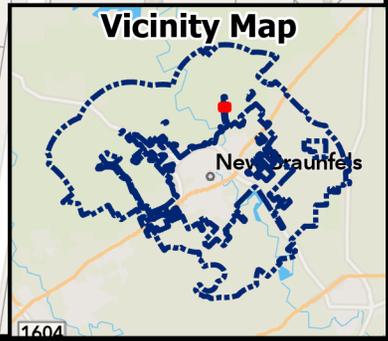
PZ23-0425
R-1 AH to C-1A AH



Existing Land Use Exhibit



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



PZ23-0425
R-1 AH to C-1A AH

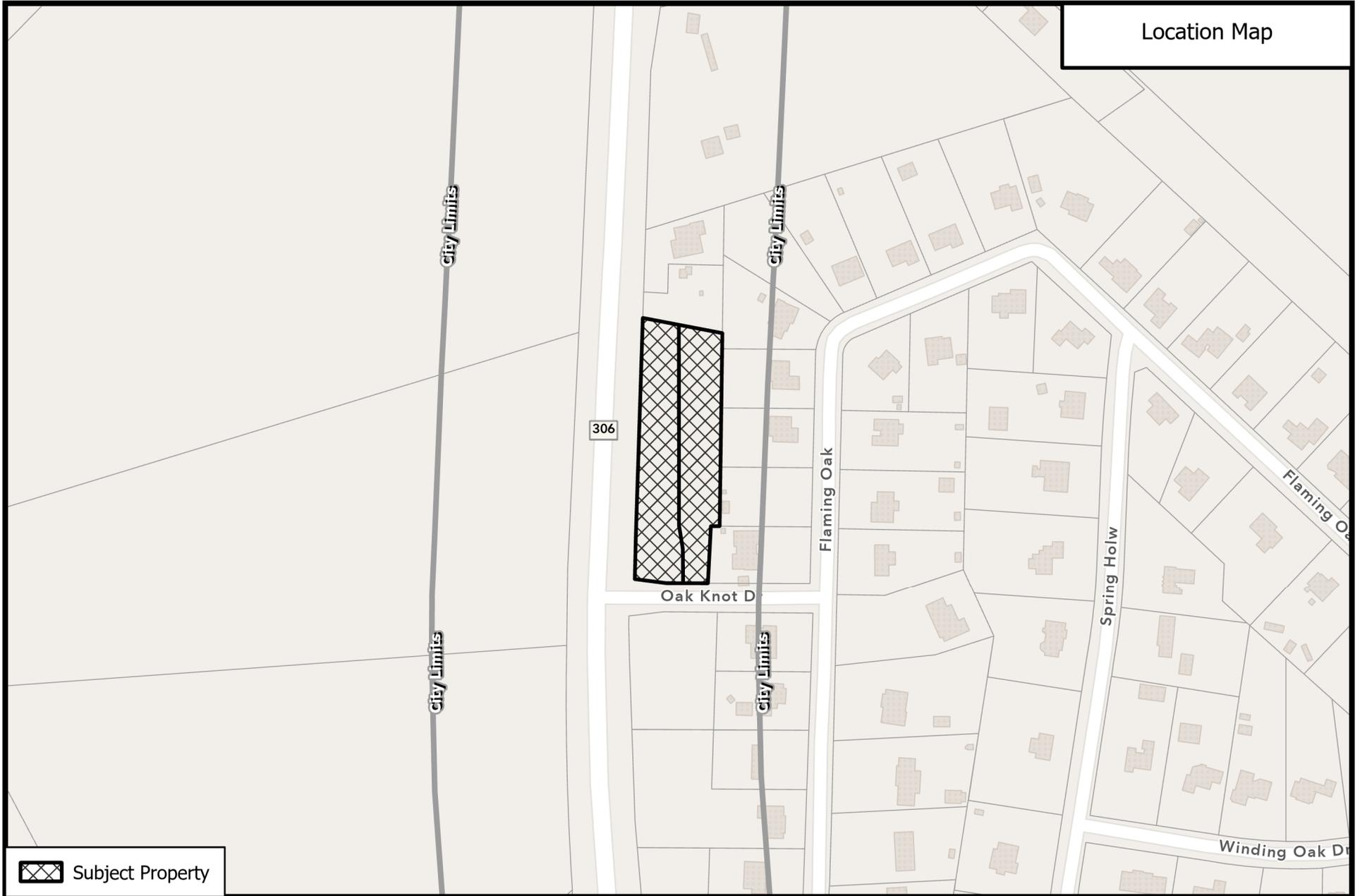


Path: P:\ZoneChange & SUPs\2023\PZ23-0425 - 125 Oak Knot Dr - R-1 AH to C-1A

Source: City of New Braunfels Planning
 Date: 11/16/2023

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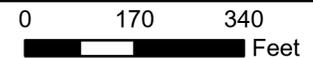
Location Map



 Subject Property



PZ23-0425
R-1 AH to C-1A AH



Path: P:\ZoneChange & SUPs\2023\PZ23-0425 - 125 Oak Knot Dr - R-1 AH to C-1A

Source: City of New Braunfels Planning
Date: 11/16/2023

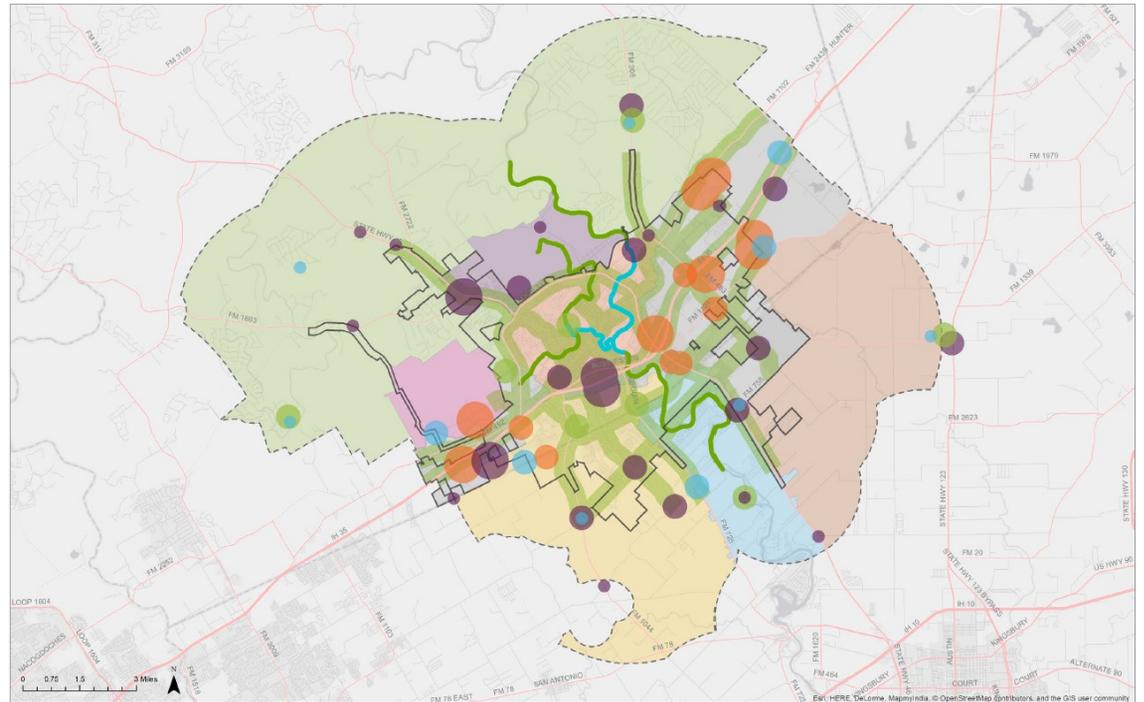
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Envision New Braunfels

A SPECIAL PLACE BY DESIGN

Future Land Use Map



- ◆ Located in the Hoffman Lane Sub-Area
- ◆ Within a Transitional Mixed Use Corridor and near proposed Market and Civic Centers

- **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 3.17** Enact policies that dis-incentivize incompatible commercial encroachment into neighborhoods that whittle away at the edges, while still allowing for neighborhood scale commercial within walking distance of homes.