

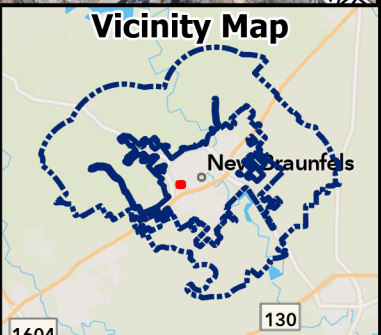


Aerial Exhibit



 Subject Property
 Floodplain
 1% Annual Chance Flood Hazard



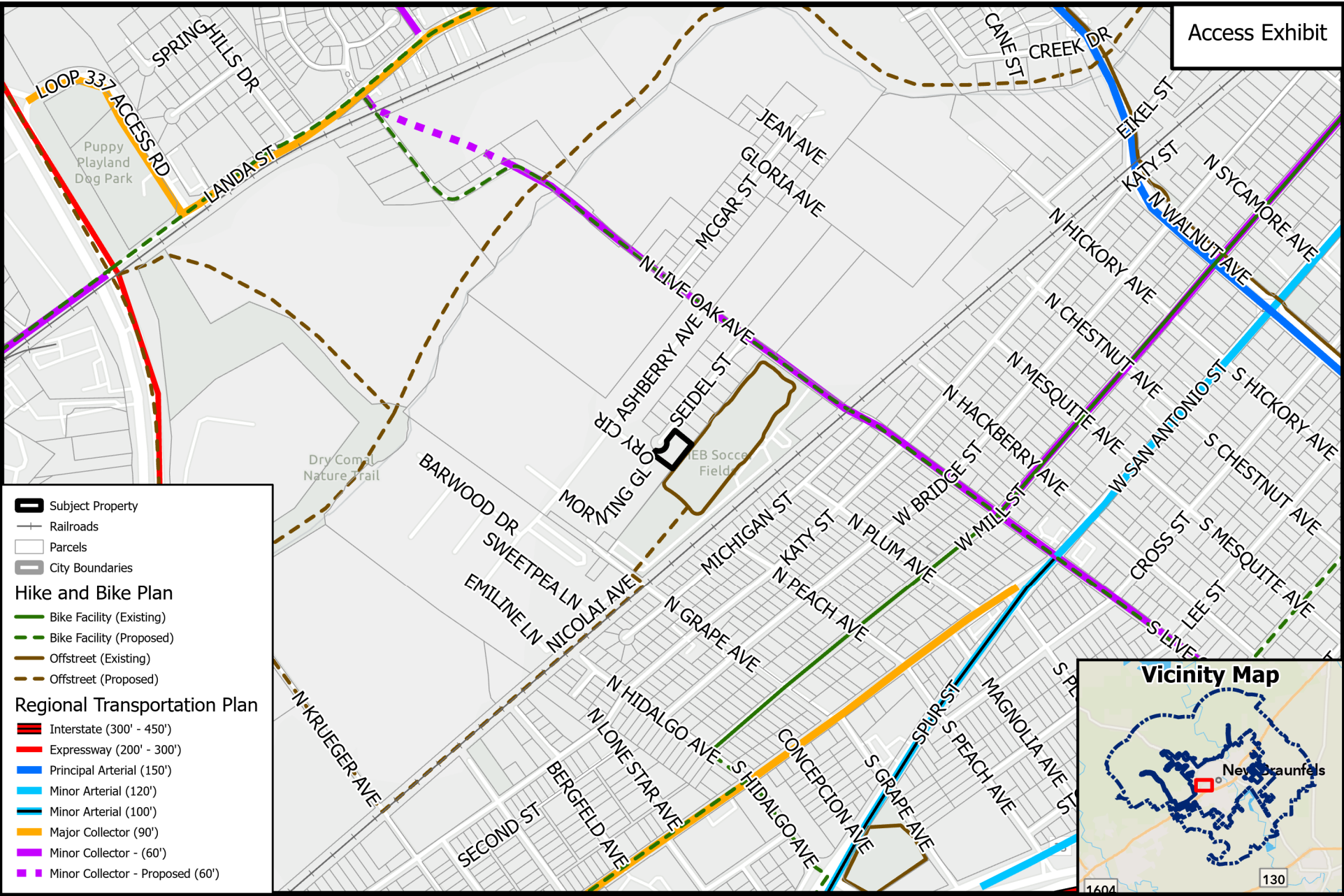
PZ22-0332
Rezone M-1 to R-2A



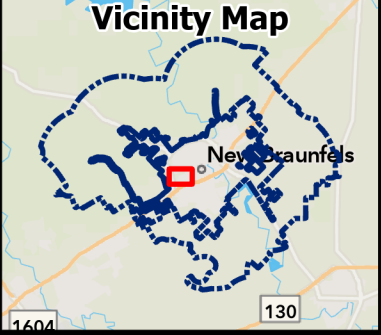
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Source: City of New Braunfels Planning
 Date: 8/23/2022

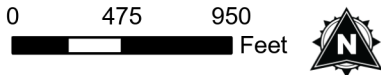
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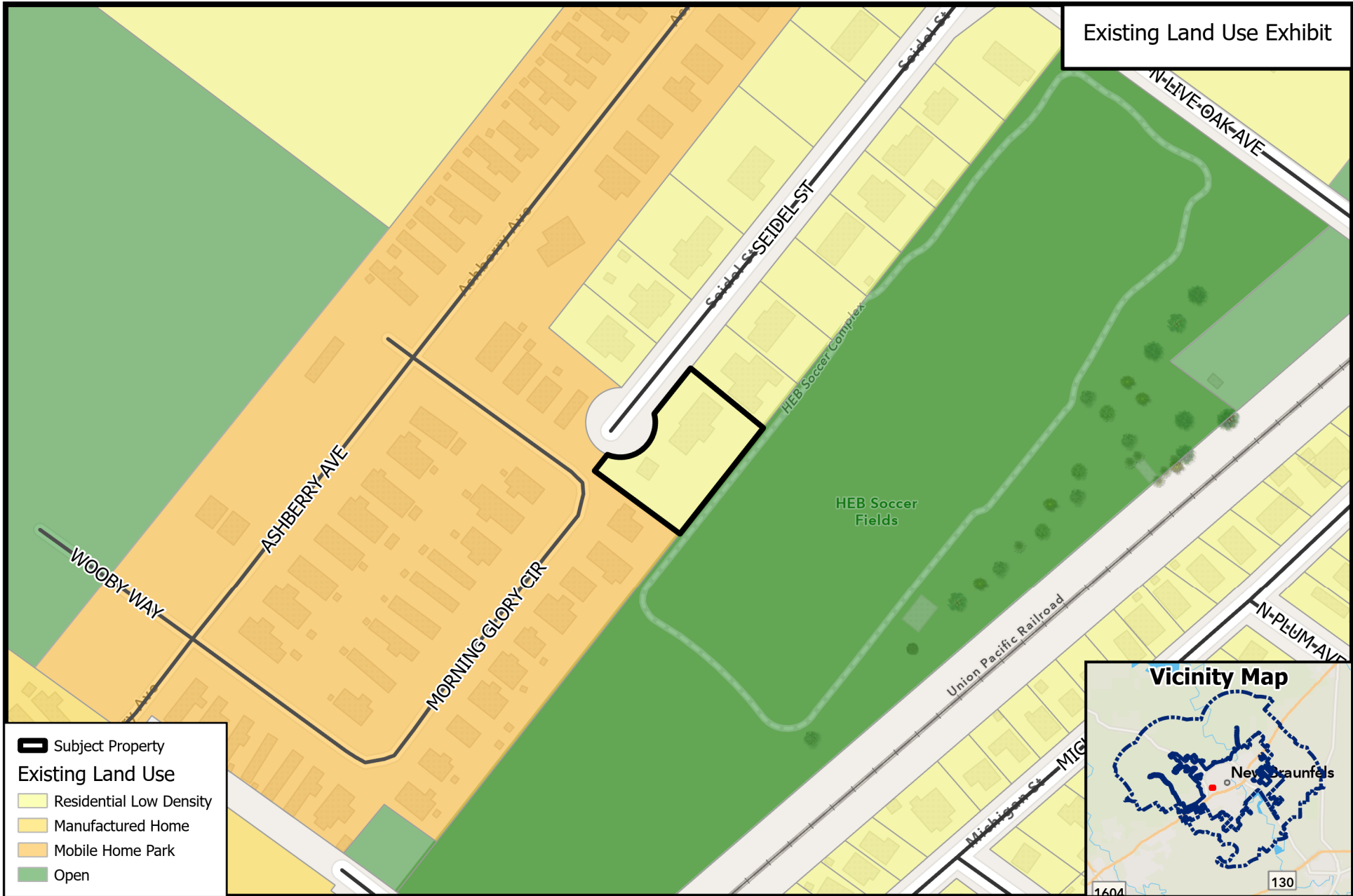


- Subject Property
- Railroads
- Parcels
- City Boundaries
- Hike and Bike Plan**
- Bike Facility (Existing)
- Bike Facility (Proposed)
- Offstreet (Existing)
- Offstreet (Proposed)
- Regional Transportation Plan**
- Interstate (300' - 450')
- Expressway (200' - 300')
- Principal Arterial (150')
- Minor Arterial (120')
- Minor Arterial (100')
- Major Collector (90')
- Minor Collector - (60')
- Minor Collector - Proposed (60')








PZ22-0332
Rezone M-1 to R-2A





Existing Land Use Exhibit

-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Manufactured Home
-  Mobile Home Park
-  Open



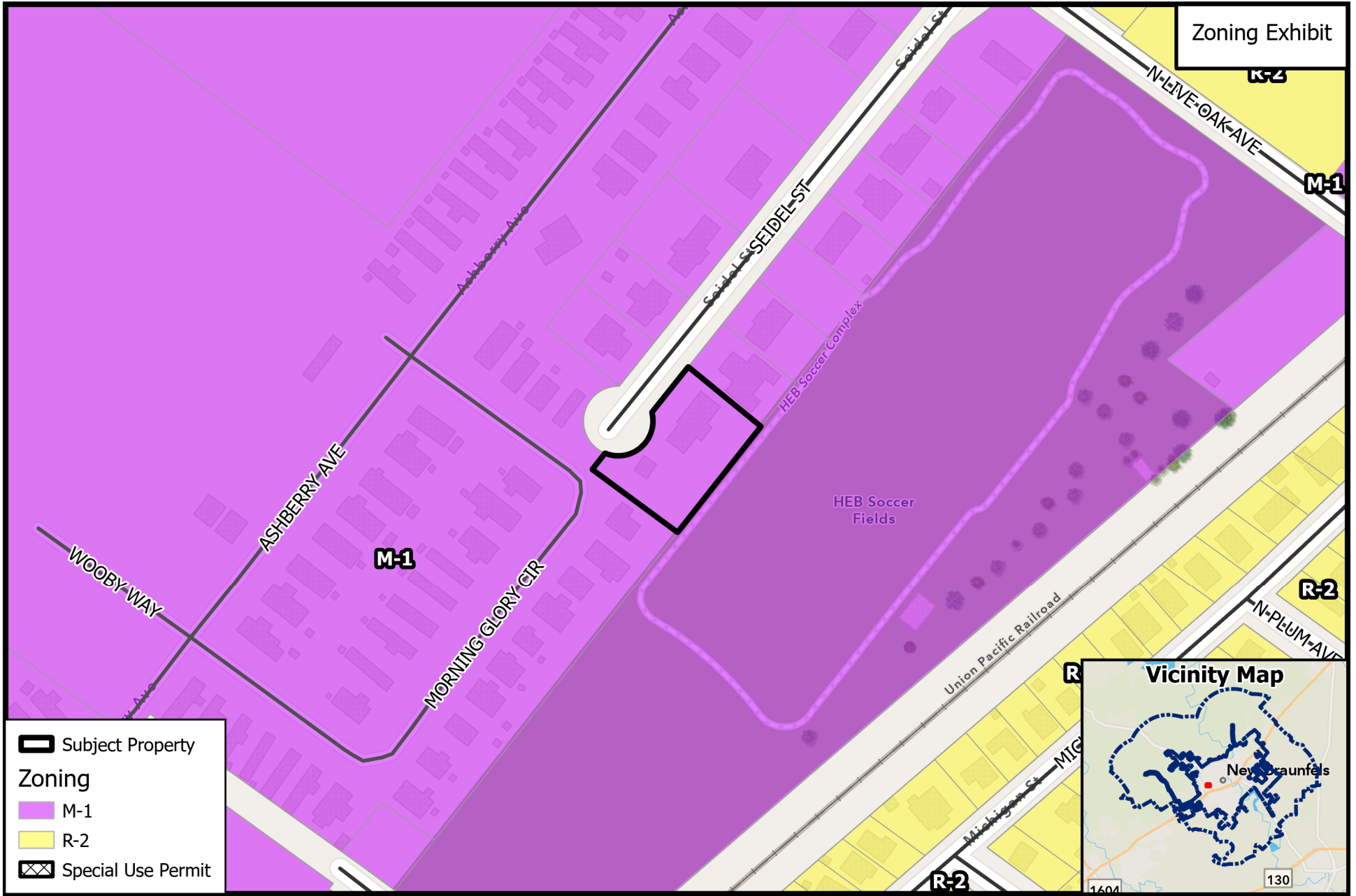
PZ22-0332
Rezone M-1 to R-2A







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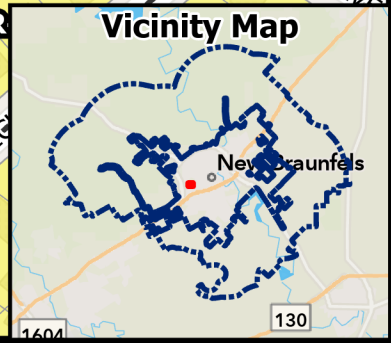
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Legend

-  Subject Property
- Zoning**
-  M-1
-  R-2
-  Special Use Permit



PZ22-0332
Rezone M-1 to R-2A

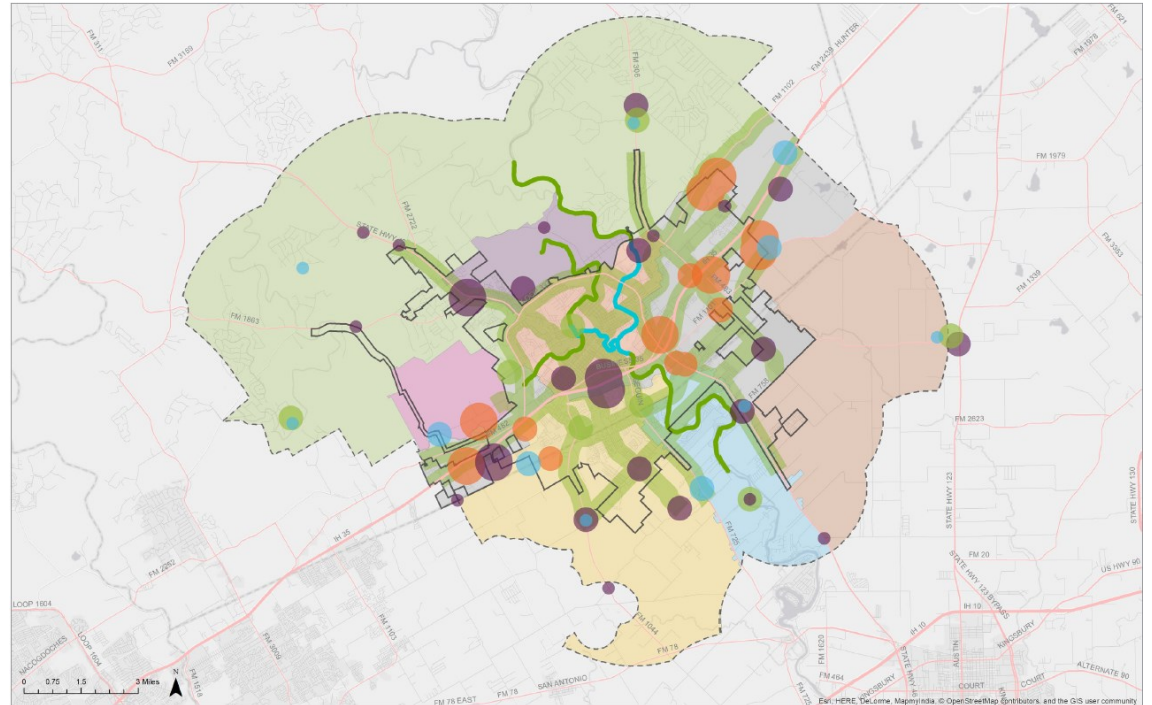




Envision New Braunfels

A SPECIAL PLACE BY DESIGN

Future Land Use Map



- Located in the New Braunfels Sub-Area
- Near Existing Recreation, Civic, Market, and Employment Centers

- **Action 1.3** Encourage balanced and fiscally responsible land use patterns.
- **Action 2.1** Sustain community livability for all ages and economic backgrounds.
- **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.