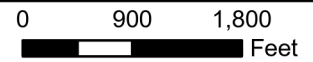
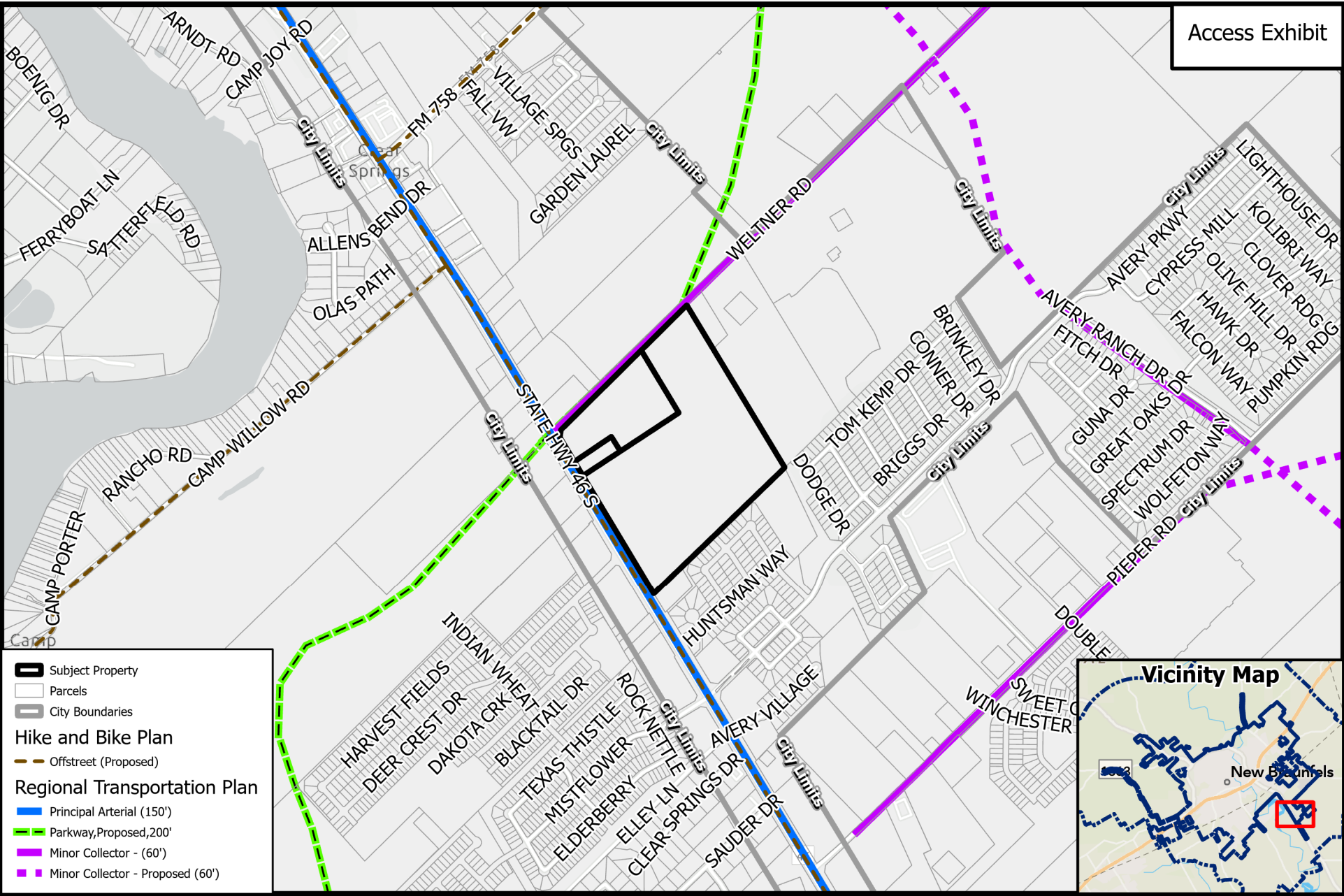


**PZ22-0268**

**Zone Change: C-3 AH & APD AH to MU-A AH**

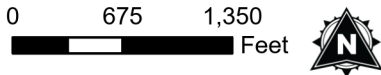


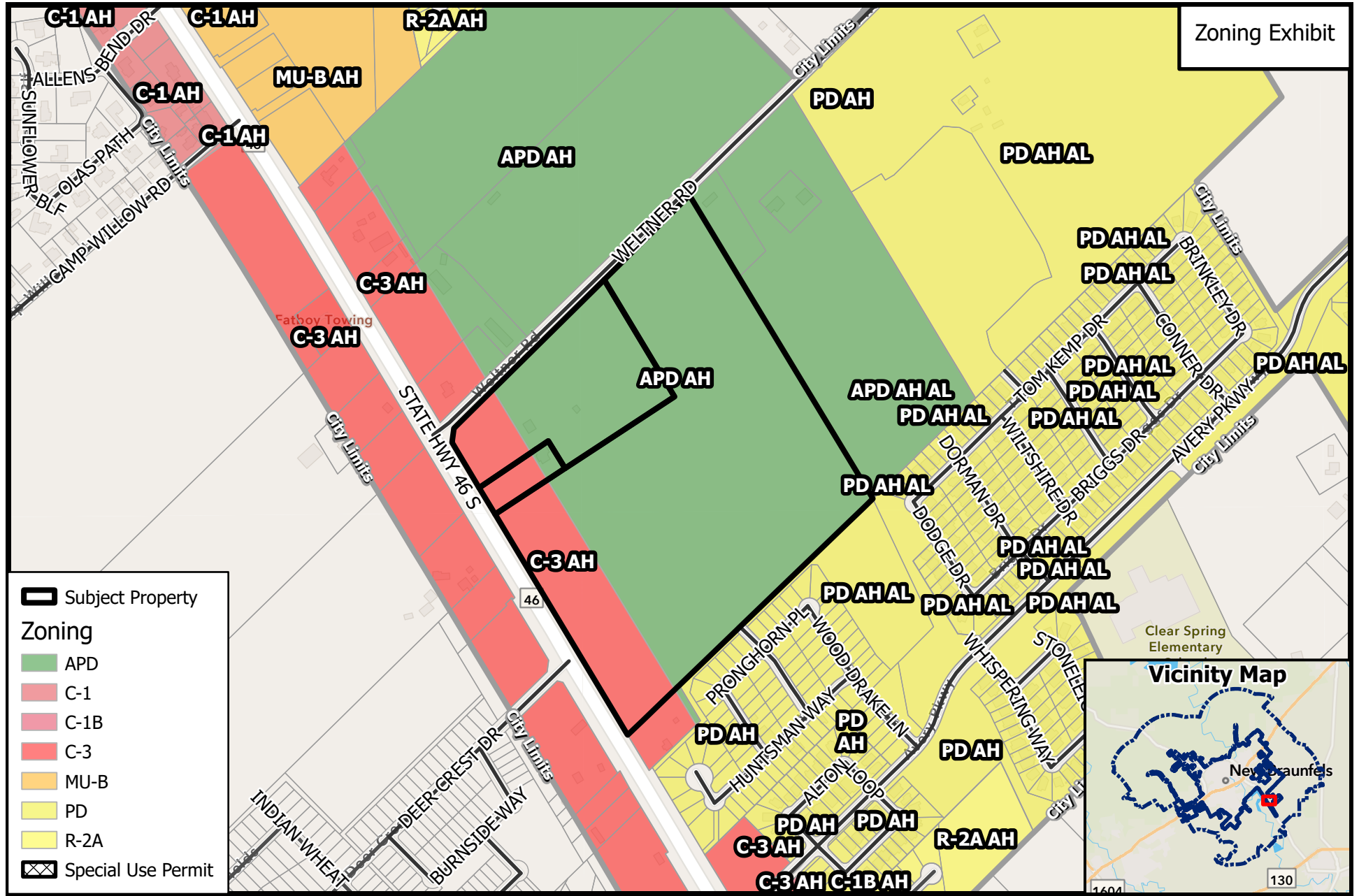


- Subject Property
- Parcels
- City Boundaries
- Hike and Bike Plan**
- Offstreet (Proposed)
- Regional Transportation Plan**
- Principal Arterial (150')
- Parkway, Proposed, 200'
- Minor Collector - (60')
- Minor Collector - Proposed (60')



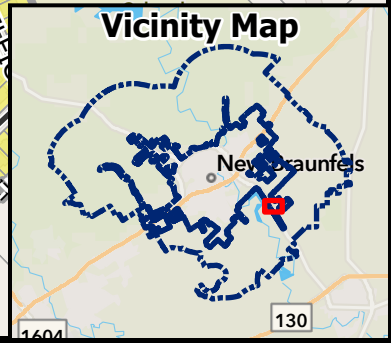
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**Zone Change: C-3 AH & APD AH to MU-A AH**





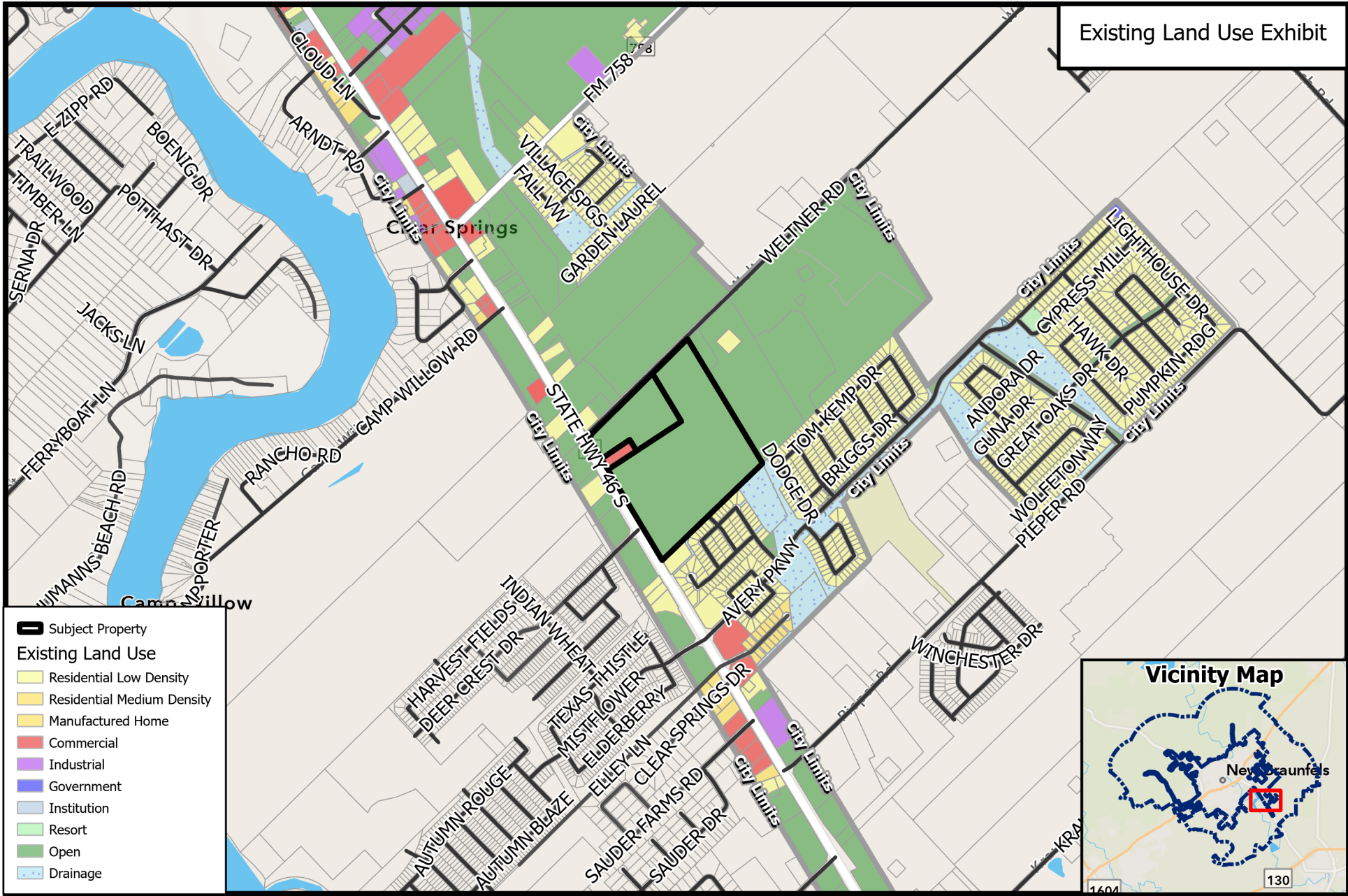
**Legend**

- Subject Property
- Zoning**
- APD
- C-1
- C-1B
- C-3
- MU-B
- PD
- R-2A
- Special Use Permit



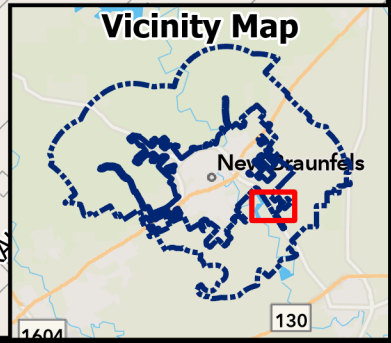
**PZ22-0268**  
**Zone Change: C-3 AH & APD AH to MU-A AH**





Existing Land Use Exhibit

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



**PZ22-0268**

**Zone Change: C-3 AH & APD AH to MU-A AH**



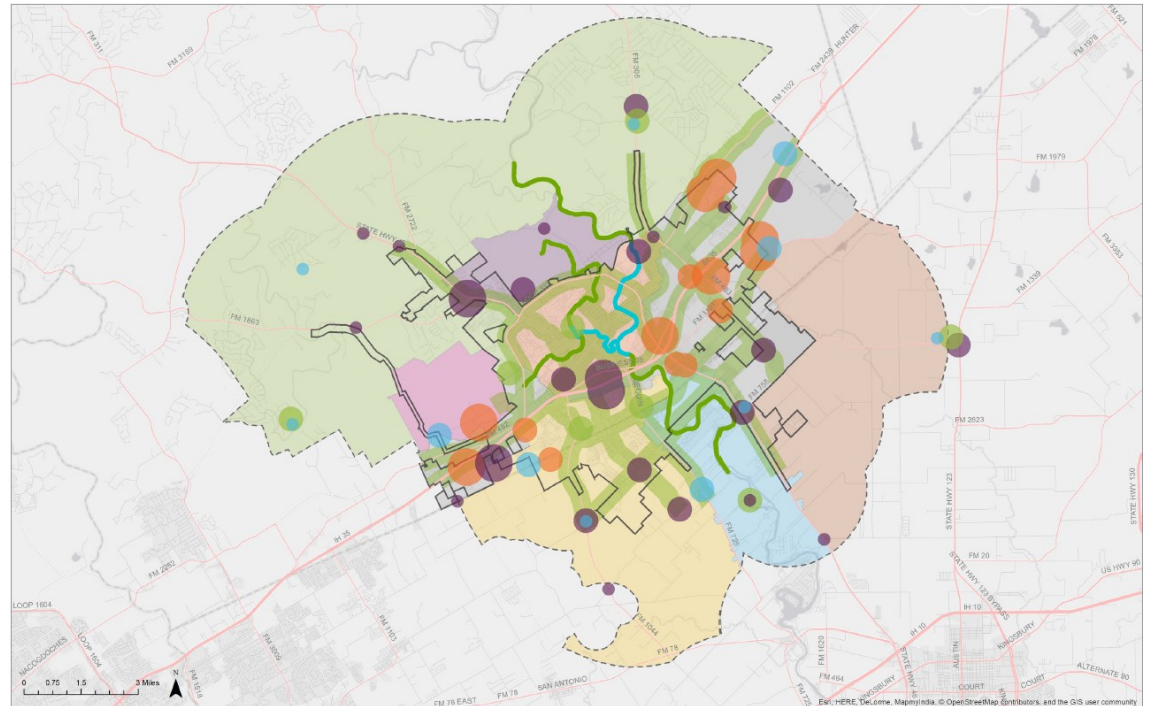


## Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Freiheit Sub Area and Dunlap Sub Area.
- ◆ Along a Transitional Mixed-Use Corridor
- ◆ Near Existing Education Centers and a Proposed Civic Center and Market Center.

# Future Land Use Map



- **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 3.21:** Enhance local recreational venues.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.