




Aerial Exhibit

 Subject Property



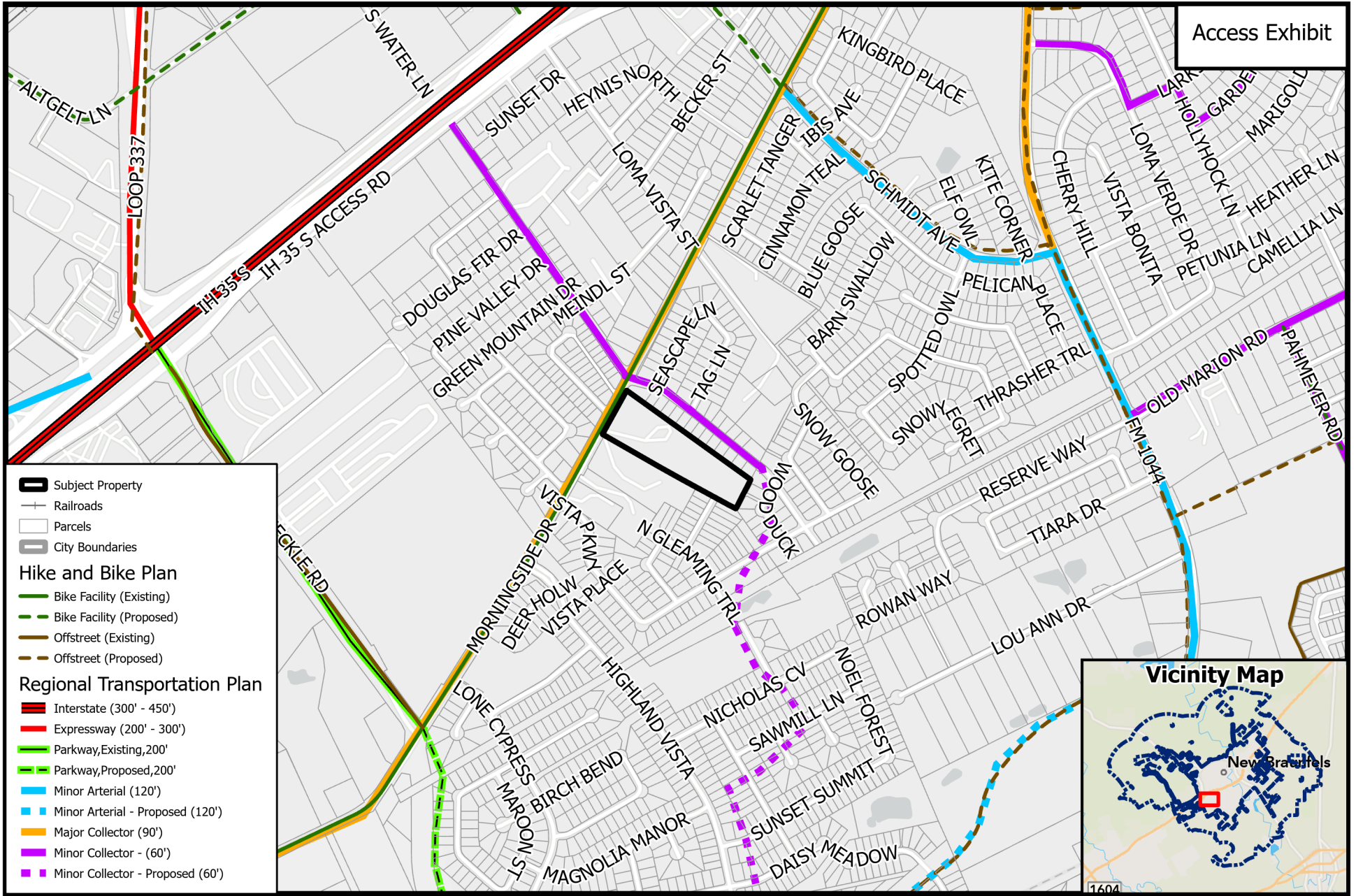
PZ24-0206
2911 Morningside Dr - R-1 to R-1A 4



Path: P:\ZoneChange & SUPs\2024\PZ24-0206 - 2911 Morningside Dr - R-1 to

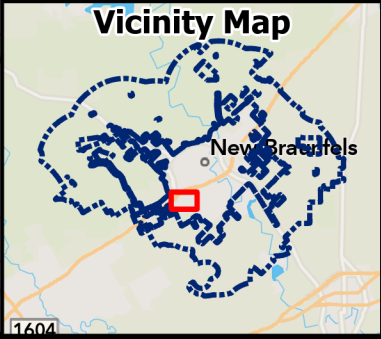
Source: City of New Braunfels Planning
 Date: 7/22/2024

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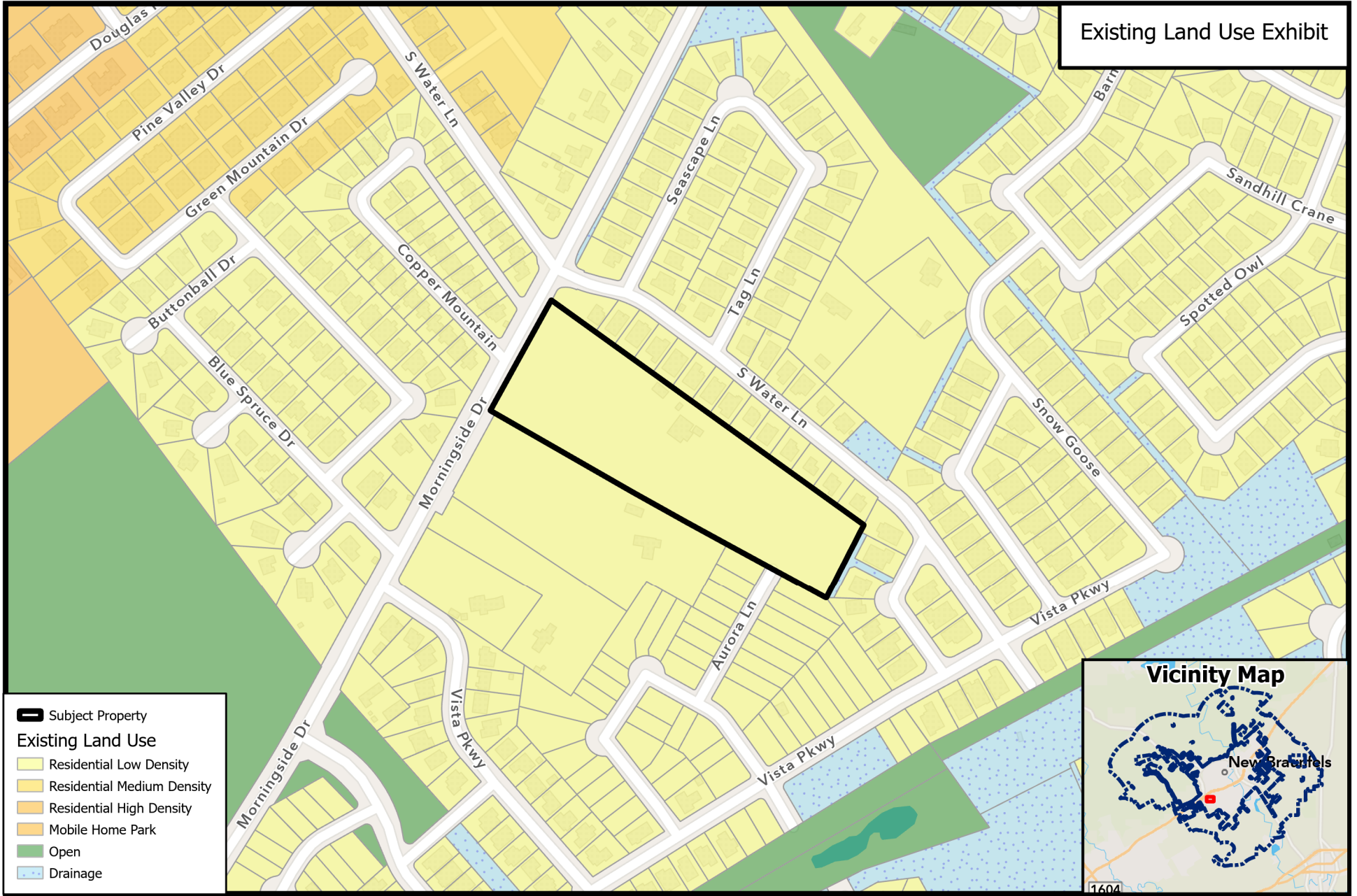
Access Exhibit

- 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')
 - Parkway, Existing, 200'
 - Parkway, Proposed, 200'
 - Minor Arterial (120')
 - Minor Arterial - Proposed (120')
 - Major Collector (90')
 - Minor Collector - (60')
 - Minor Collector - Proposed (60')



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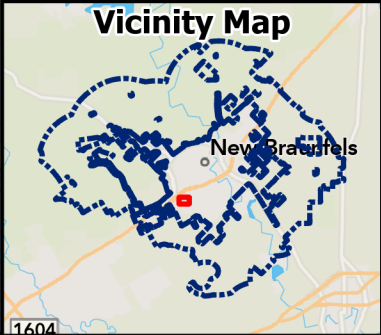


Existing Land Use Exhibit

Subject Property

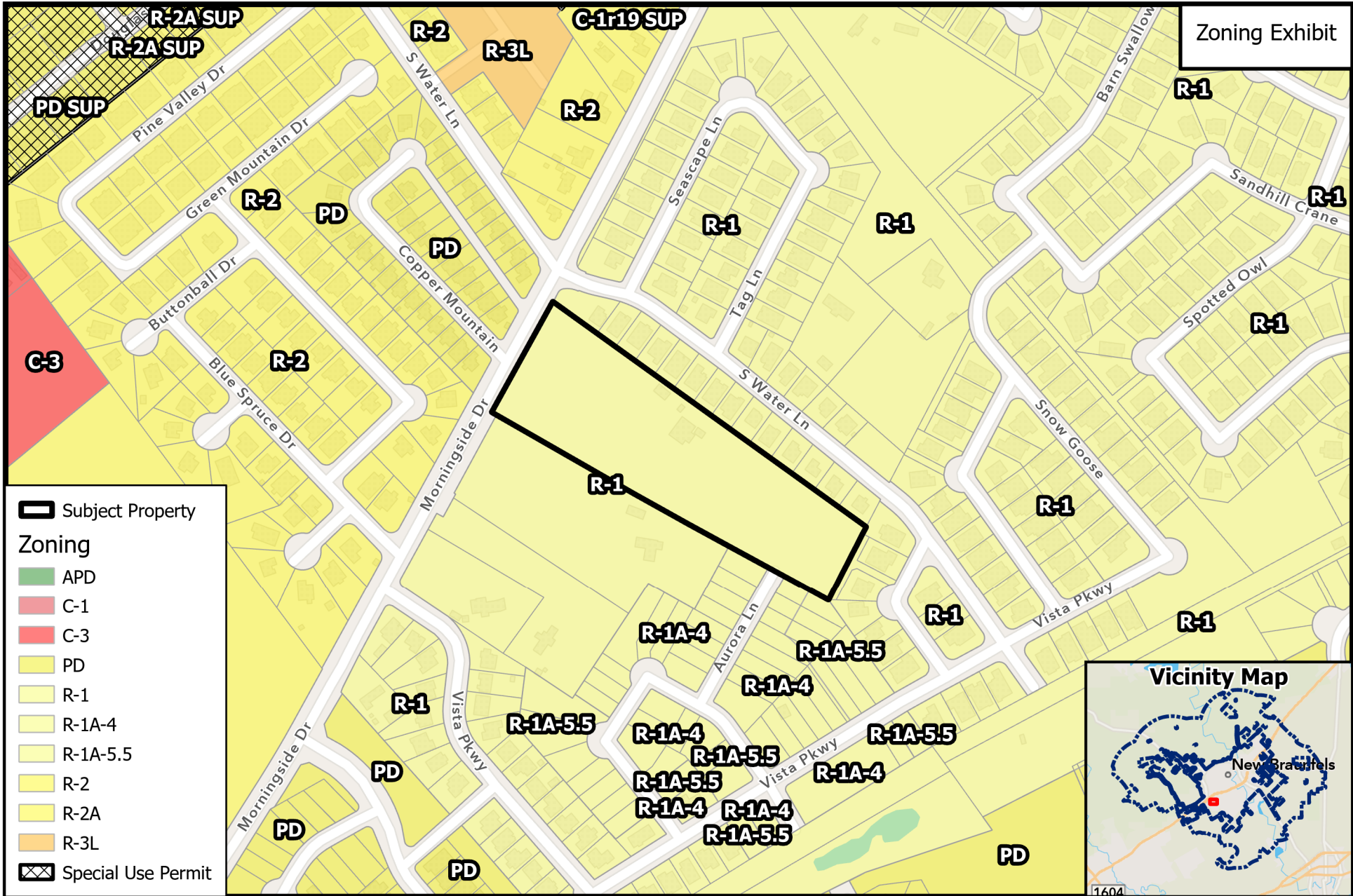
Existing Land Use

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mobile Home Park
- Open
- Drainage



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2911 Morningside Dr - R-1 to R-1A 4





Subject Property

Zoning

- APD
- C-1
- C-3
- PD
- R-1
- R-1A-4
- R-1A-5.5
- R-2
- R-2A
- R-3L
- Special Use Permit



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