

Aerial Exhibit

New Braunfels Center

East

Hunter Flores

Lake Front Hideaway

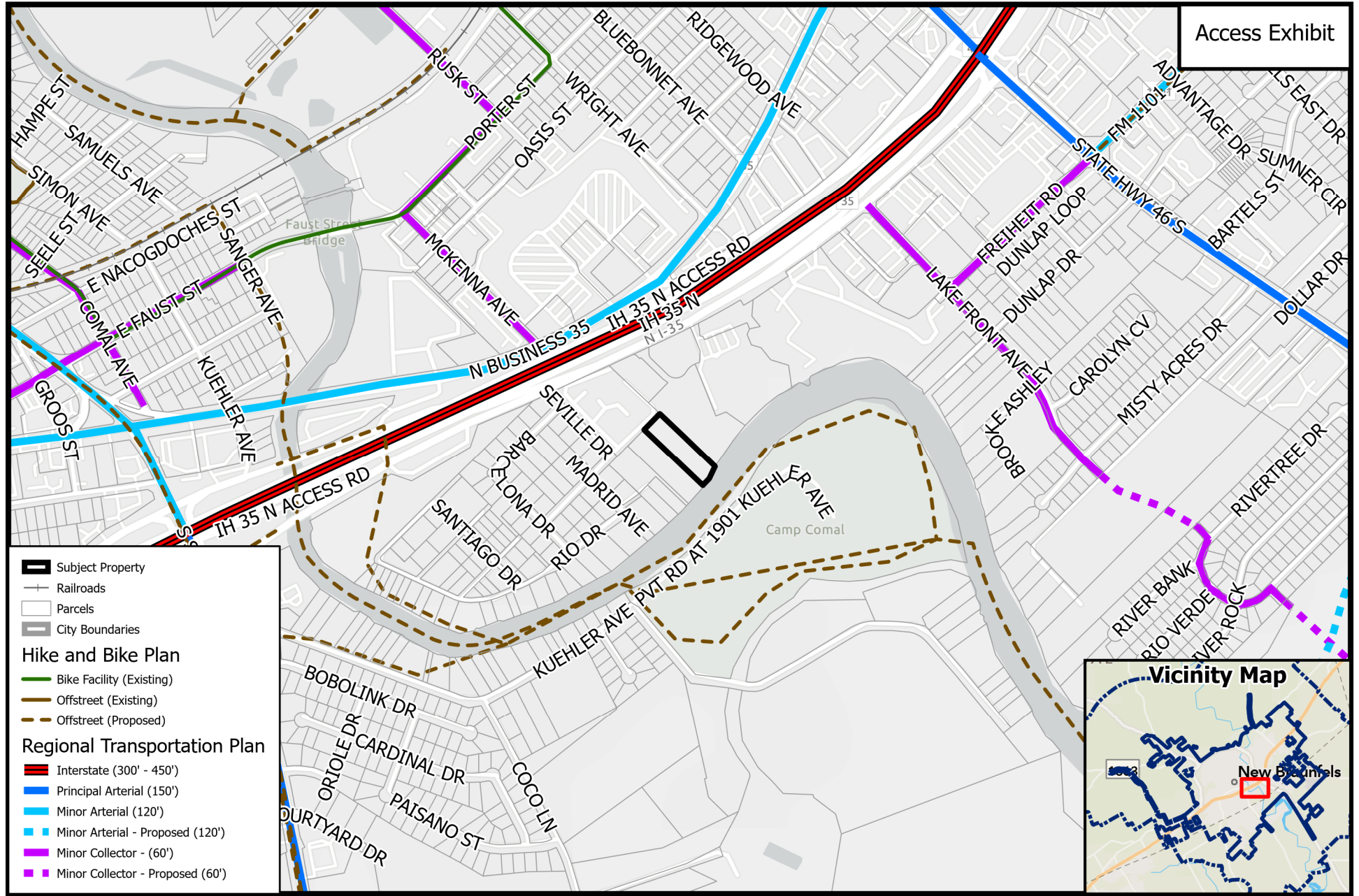
- ▭ Subject Property
- ▬ Master Plan
- Floodplain**
- ▭ Floodway
- ▭ 1% Annual Chance Flood Hazard



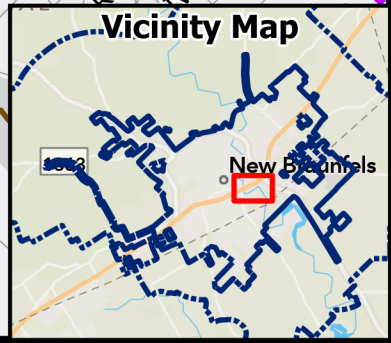
**SUP22-165**  
**SUP for STR**





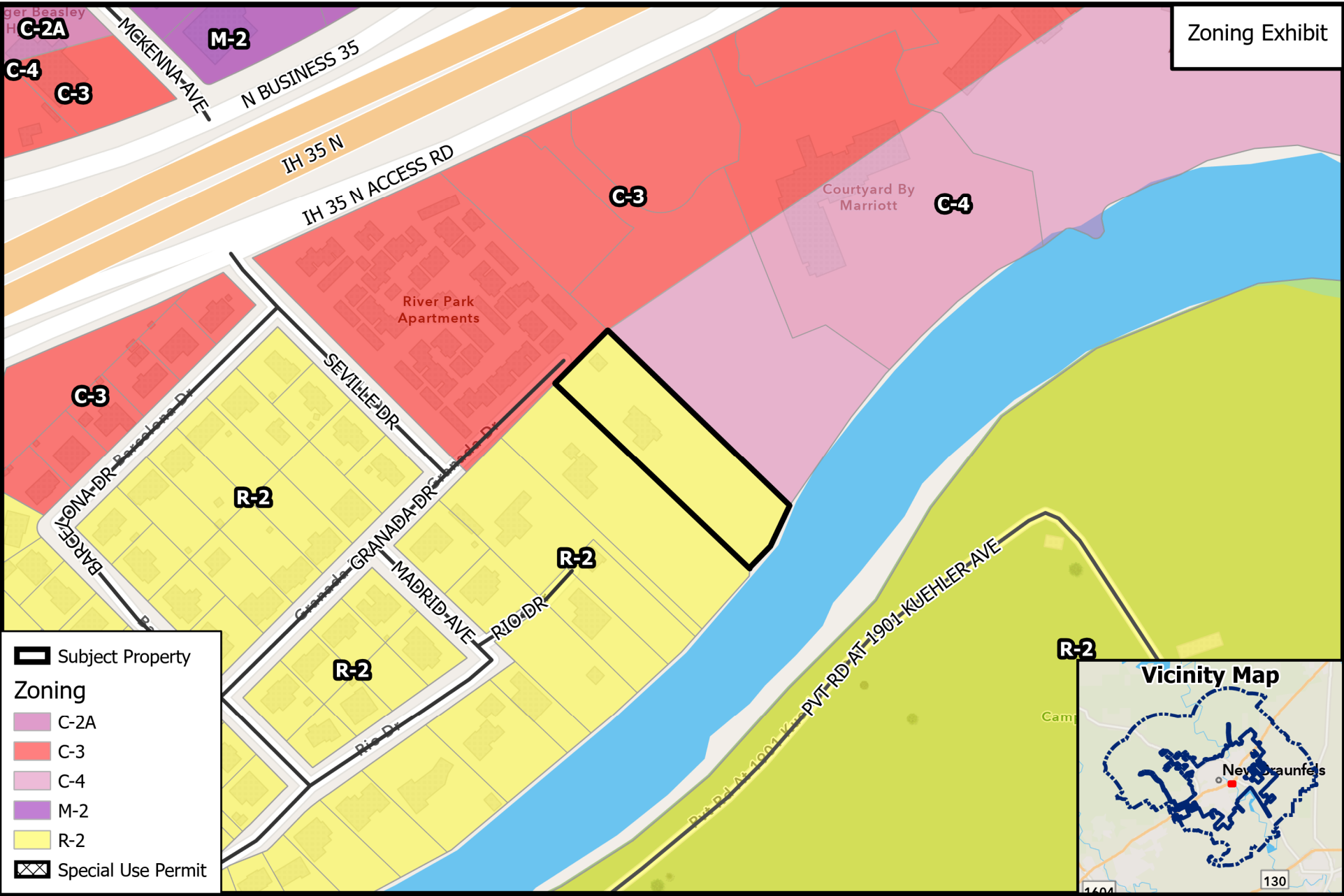


- Subject Property
- Railroads
- Parcels
- City Boundaries
- Hike and Bike Plan**
  - Bike Facility (Existing)
  - Offstreet (Existing)
  - Offstreet (Proposed)
- Regional Transportation Plan**
  - Interstate (300' - 450')
  - Principal Arterial (150')
  - Minor Arterial (120')
  - Minor Arterial - Proposed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



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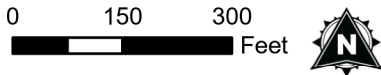


**Legend**

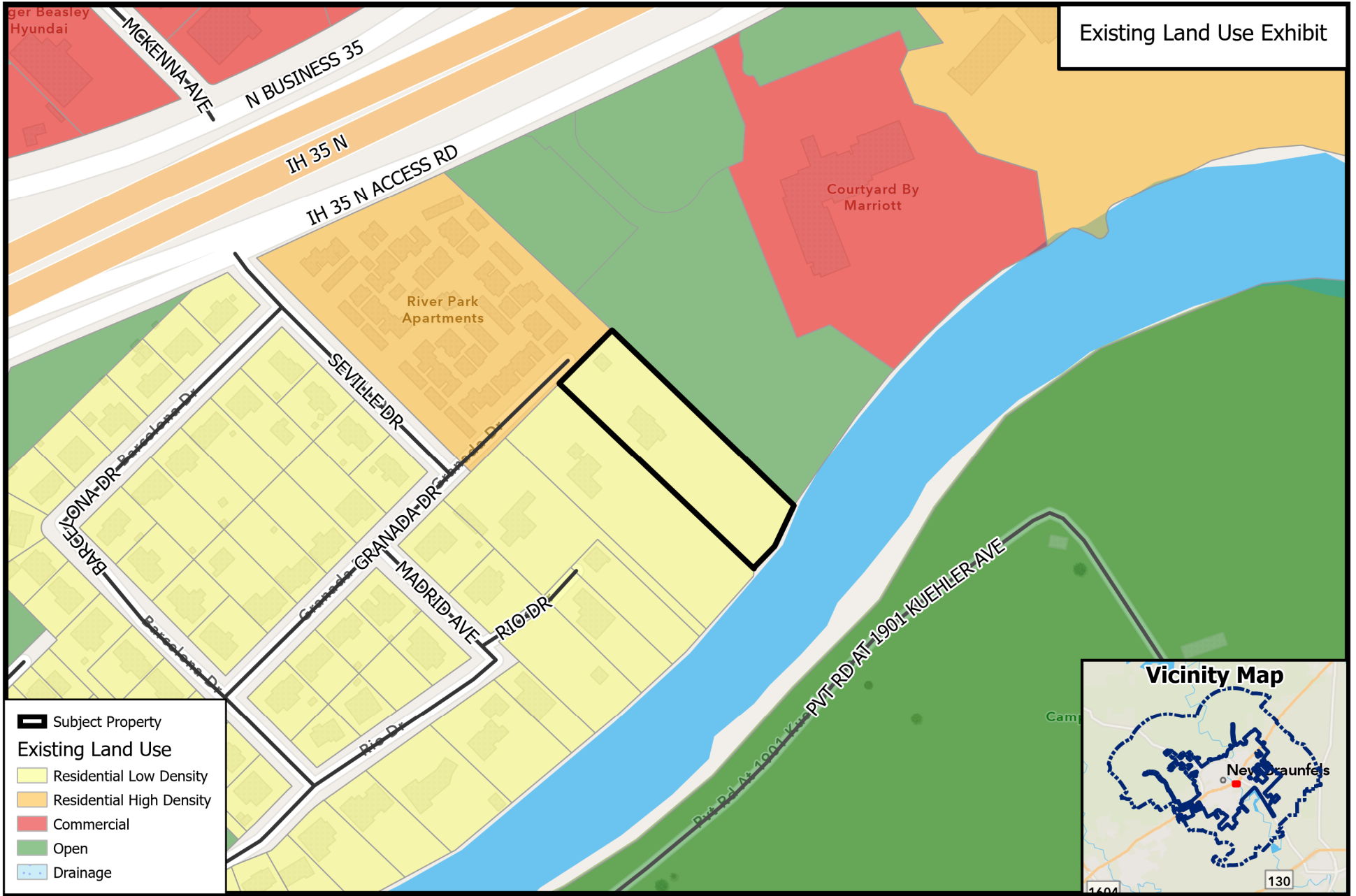
- Subject Property
- Zoning**
- C-2A
- C-3
- C-4
- M-2
- R-2
- Special Use Permit









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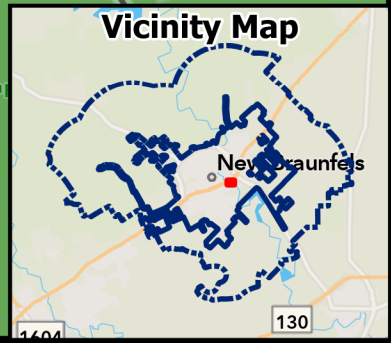




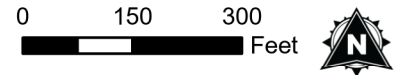


Existing Land Use Exhibit

-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Residential High Density
-  Commercial
-  Open
-  Drainage



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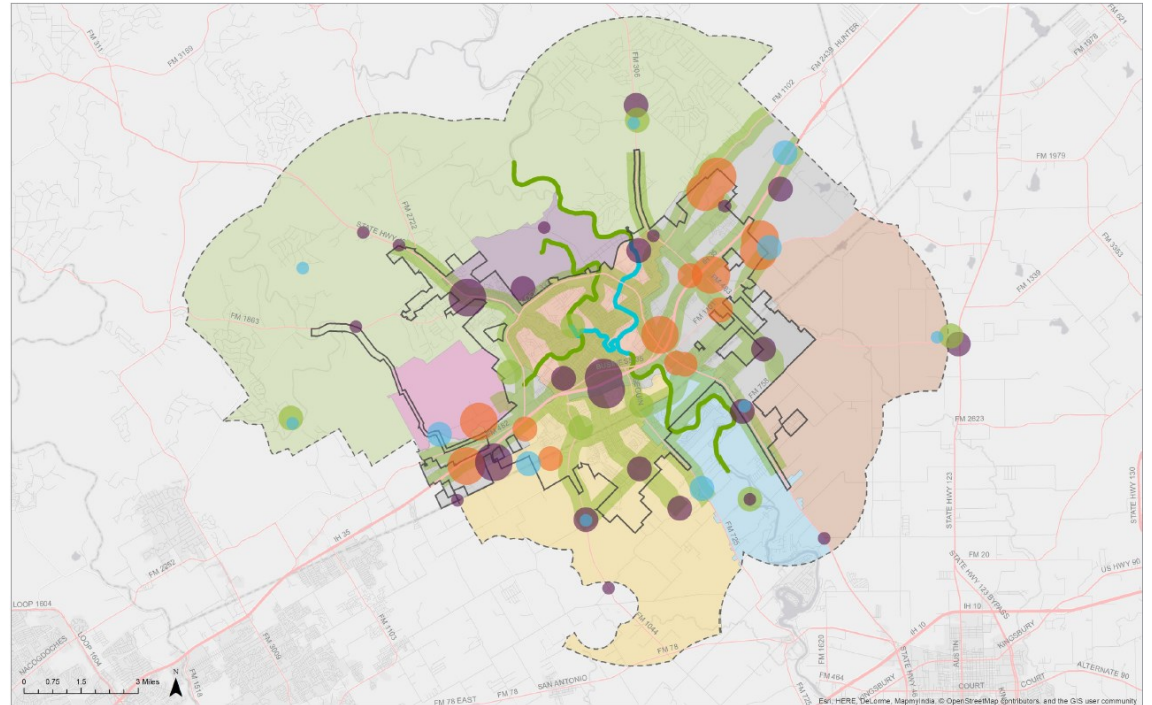




# Envision New Braunfels

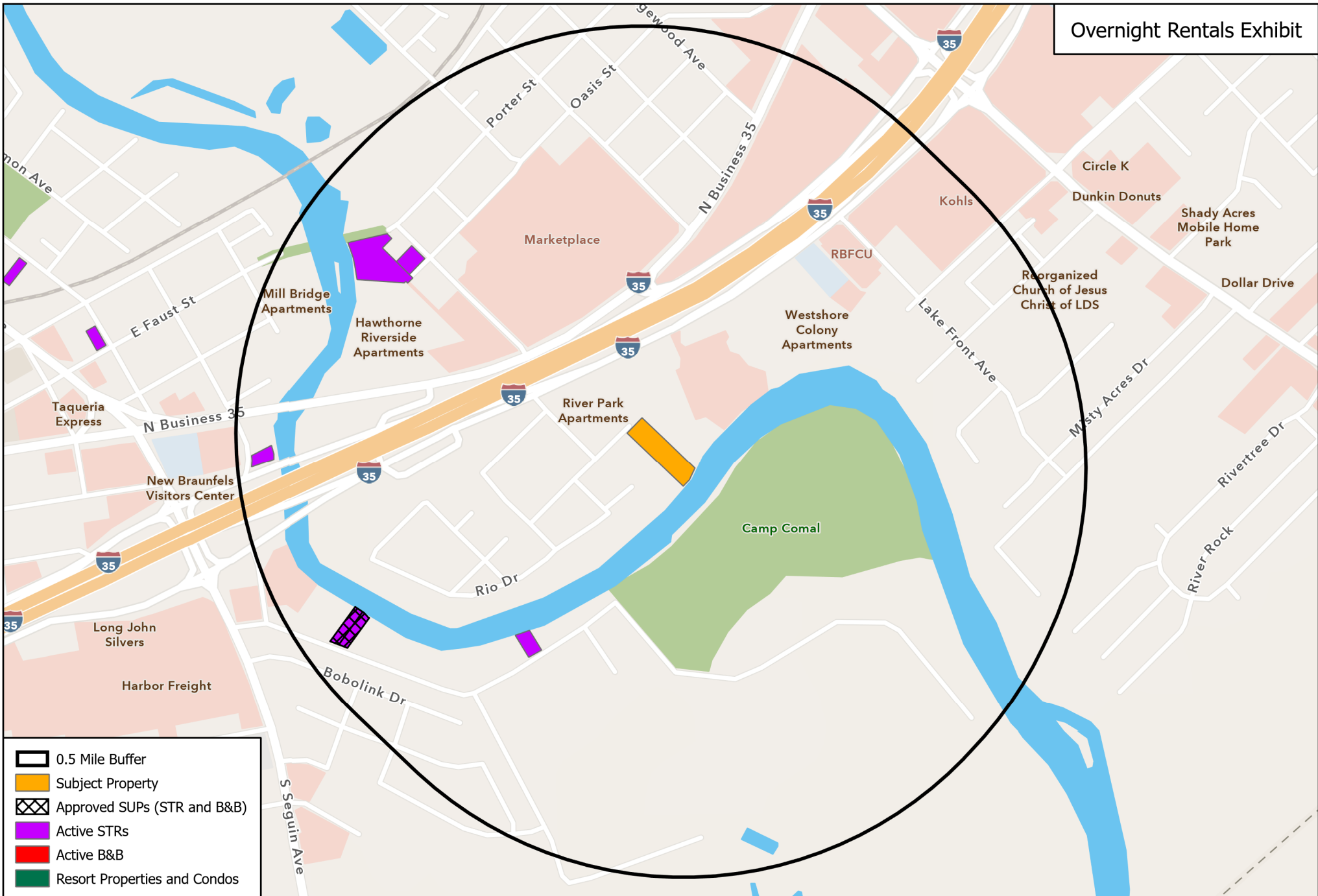
A SPECIAL PLACE BY DESIGN







## Future Land Use Map



- ◆ Located in the Oak Creek Sub-Area
- ◆ Near Existing Market, Employment and Outdoor Recreation Centers
- ◆ Along Guadalupe River Recreational Corridor and near a Transitional Mixed-Use Corridor

- **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 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.
- **Action 3.1:** Plan for healthy jobs/ housing balance.



-  0.5 Mile Buffer
-  Subject Property
-  Approved SUPs (STR and B&B)
-  Active STRs
-  Active B&B
-  Resort Properties and Condos



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**SUP for STR**

