



Aerial Exhibit

Subject Property



# **SUP23-265** **Zone Change from SND-1 to R-3L with an SUP for Multifamily**

0 100 200 Feet

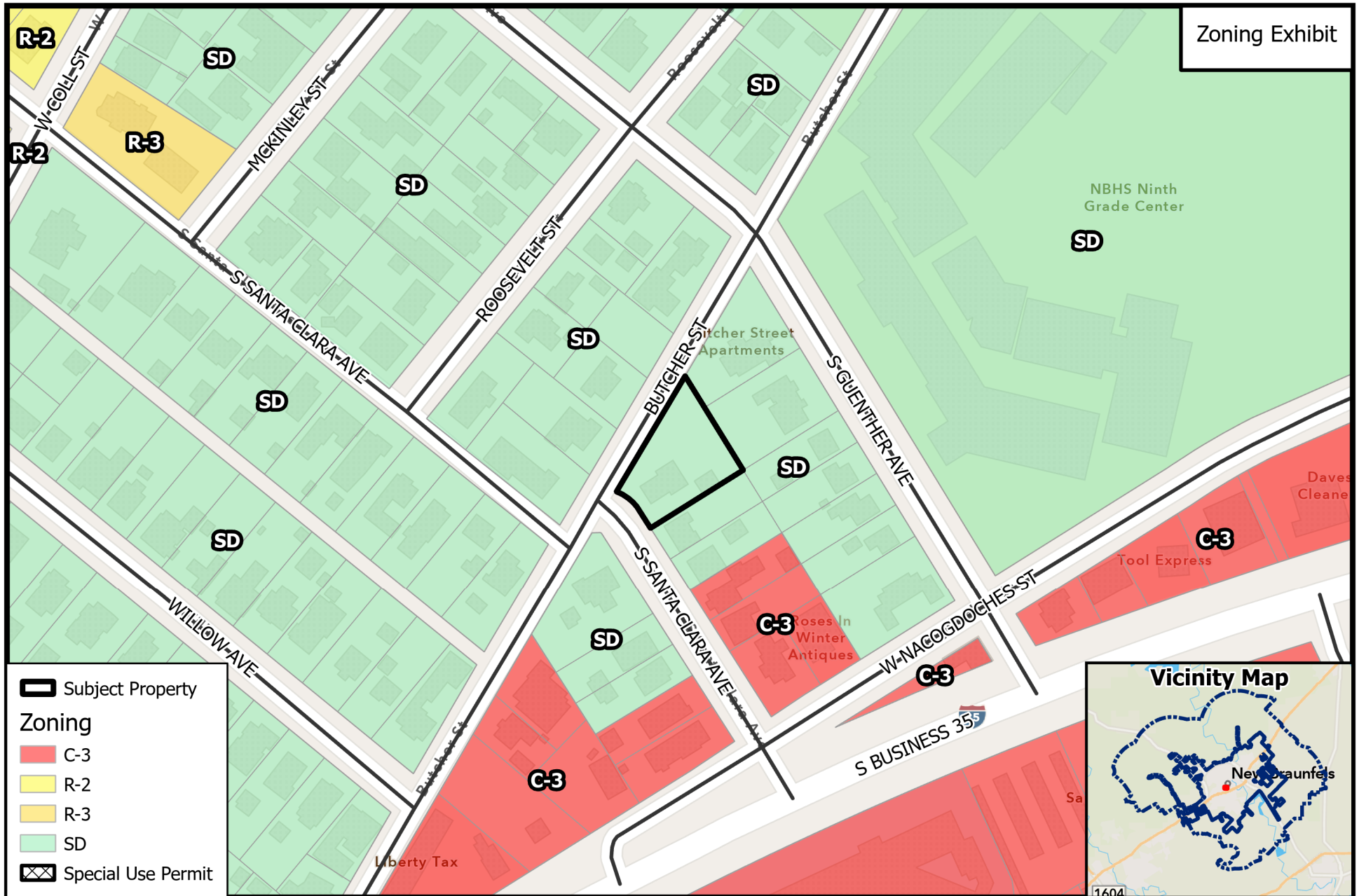


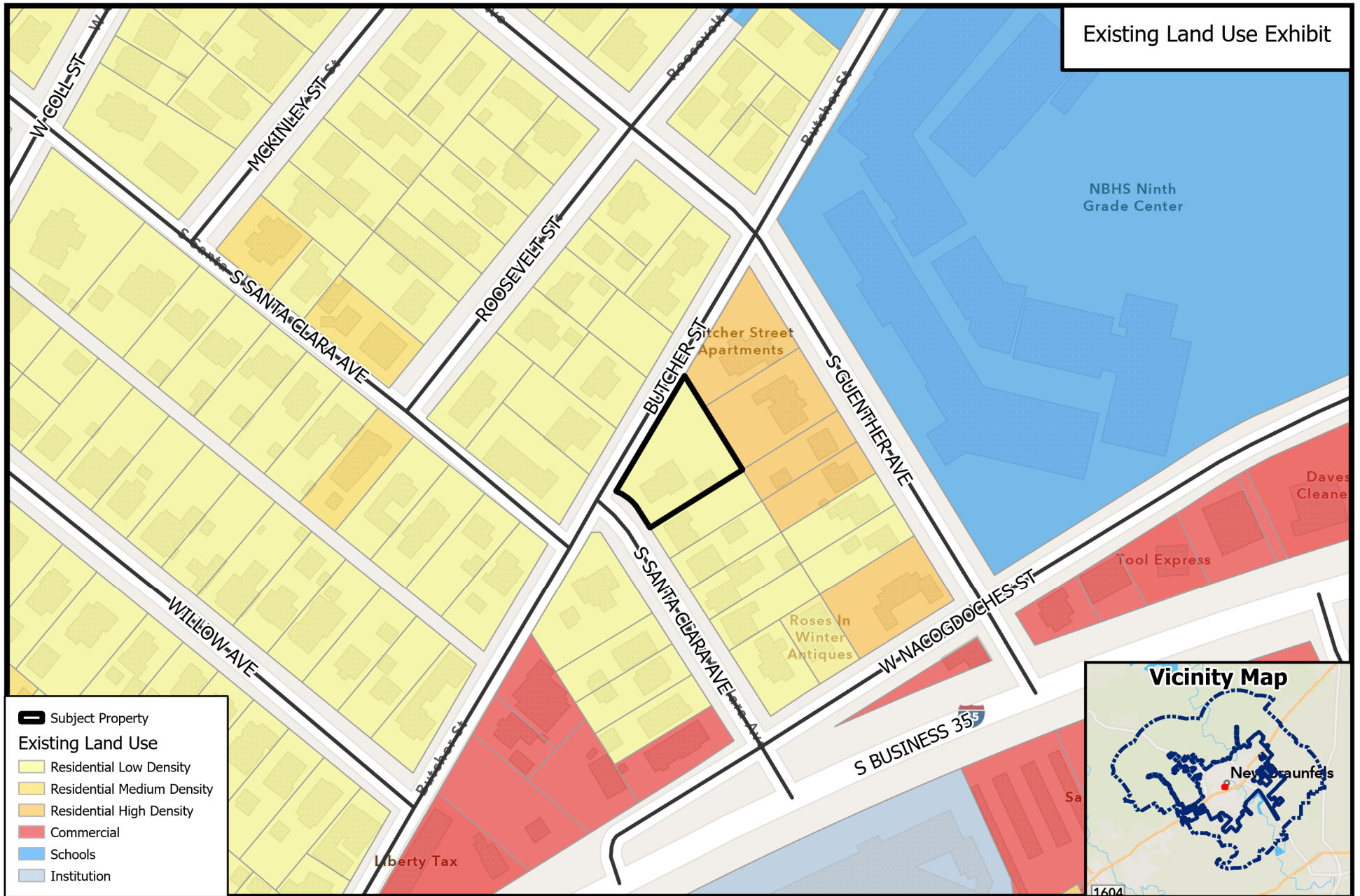
Path:  
Y:\ZoneChange & SUPs\2023\SUP23-265 - 605 S Santa Clara - SND-1 to R-3L & SUP for

Source: City of New Braunfels Planning  
Date: 7/6/2023

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.







## SUP23-265

### Zone Change from SND-1 to R-3L with an SUP for Multifamily

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Map of the San Antonio area showing the distribution of 1000+ street-view photos. The map is color-coded by density: green for low density, yellow for medium, and orange/red for high density. Major roads like I-35, I-10, and Loop 1604 are visible. A scale bar and north arrow are in the bottom left.

- R-3L would be consistent with the following actions from Envision New Braunfels:
- **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 3.30:** 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 an investment in workforce housing more feasible for private and nonprofit developers.
- The Special Use Permit would **not** be consistent with the following actions from Envision New Braunfels:
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
  - **Action 3.2:** Consider multiple factors for guiding community growth, such as our downtown and the natural environment.
  - **Action 6.1:** Coordinate local land use and housing plans with regional transportation investments to ensure the land uses are not inadvertently driving increased congestion without proportionate mitigation and context-sensitive solutions.