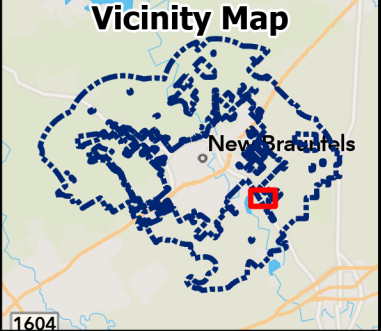


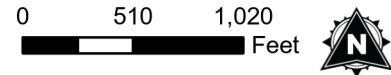
Subject Property

**Floodplain**

- Floodway
- 1% Annual Chance Flood Hazard

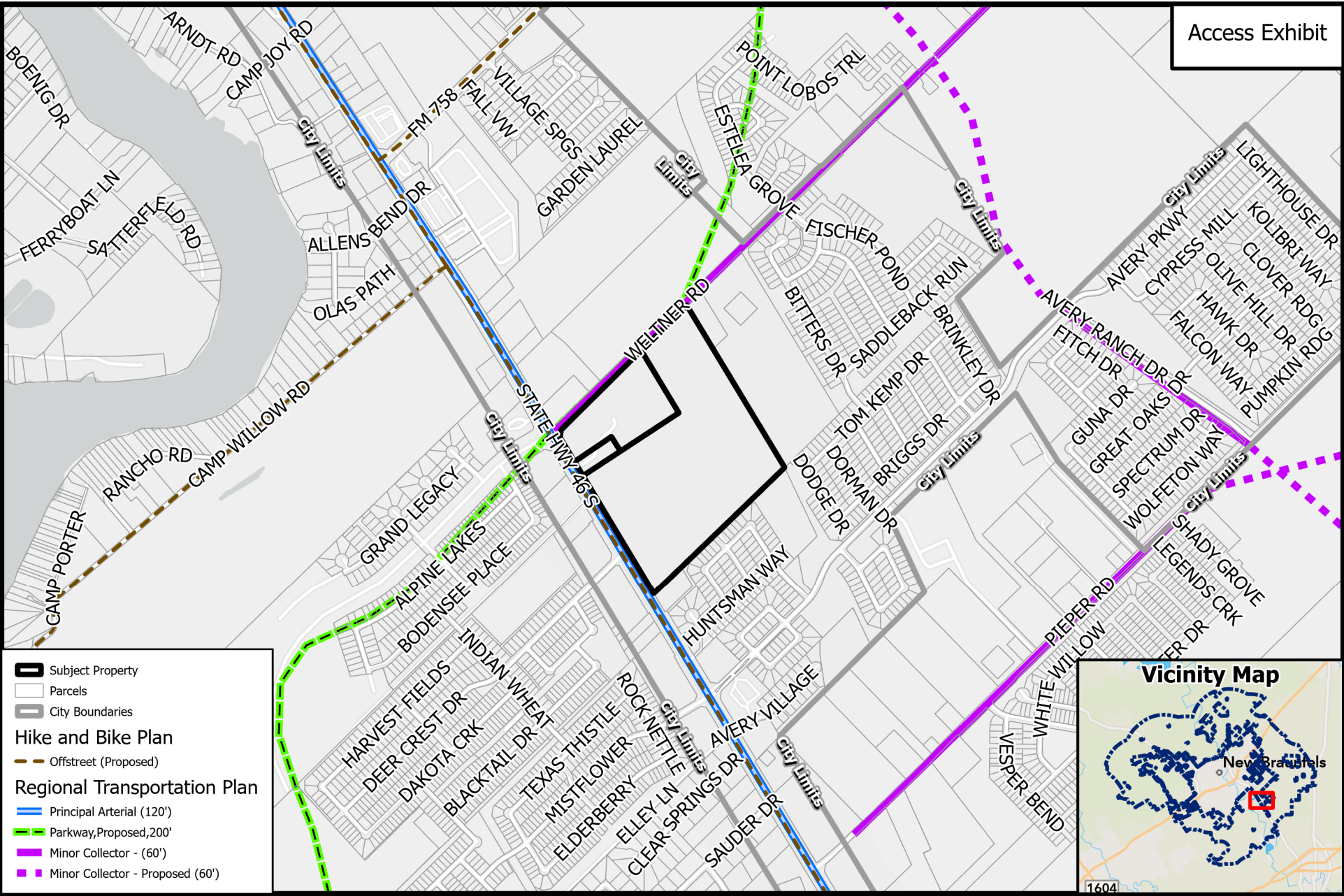


**PZ24-0285**  
**C-1B AH & MU-A AH to MU-A AH**  
**1983 State Hwy 46 S**



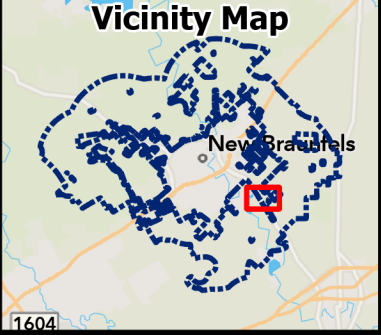
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or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



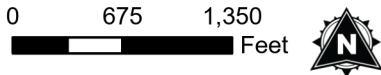


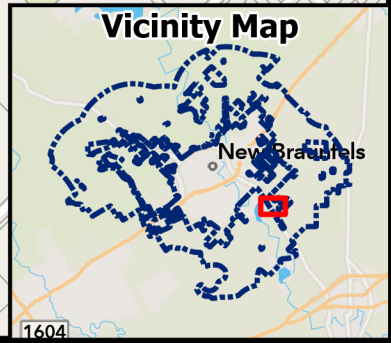
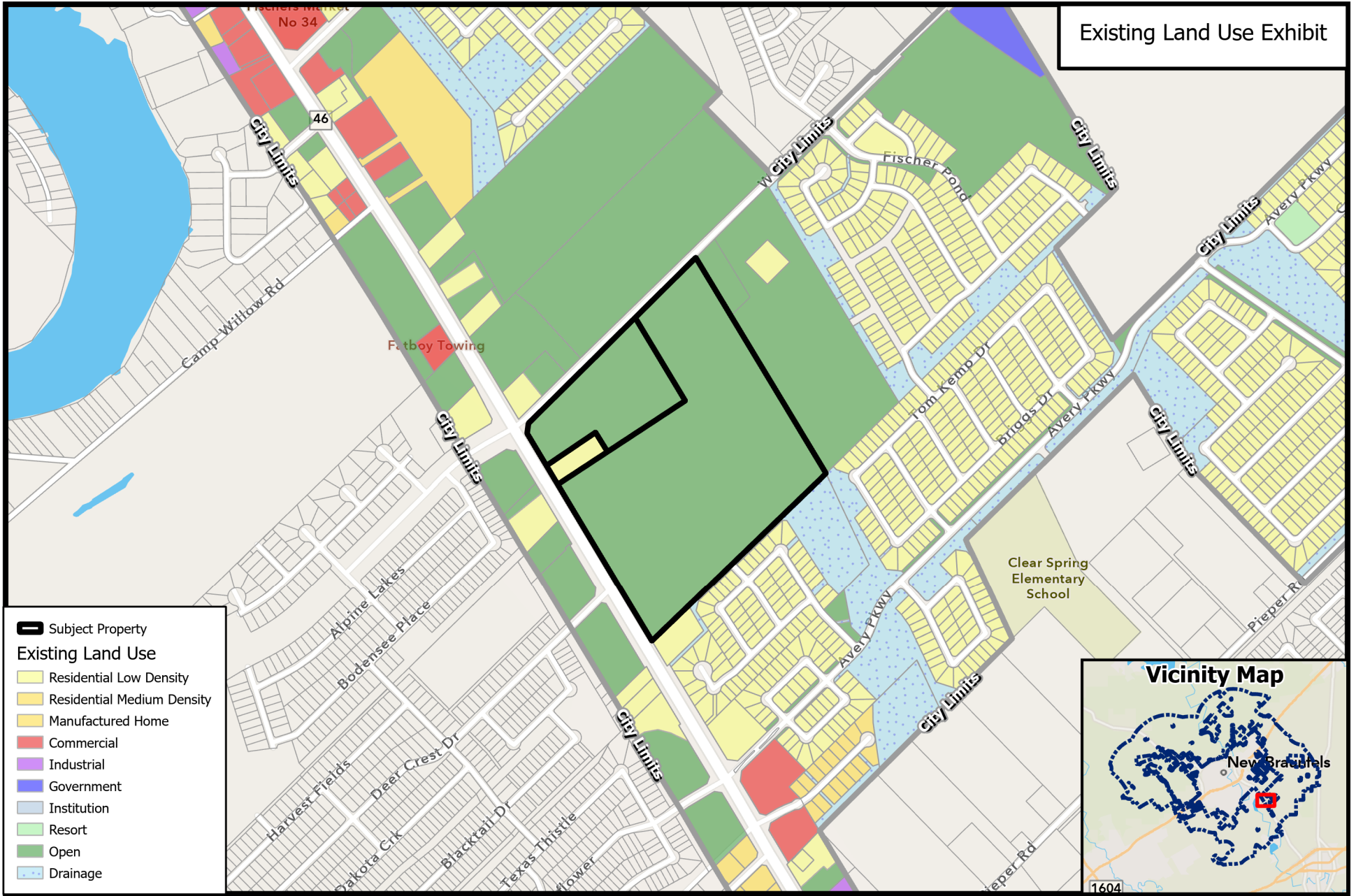
**Legend**

- Subject Property
- Parcels
- City Boundaries
- Hike and Bike Plan**
- Offstreet (Proposed)
- Regional Transportation Plan**
- Principal Arterial (120')
- Parkway, Proposed, 200'
- Minor Collector - (60')
- Minor Collector - Proposed (60')



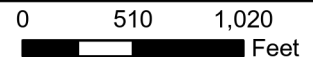
**PZ24-0285**  
**C-1B AH & MU-A AH to MU-A AH**  
**1983 State Hwy 46 S**



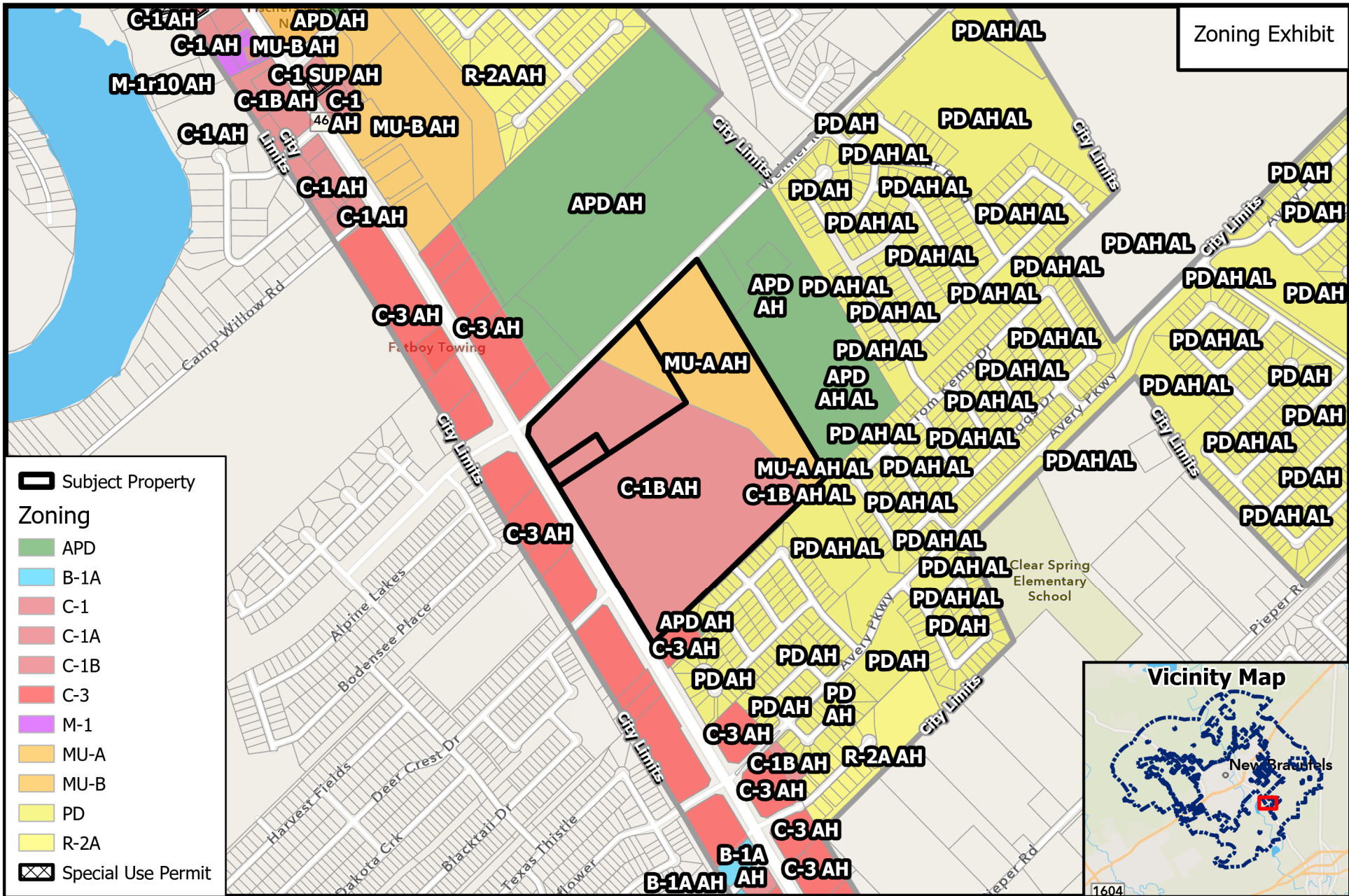


**PZ24-0285**  
**C-1B AH & MU-A AH to MU-A AH**  
**1983 State Hwy 46 S**

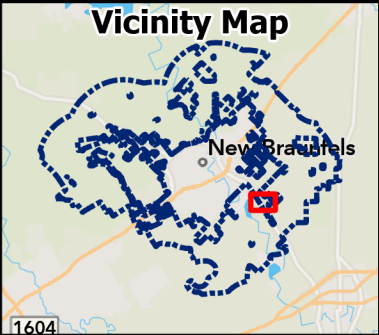
Source: City of New Braunfels Planning  
 Date: 9/5/2024







- Subject Property
- Zoning**
- APD
- B-1A
- C-1
- C-1A
- C-1B
- C-3
- M-1
- MU-A
- MU-B
- PD
- R-2A
- Special Use Permit



**PZ24-0285**  
**C-1B AH & MU-A AH to MU-A AH**  
**183 State Hwy 46 S**

