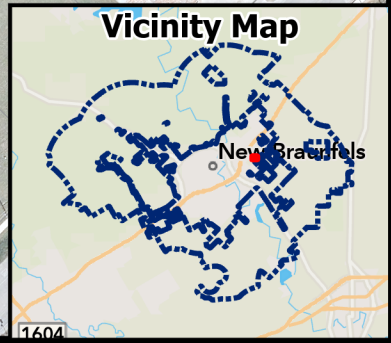


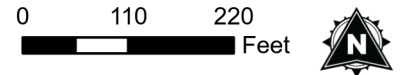
Aerial Exhibit



Subject Property



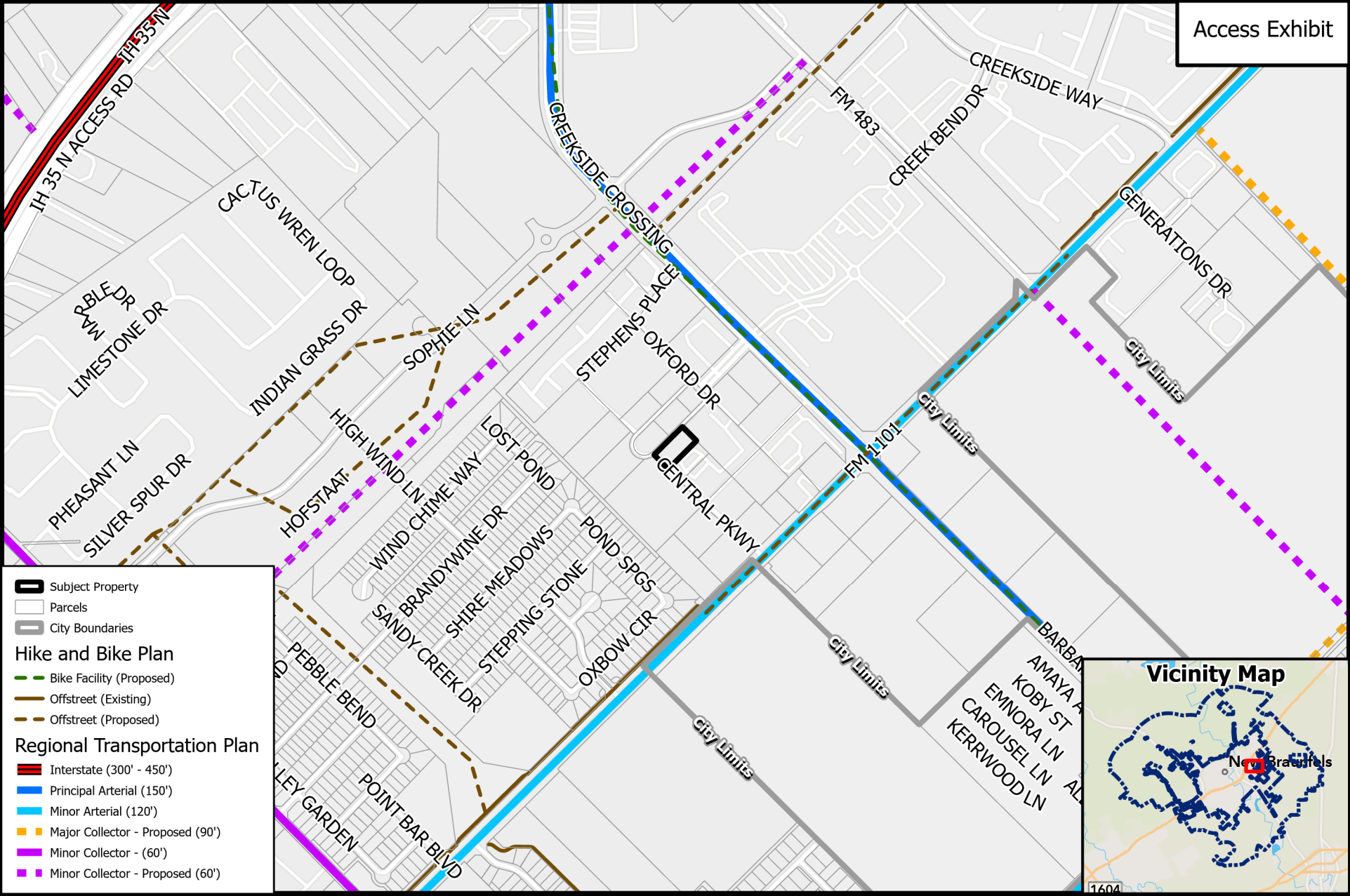
CS24-0079 Alcohol Variance



Path: B:\City Council\Alcohol Sales Variance\2024\CS24-0079 - 2031 Central Plaza STE

Source: City of New Braunfels Planning
Date: 3/5/2024

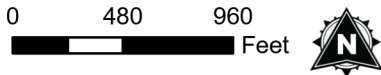
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



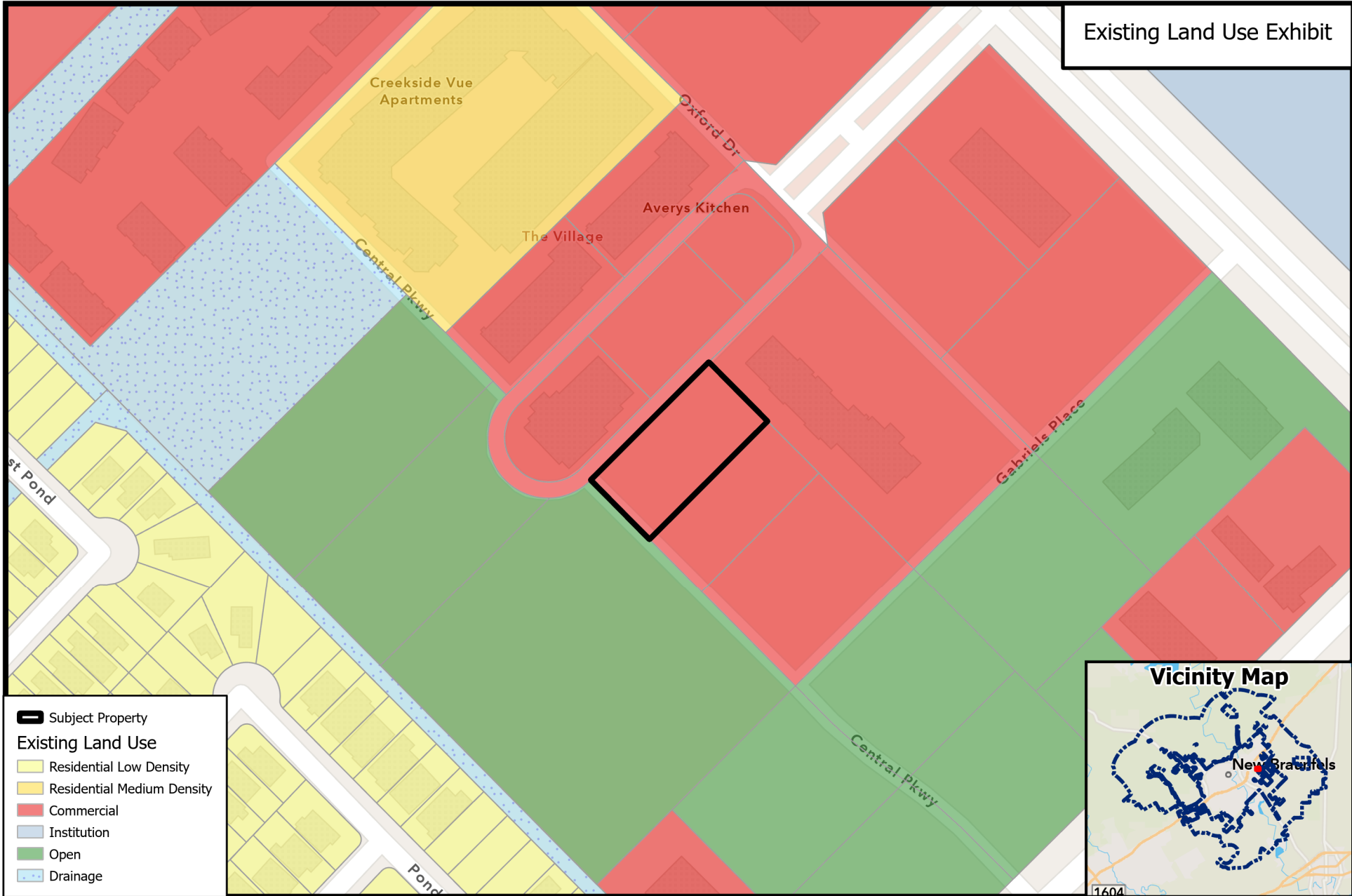
- Subject Property
- Parcels
- City Boundaries
- Hike and Bike Plan**
- Bike Facility (Proposed)
- Offstreet (Existing)
- Offstreet (Proposed)
- Regional Transportation Plan**
- Interstate (300' - 450')
- Principal Arterial (150')
- Minor Arterial (120')
- Major Collector - Proposed (90')
- Minor Collector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



CS24-0079
Alcohol Variance



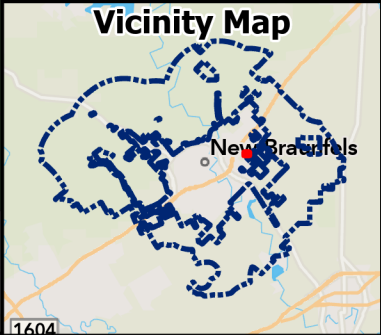
Existing Land Use Exhibit



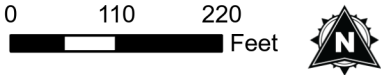
Subject Property

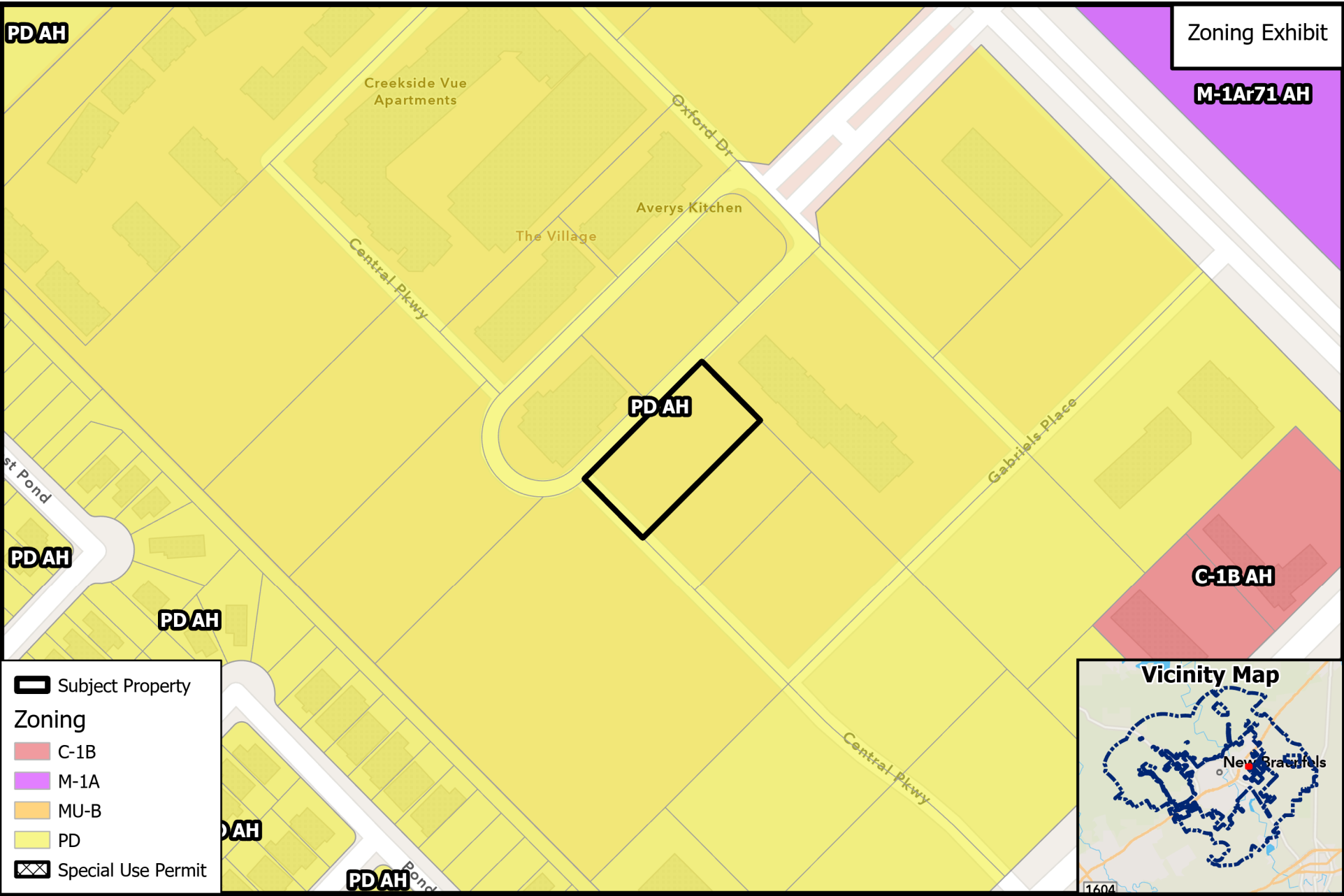
Existing Land Use

- Residential Low Density
- Residential Medium Density
- Commercial
- Institution
- Open
- Drainage



CS24-0079
Alcohol Variance

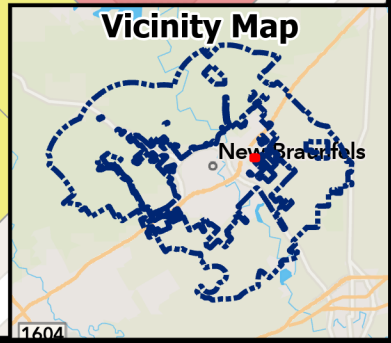




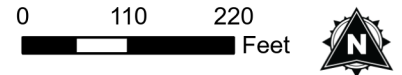
Legend

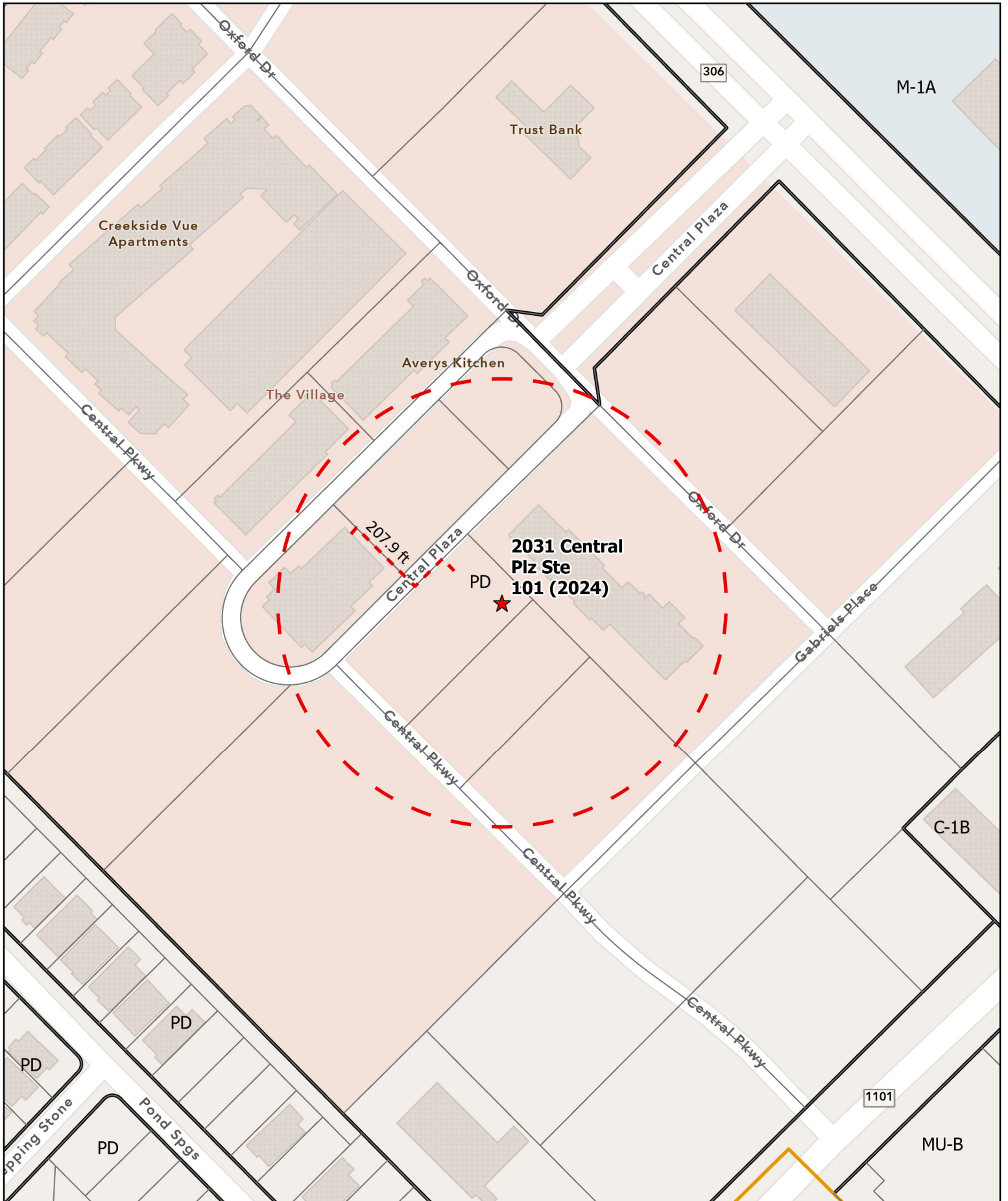
- Subject Property
- Zoning**
- C-1B
- M-1A
- MU-B
- PD
- Special Use Permit

Zoning Exhibit
M-1Ar71AH



CS24-0079
Alcohol Variance





2031 Central Plz Ste 101 (2024)

