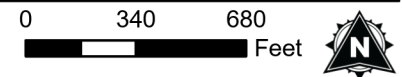




**PZ23-0488**  
**Zone Change to Multiple Districts - APD to R-3H, TH-A and C-1B**



Path: P:\ZoneChange & SUPs\2024\PZ23-0488 - 1890 FM 1044 - APD to C-1B, R-3H, & TH-

Source: City of New Braunfels Planning  
 Date: 12/11/2023

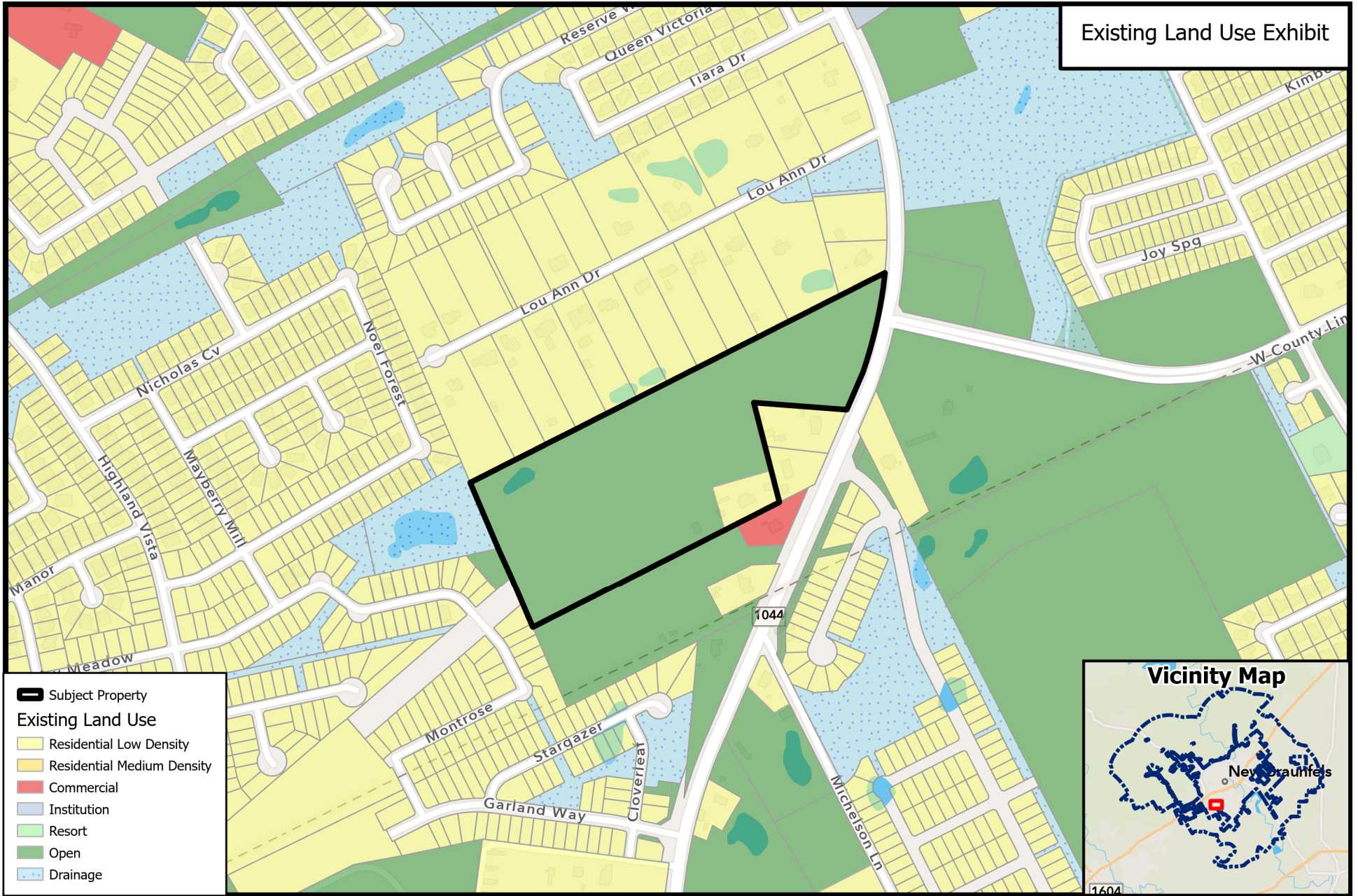
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or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











**PZ23-0488**

**Zone Change to Multiple Districts - APD to R-3H, TH-A and C-1B**

0 340 680 Feet



Path: P:\ZoneChange & SUPs\2024\PZ23-0488 - 1890 FM 1044 - APD to C-1B, R-3H, & TH-

Source: City of New Braunfels Planning  
Date: 12/18/2023

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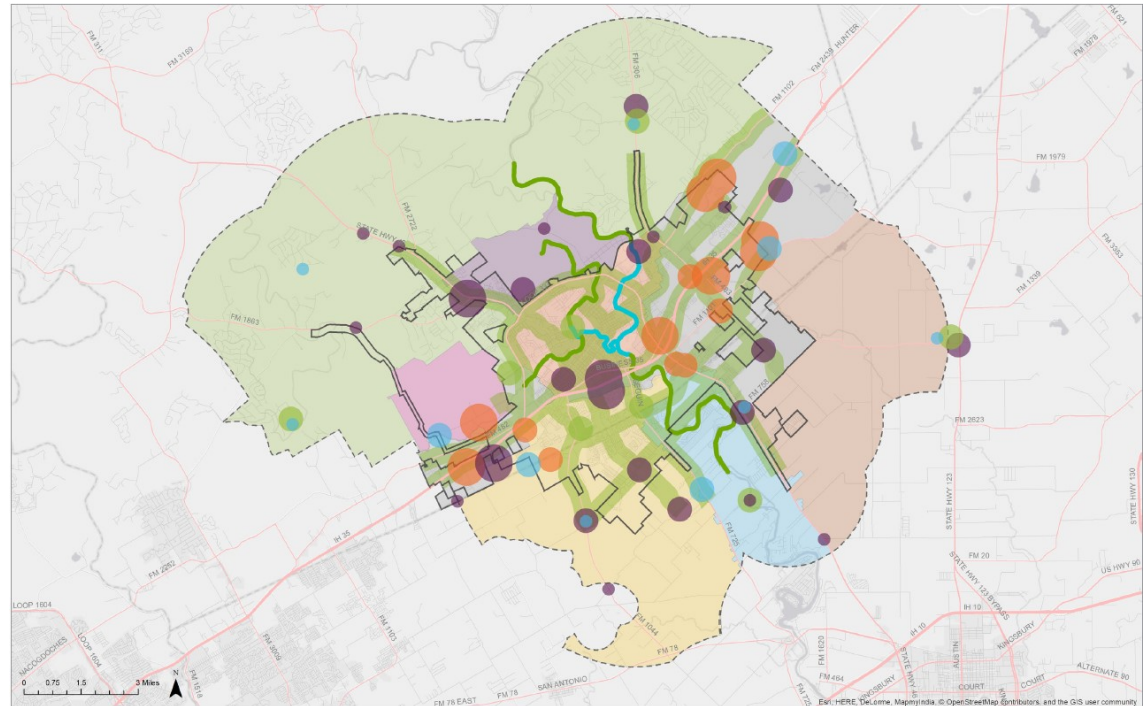


## Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Walnut Spring Sub-Area
- ◆ Near existing Education & Employment Centers

# Future Land Use Map



- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **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.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs and transportation.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.