

SUP21-316

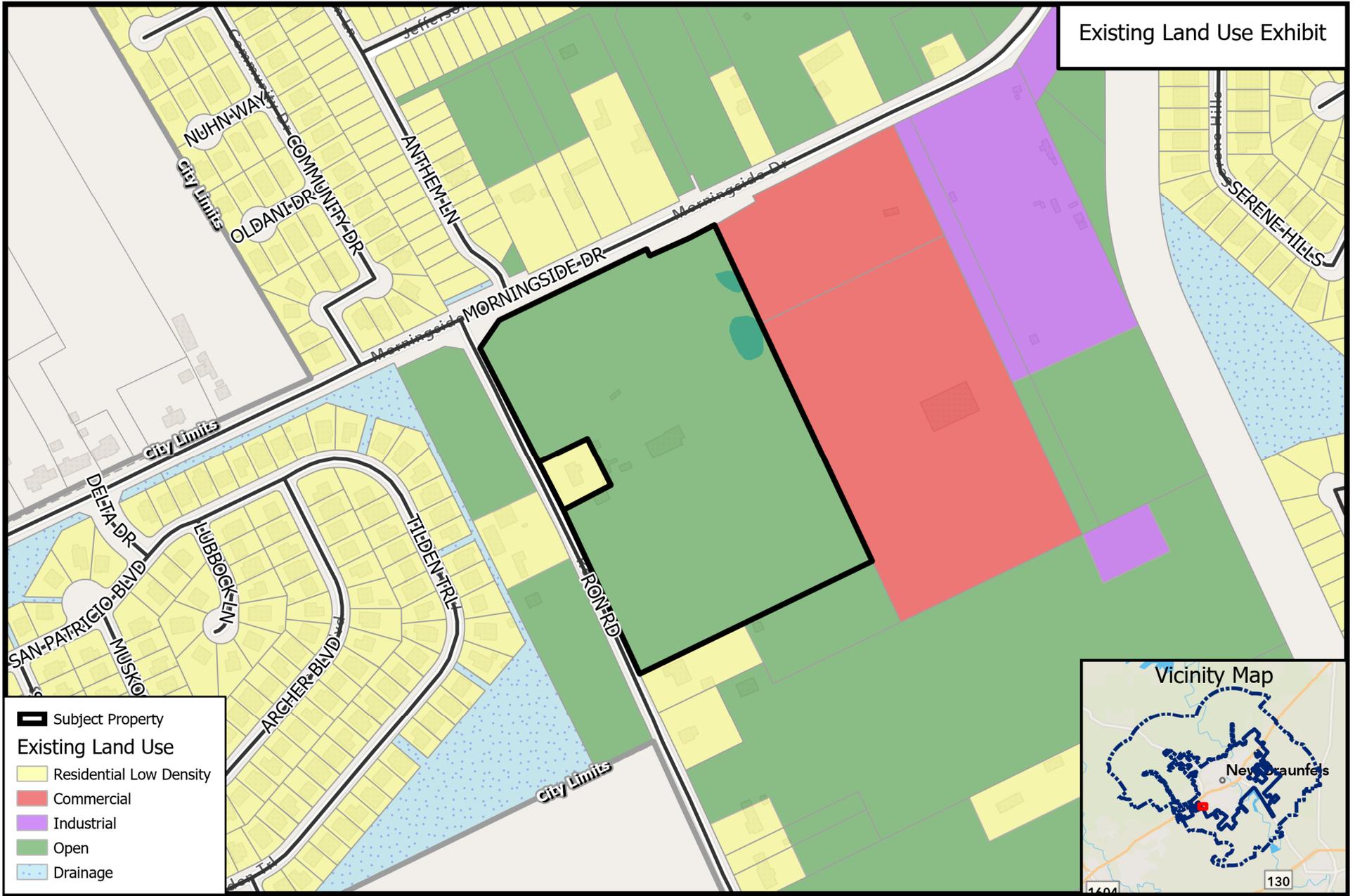
Request for multifamily use in APD zoning



Source: City of New Braunfels Planning

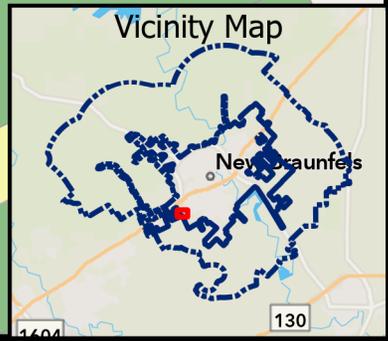
Date: 9/17/2021

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Existing Land Use Exhibit

-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Commercial
-  Industrial
-  Open
-  Drainage



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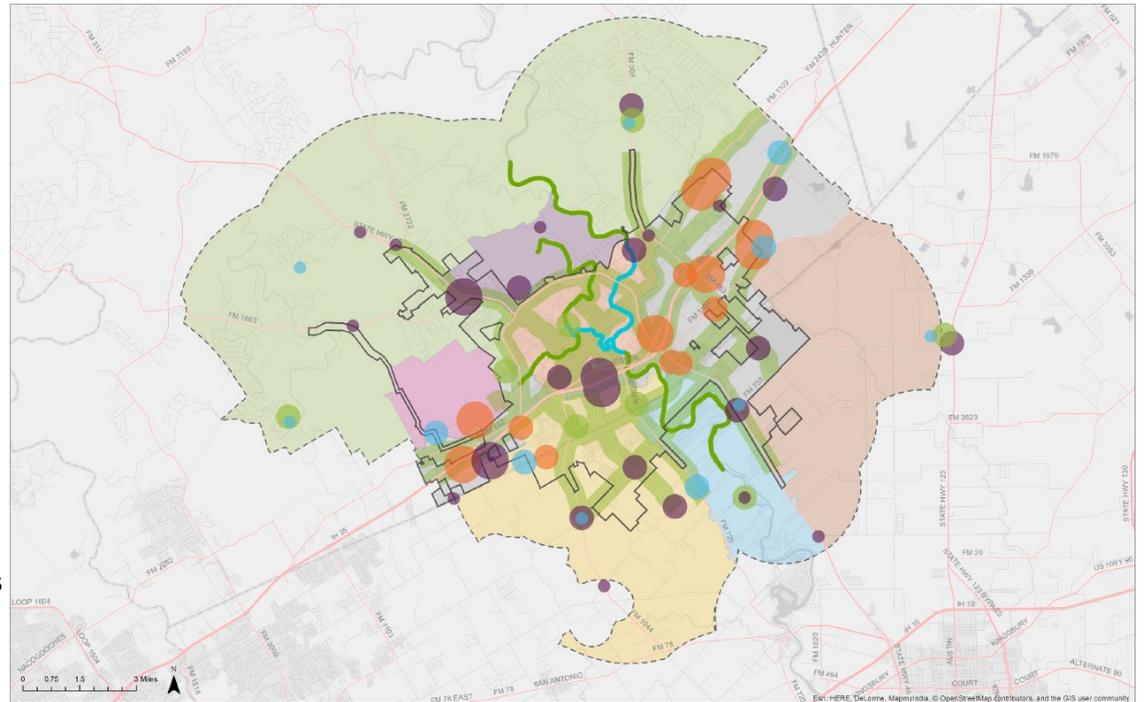
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Envision New Braunfels

A SPECIAL PLACE BY DESIGN

Future Land Use Map



- ◆ Located in the Walnut Springs Sub Area
- ◆ Near future Employment, Market and Civic Centers
- ◆ Near Existing Employment, Civic and Outdoor Recreation Centers

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **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 3.18** Encourage multifamily to disperse throughout the community rather than to congregate en masse.
- **Action 4.1** Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels.