

Aerial Exhibit

 Subject Property

Vicinity Map

New Braunfels



PZ23-0102

Zone Change: APD to R-3L/R-3H

0 570 1,140 Feet

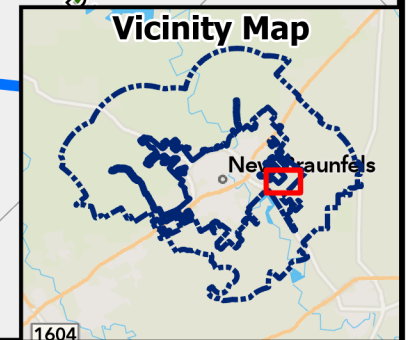
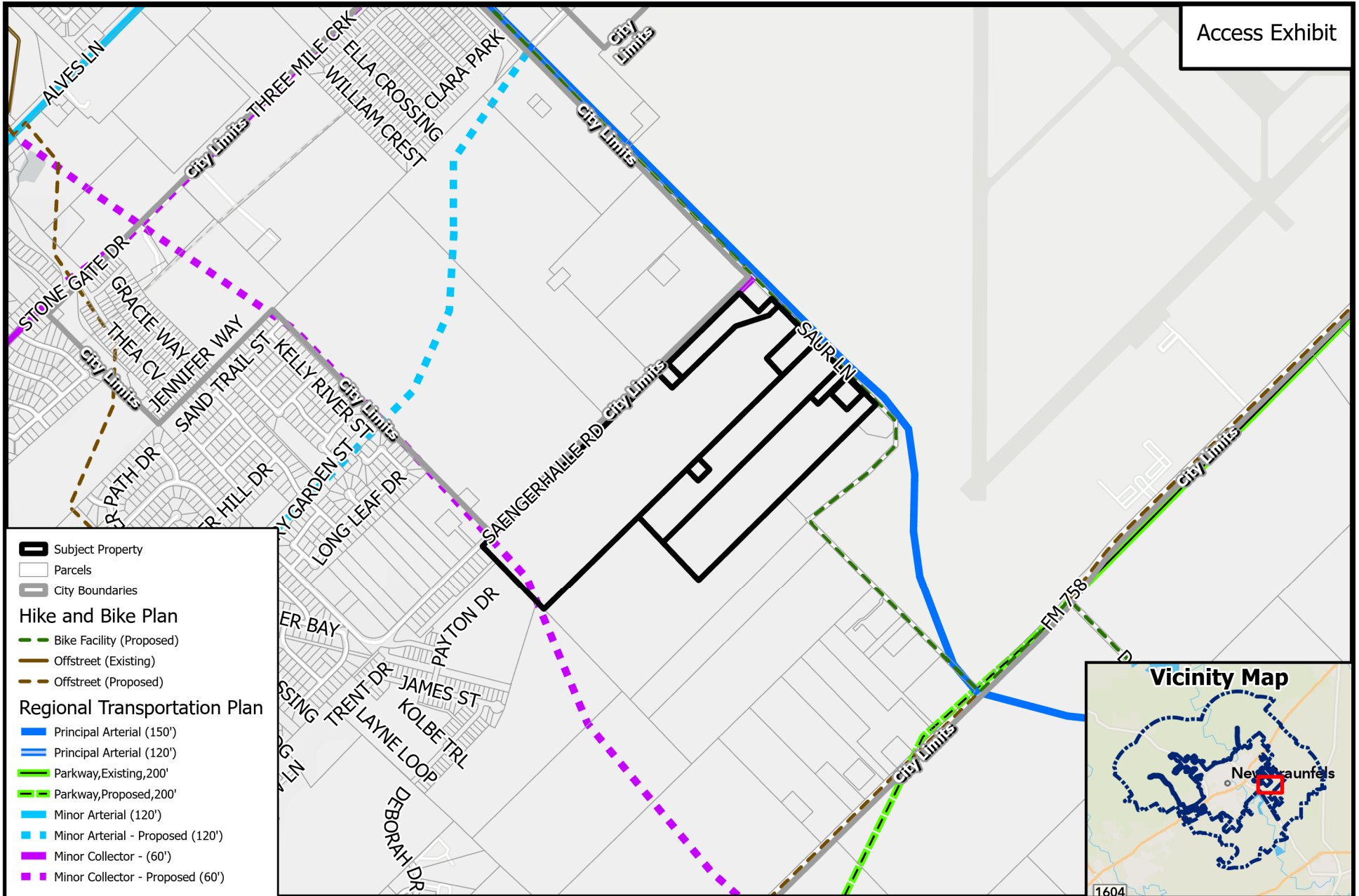


Path:
P:\ZoneChange & SUPs\2023\PZ23-0102 - Saur Ln & Saengerhalle Rd - Zone Change APD

Source: City of New Braunfels Planning
Date: 3/9/2023

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.

Access Exhibit



PZ23-0102
Zone Change: APD to R-3L/R-3H

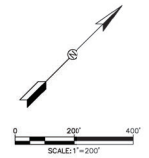
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 Feet



Path:
 P:\ZoneChange & SUPs\2023\PZ23-0102 - Saur Ln & Saengerhaller Rd - Zone Change APD

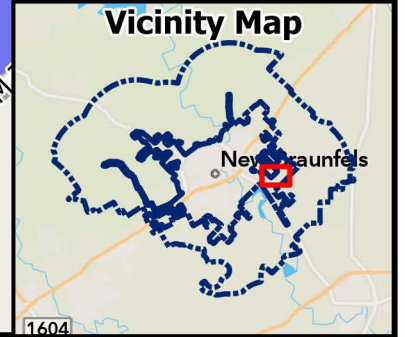
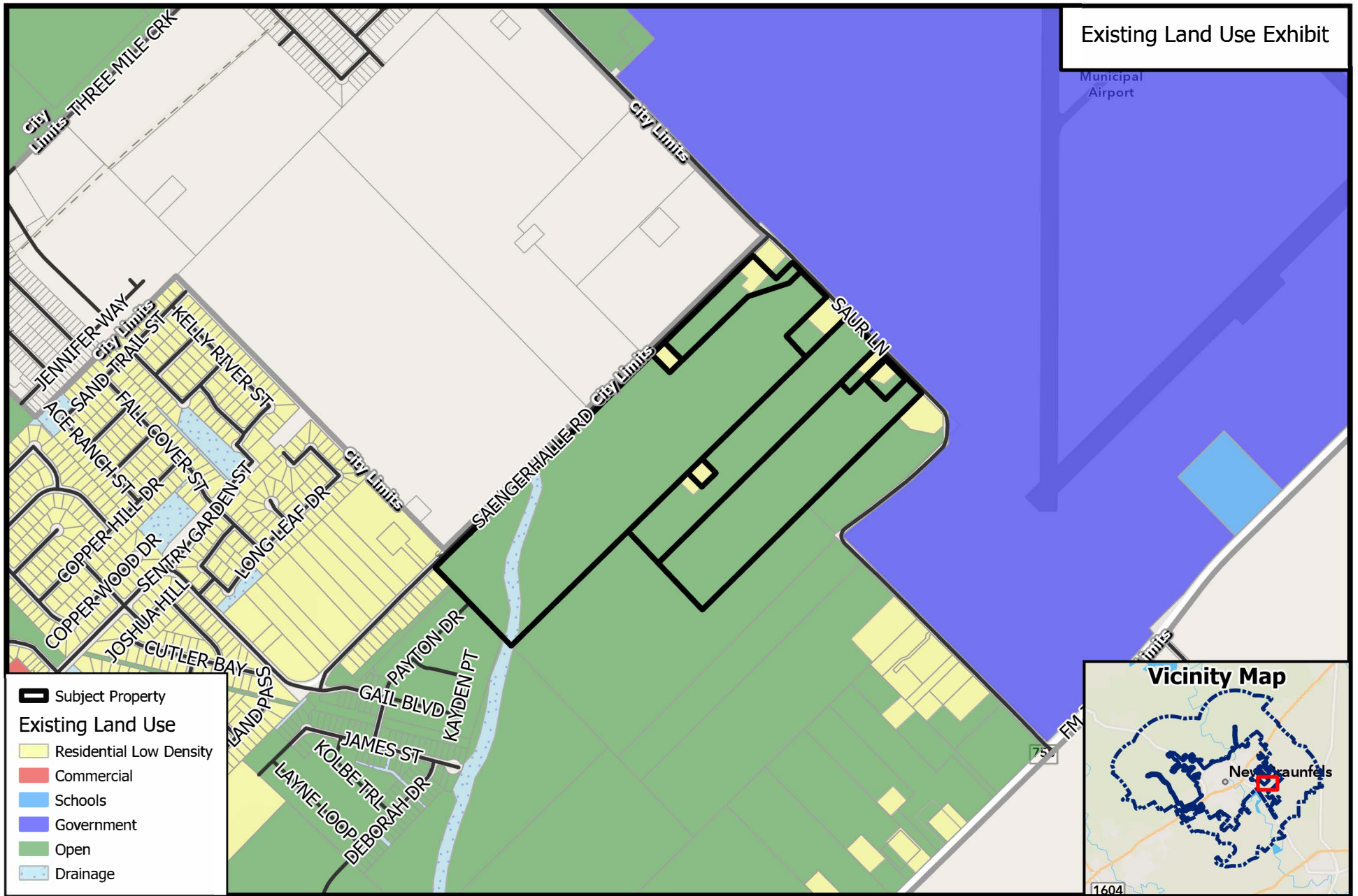
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----- CITY LIMITS





PZ23-0102
Zone Change: APD to R-3L/R-3H

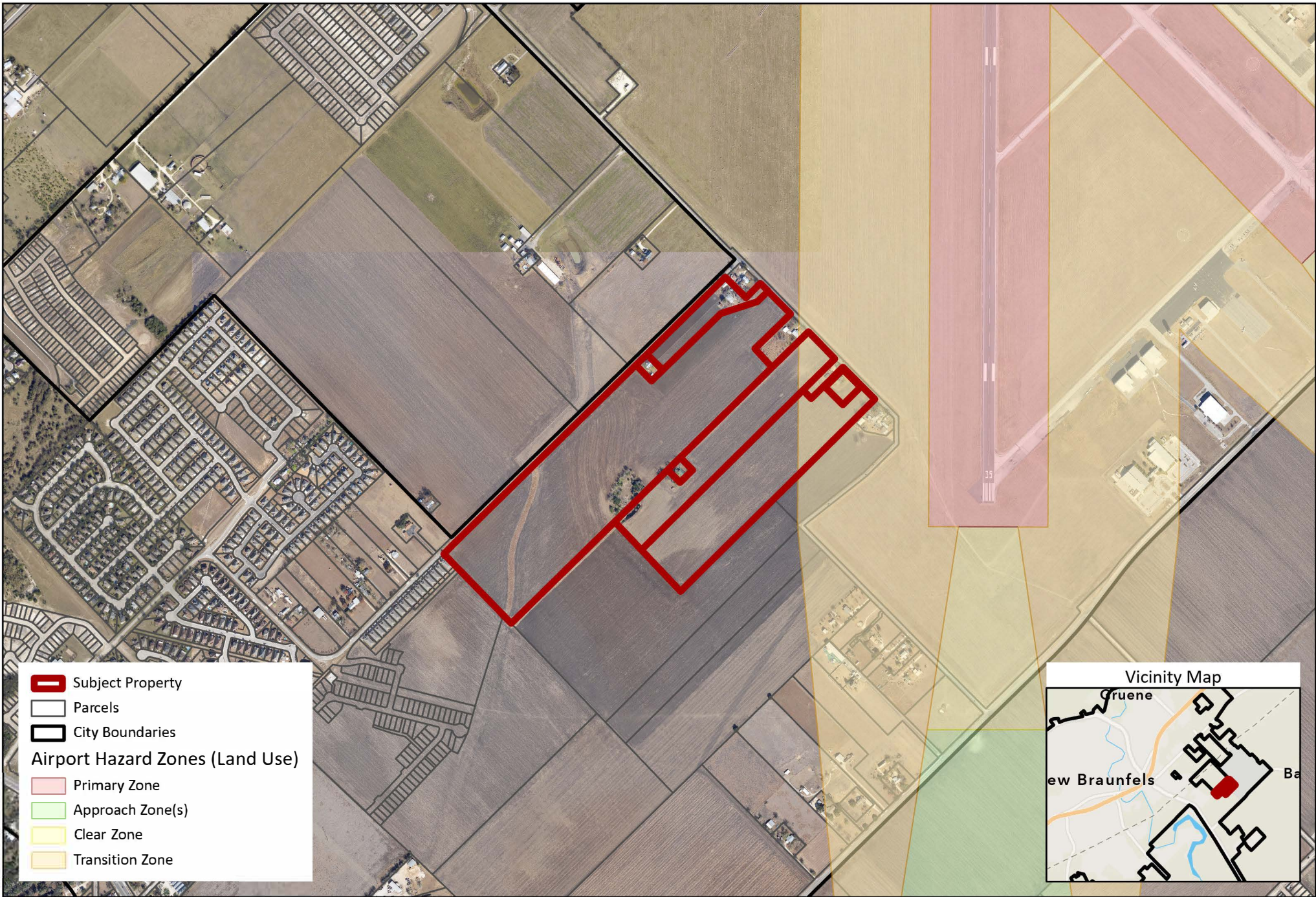
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Feet



Path:
P:\ZoneChange & SUPs\2023\PZ23-0102 - Saur Ln & Saengerhalle Rd - Zone Change APD

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Map of the San Antonio area showing the distribution of 1000+ bike-sharing stations. The map is color-coded by density: green for low density, yellow for medium, and orange/red for high density. Major roads like Loop 1604, Loop 94, and various FM roads are labeled. A scale bar and north arrow are in the bottom left.

- ◆ Located in the Oak Creek Sub-Area
- ◆ Partially within a Mixed-Use Corridor
- ◆ Near existing Education, Employment, Market, Civic, and Medical Centers

- **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 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.



Map of the San Antonio area showing the distribution of 1000+ COVID-19 cases. The map features a central urban area with various colored regions (green, purple, pink, yellow, blue, orange) and numerous colored circles of varying sizes representing case density. Major roads like Loop 1604, Loop 1605, and Loop 1606 are visible. A scale bar at the bottom left indicates distances up to 3 miles. The map is credited to HERE, DeLorme, Mapbox, and OpenStreetMap contributors.

- ◆ Located in the Oak Creek Sub-Area
- ◆ Partially within a Mixed-Use Corridor
- ◆ Near existing Education, Employment, Market, Civic, and Medical Centers

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **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 1.9:** Position the NB Airport so that it will be a preferred regional airport.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.5:** Implement and continue to update the Economic Development Strategic Plan.
- **Action 3.18:** Encourage multi-family to disperse throughout the community rather than to congregate en masse.
- **Action 6.1:** Coordinate local land use and housing plans with regional transportation investments to ensure the land uses are not inadvertently driving increased congestion without proportionate mitigation and context sensitive solutions.
- **Action 6.2:** Protect the airport from incompatible land use encroachment.
- **Action 6.4:** Consider how each new development project impacts the transportation system and ensure appropriate mitigation is implemented.