



**PZ23-0225**  
**Zone Change (R-2 to C-1B)**

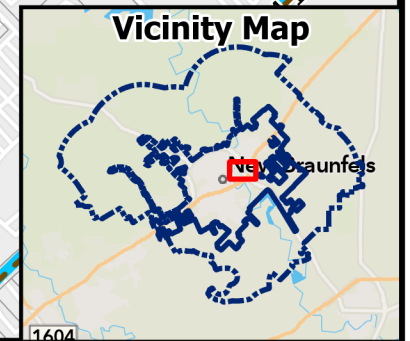
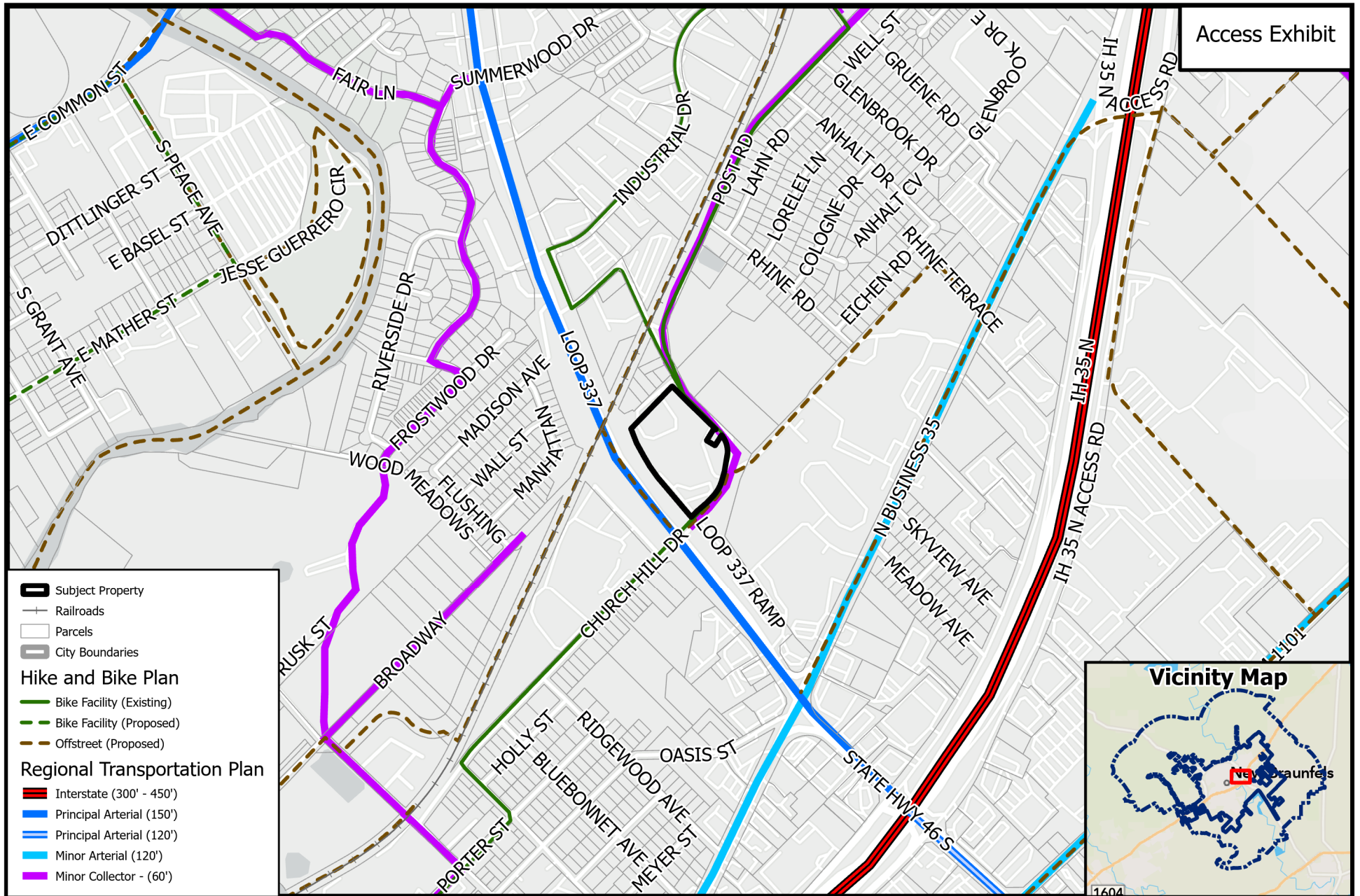


Path:  
 B:\ZoneChange & SUPs\2023\PZ23-0225 - 1297 Church Hill Dr - R-2 to

Source: City of New Braunfels Planning  
 Date: 6/13/2023

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.





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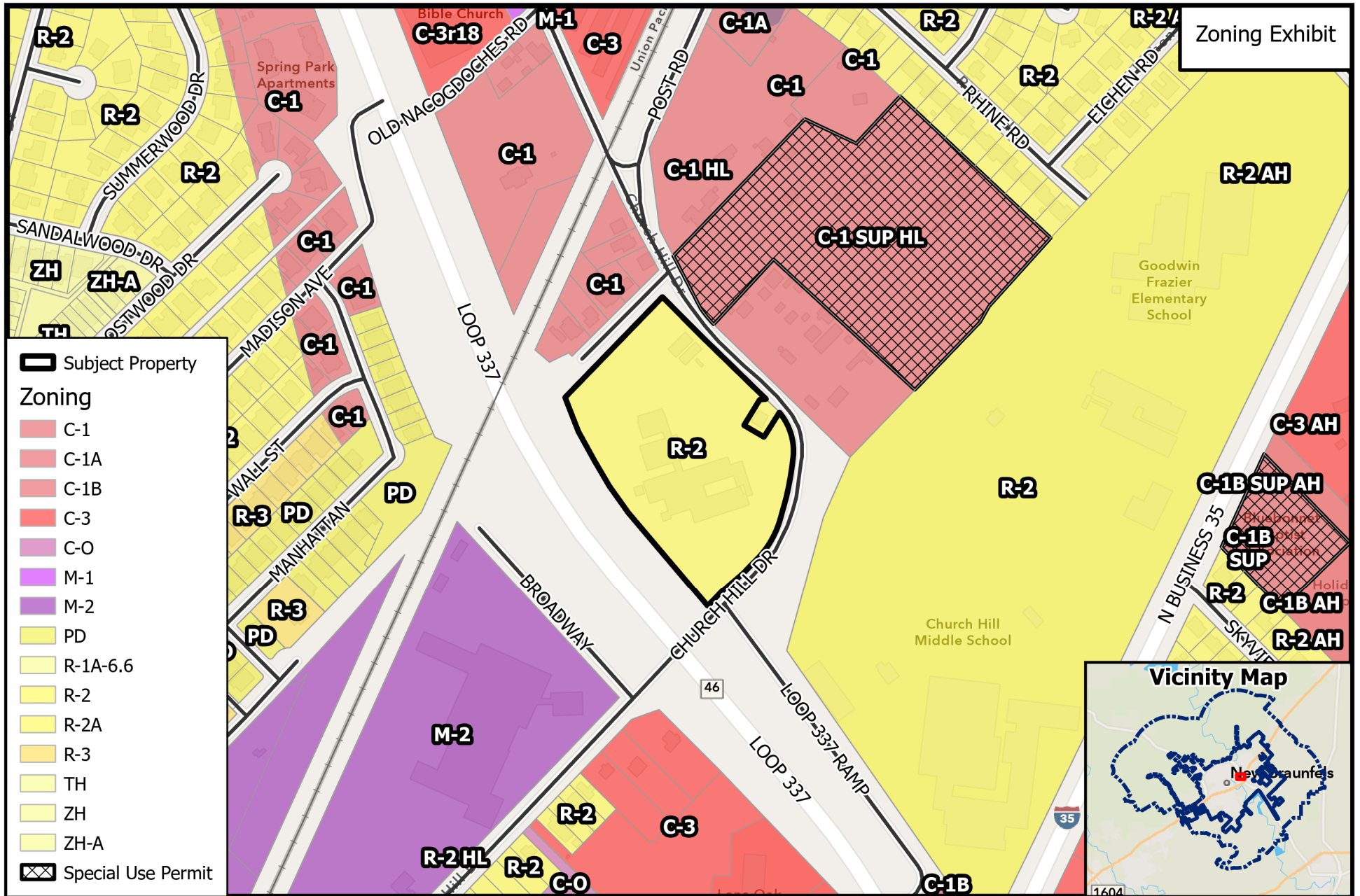
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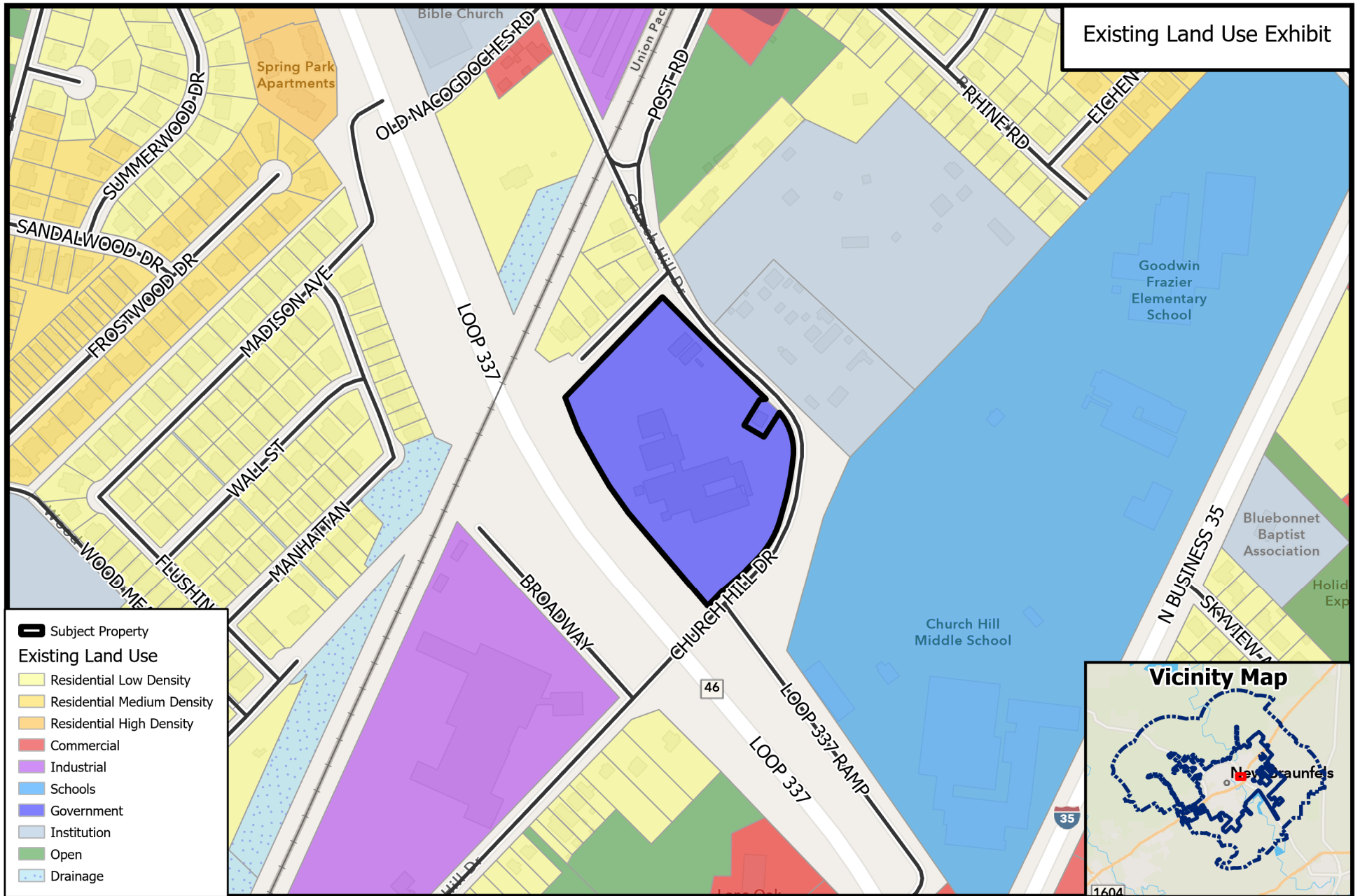


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- ◆ Located in the New Braunfels Sub Area
- ◆ Within Transitional Mixed-Use Corridor
- ◆ Near existing Civic, Education, Employment, Outdoor Recreation, and Tourist Centers

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.