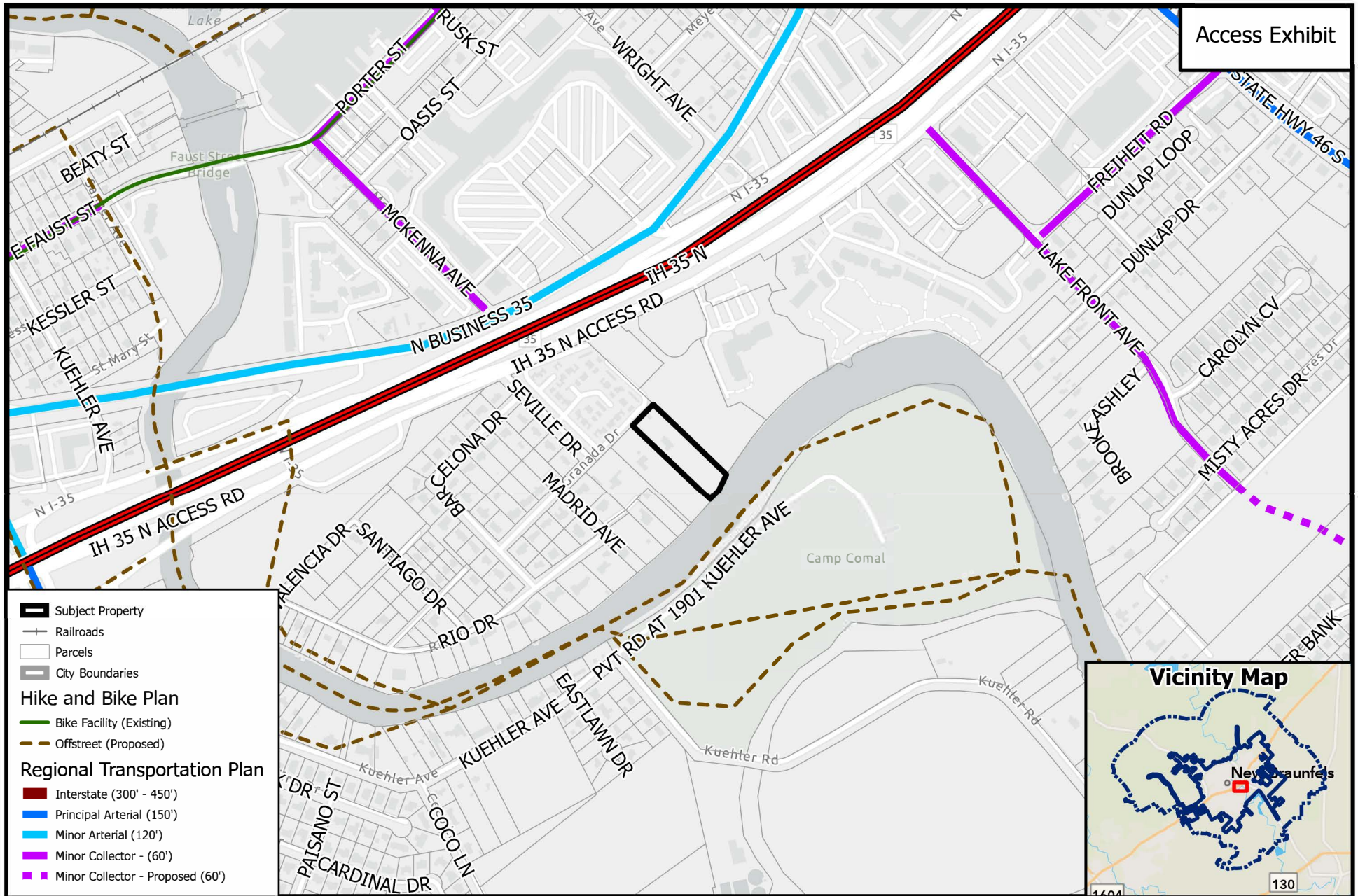
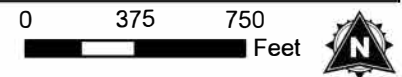






SUP22-117

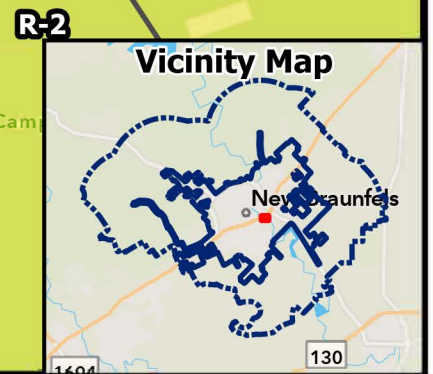
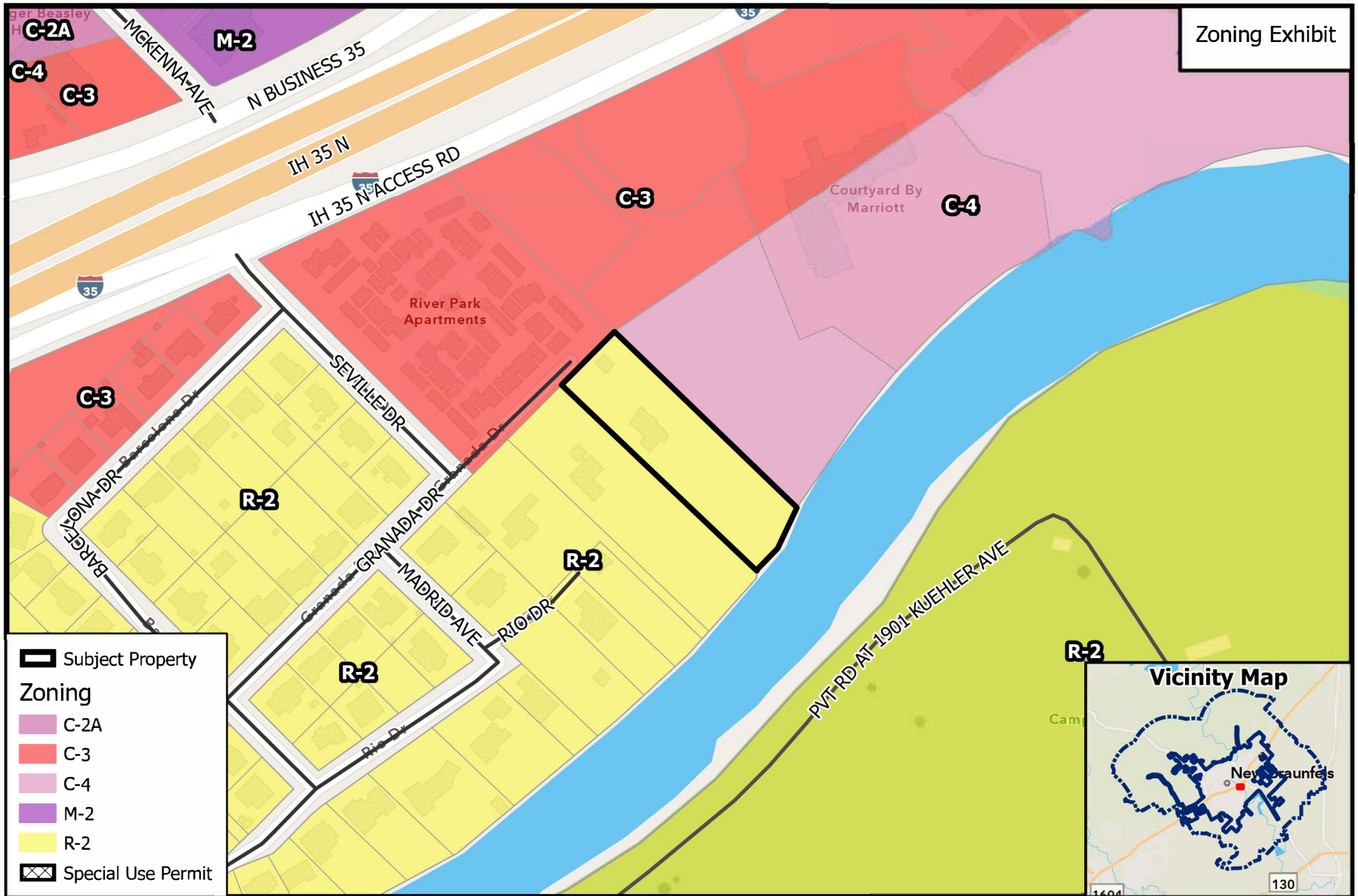
Zone Change: R-2 to R-3L

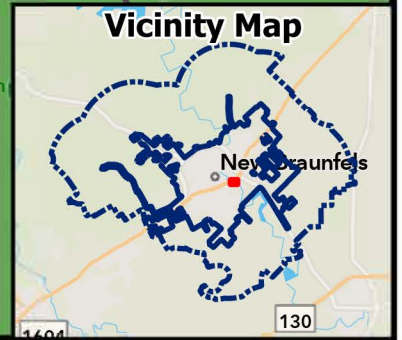
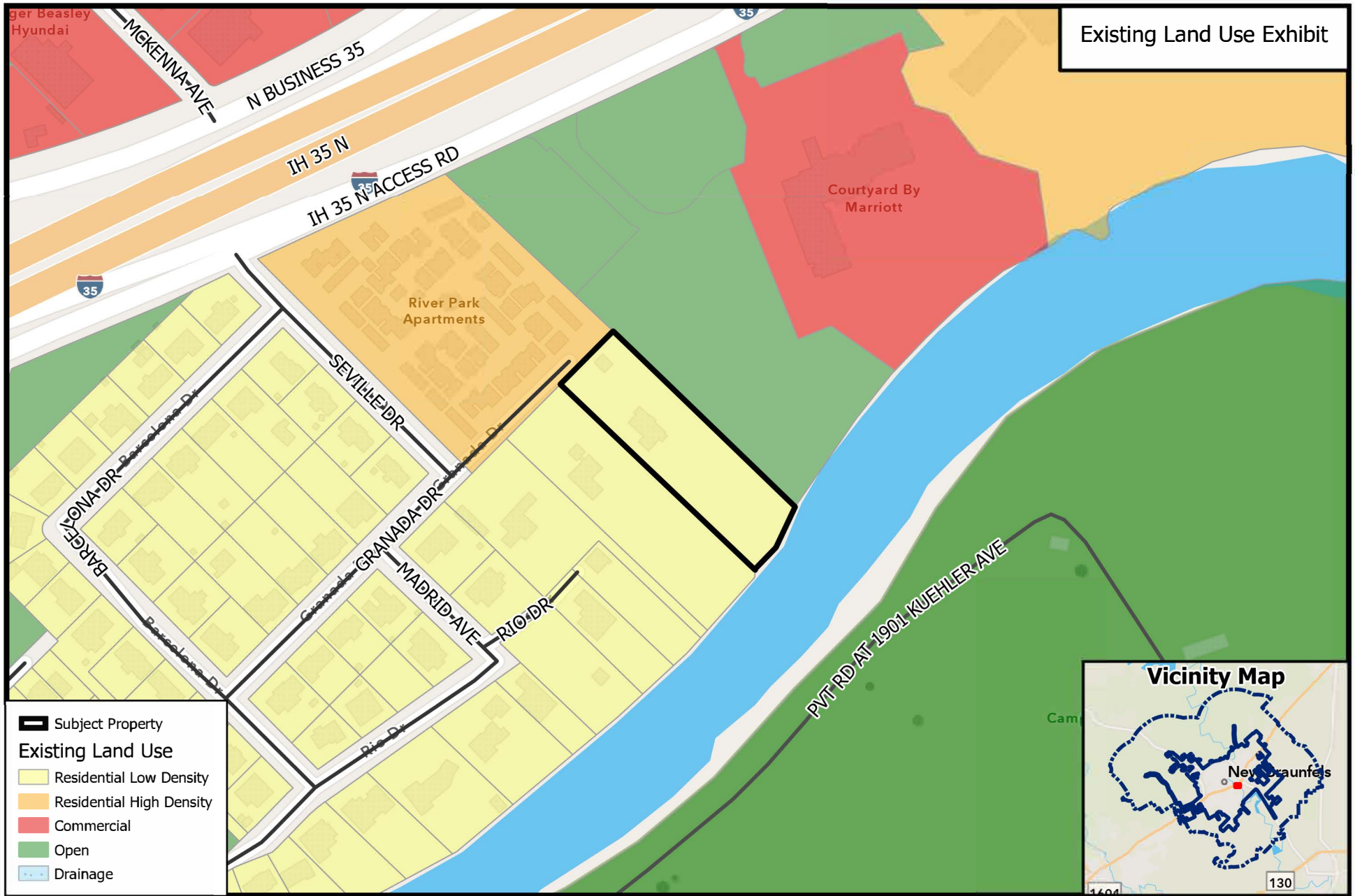


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Source: City of New Braunfels Planning
Date: 4/12/2022

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SUP22-117
Zone Change: R-2 to R-3L

Source: City of New Braunfels Planning
 Date: 4/12/2022



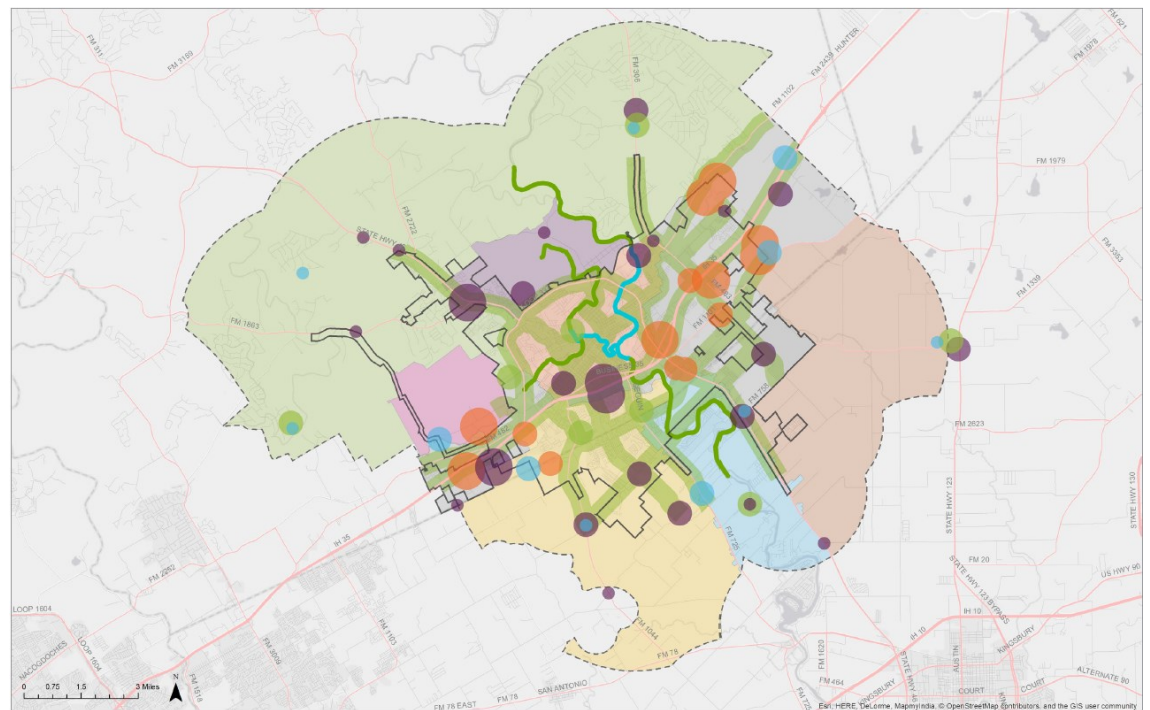
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Envision
New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Oak Creek Sub-Area
- ◆ Near Existing Market, Employment and Outdoor Recreation Centers
- ◆ Along Guadalupe River Recreational Corridor and 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 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 3.16:** Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives.
- **Action 3.18:** Encourage multifamily to disperse throughout the community rather than congregate en masse.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers.