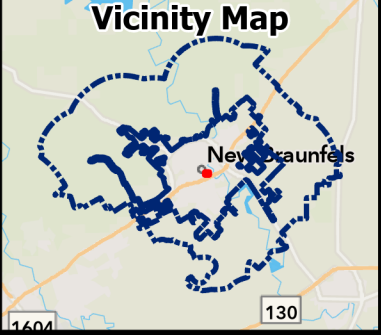


Aerial Exhibit



 Subject Property



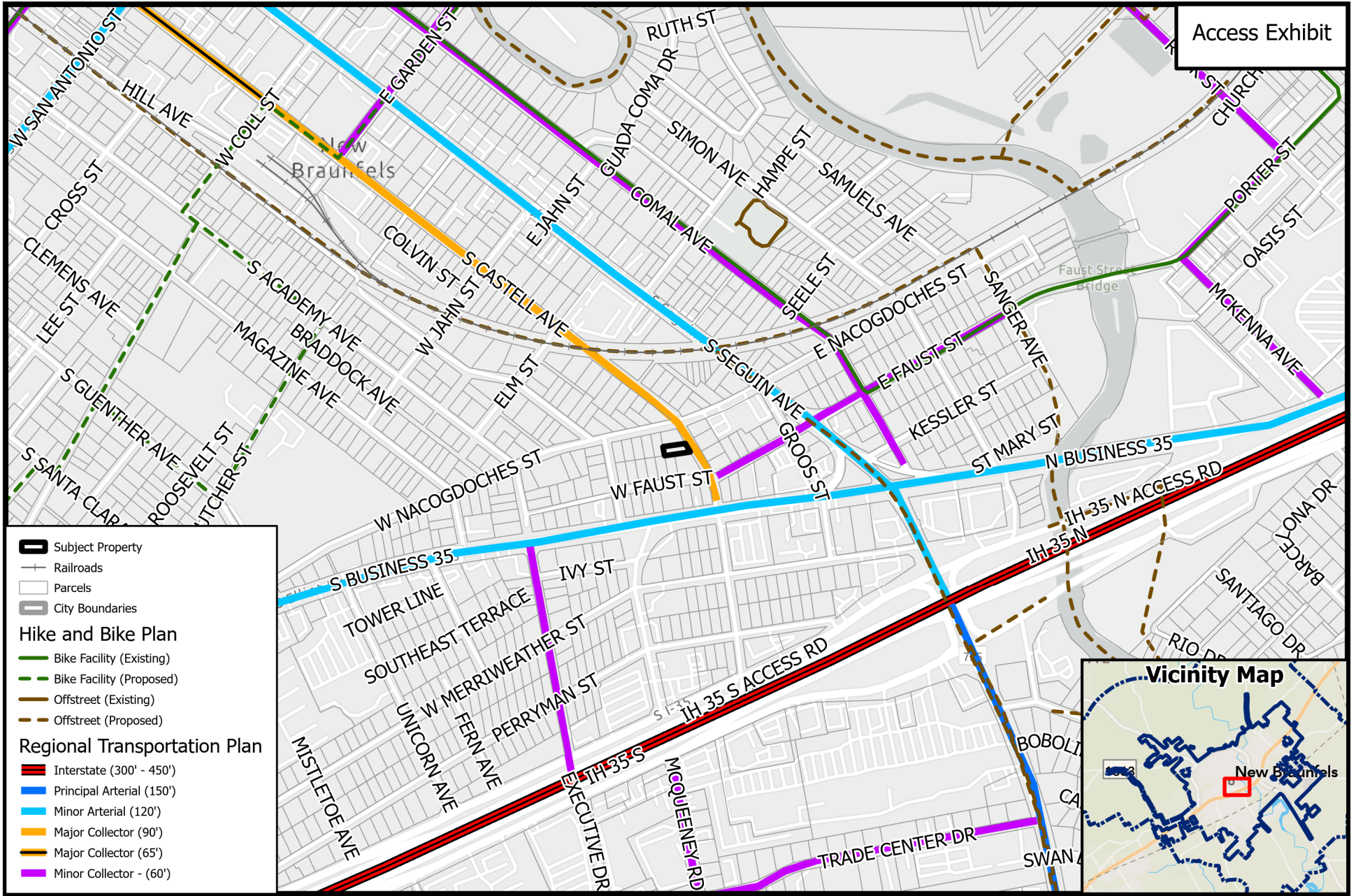
**SUP22-266**  
**Zone Change to C-O with SUP for STR**



Path: P:\ZoneChange-SUP-Replats\2022\SUP22-266 - Benbrook - 930 S Castell Ave - Zone

Source: City of New Braunfels Planning  
Date: 7/13/2022

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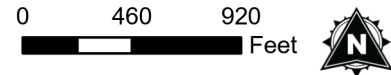


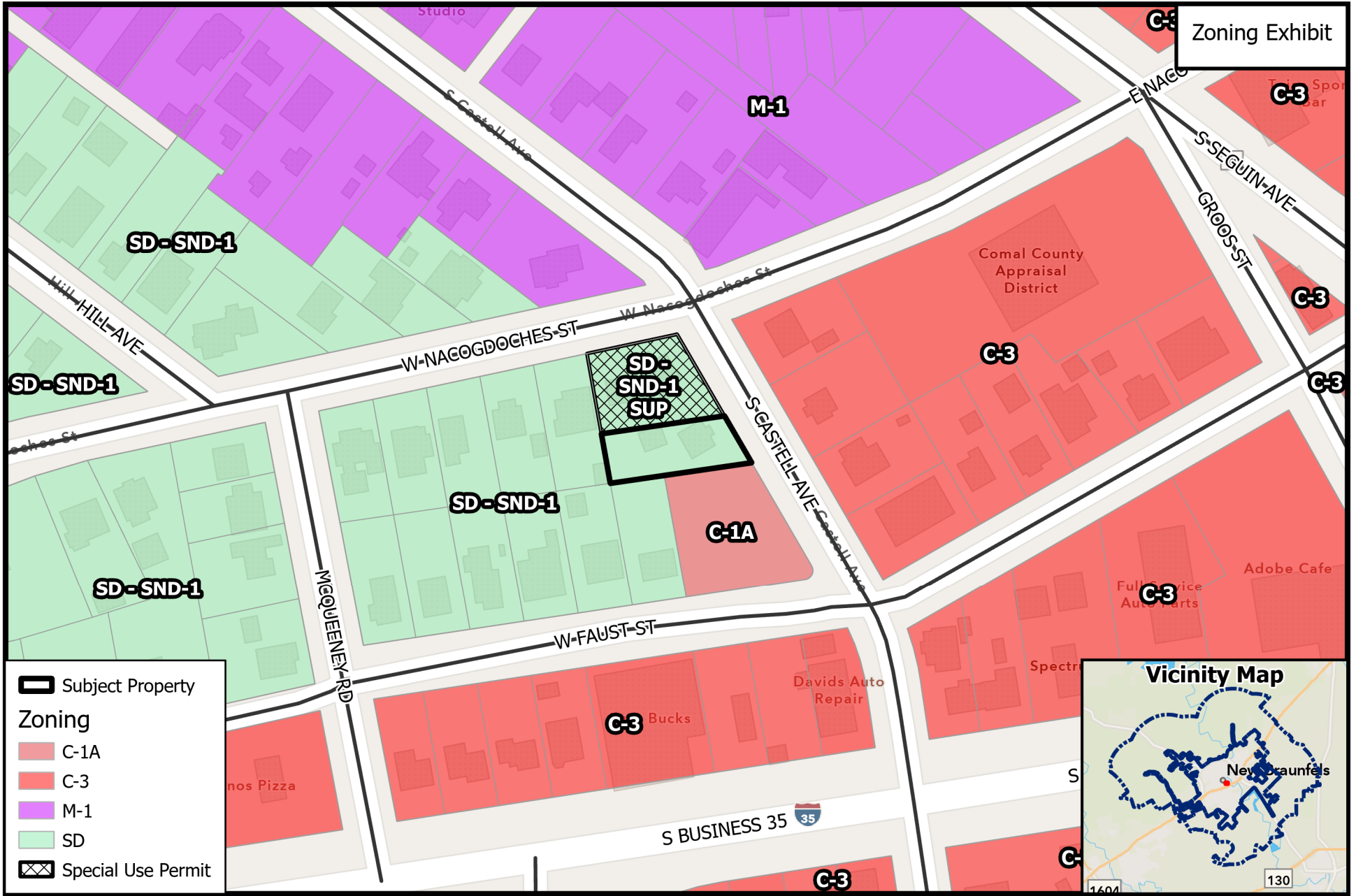
Access Exhibit

- Subject Property
- Railroads
- Parcels
- City Boundaries
- Hike and Bike Plan**
- Bike Facility (Existing)
- Bike Facility (Proposed)
- Offstreet (Existing)
- Offstreet (Proposed)
- Regional Transportation Plan**
- Interstate (300' - 450')
- Principal Arterial (150')
- Minor Arterial (120')
- Major Collector (90')
- Major Collector (65')
- Minor Collector - (60')



**SUP22-266**  
**Zone Change to C-O with SUP for STR**



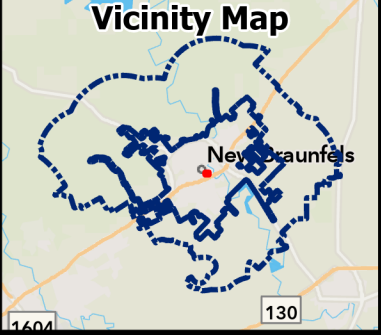


Zoning Exhibit

**Subject Property**

**Zoning**

- C-1A
- C-3
- M-1
- SD
- Special Use Permit



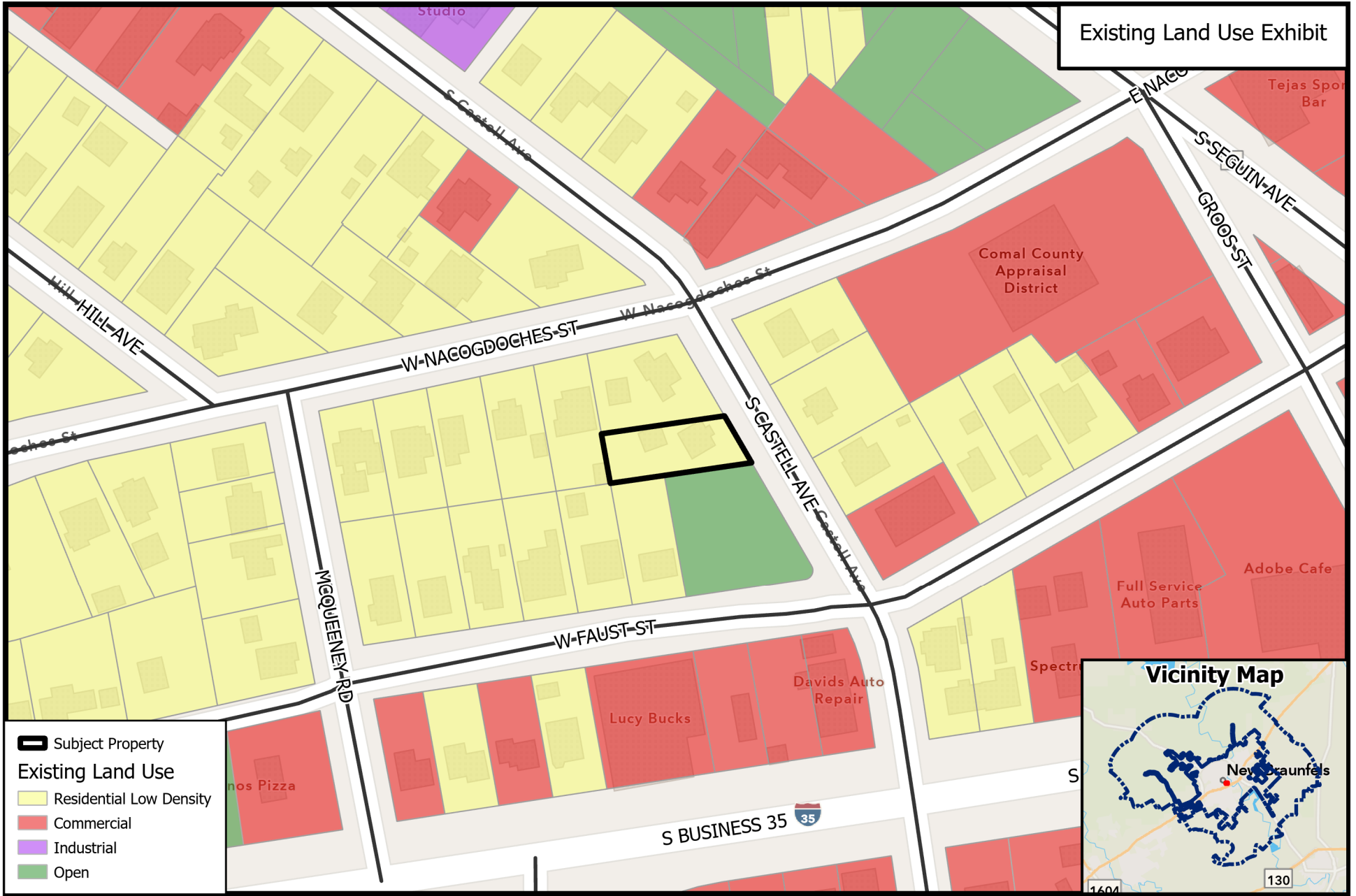
**SUP22-266**  
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Path: P:\ZoneChange-SUP-Replats\2022\SUP22-266 - Benbrook - 930 S Castell Ave - Zone

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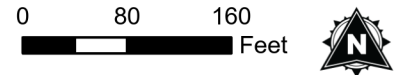
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-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Commercial
-  Industrial
-  Open



**SUP22-266**  
**Zone Change to C-O with SUP for STR**



Path: P:\ZoneChange-SUP-Replats\2022\SUP22-266 - Benbrook - 930 S Castell Ave - Zone

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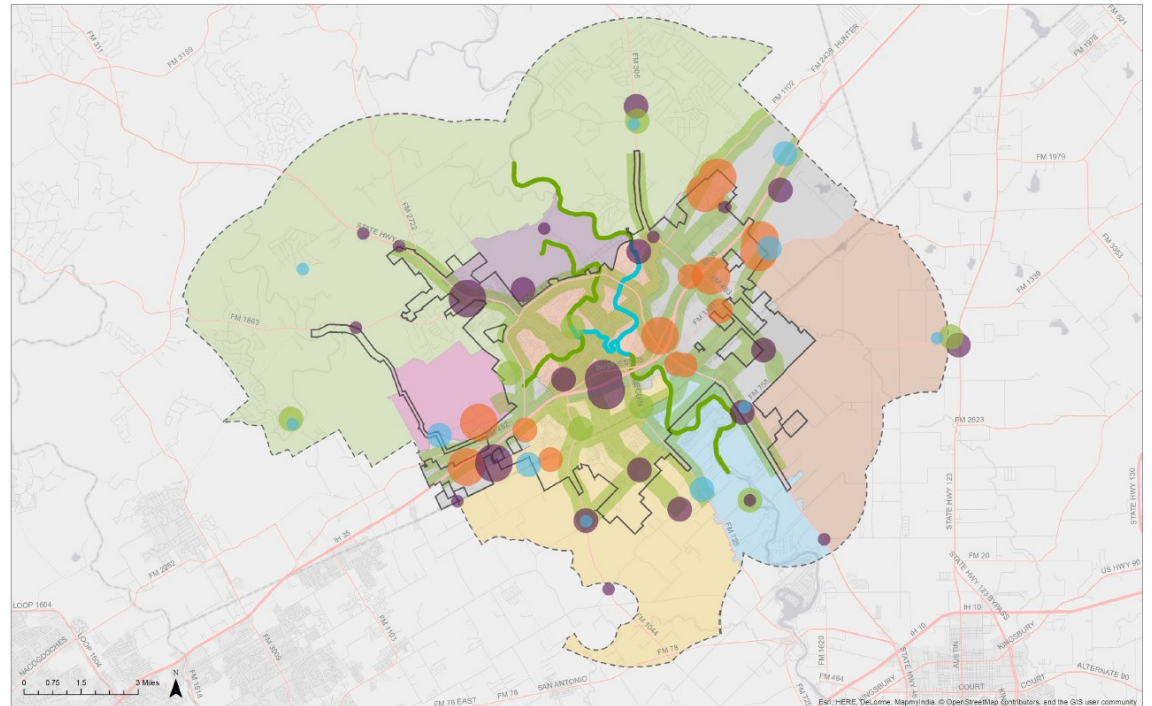


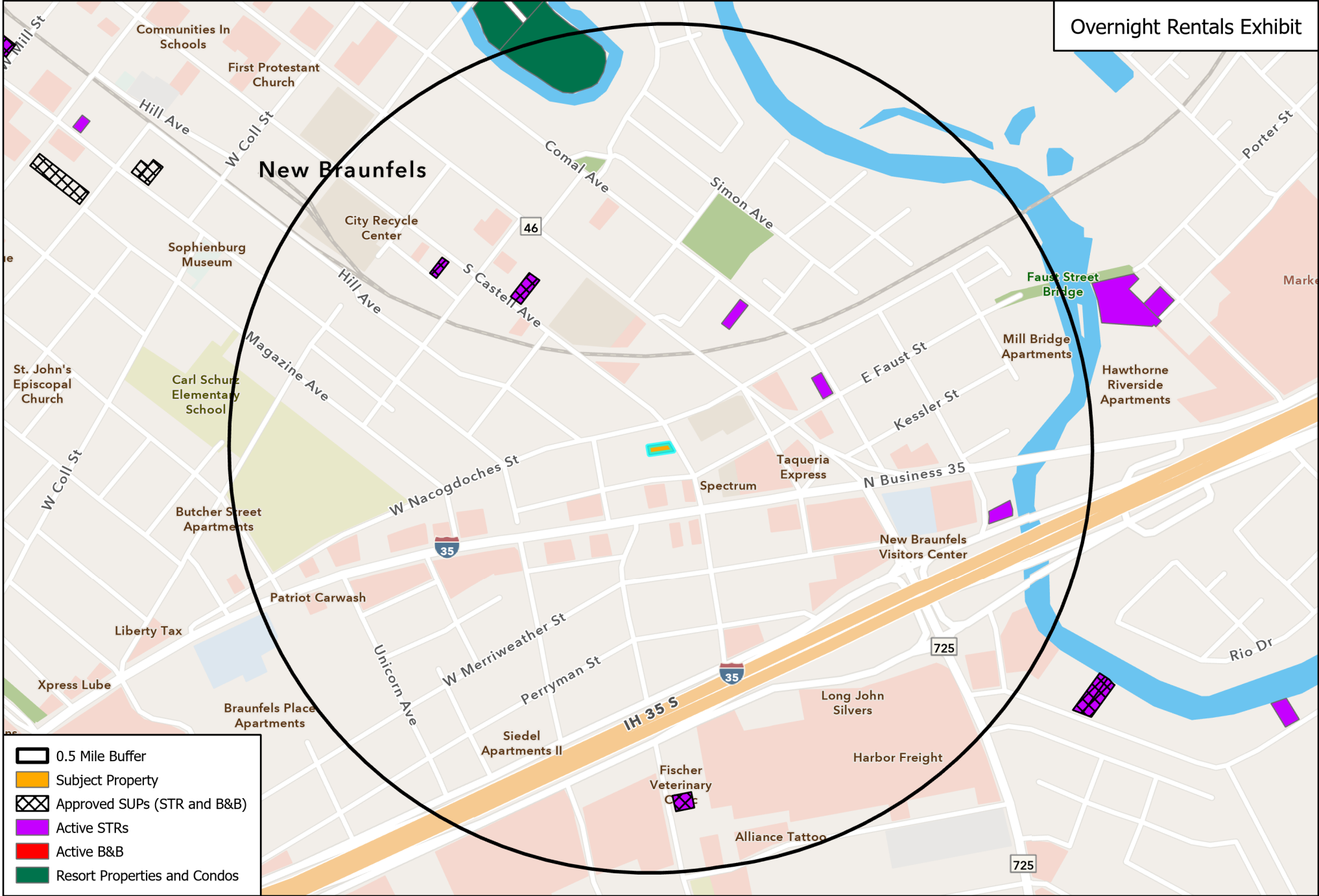
## Envision New Braunfels







A SPECIAL PLACE BY DESIGN

- Located in the New Braunfels Sub-Area
  - Near Transitional Mixed-Use Corridor
  - Near Existing Market Centers, and a short drive to Outdoor Recreation, Tourist, and Civic Centers
- 
- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
  - **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

## Future Land Use Map





-  0.5 Mile Buffer
-  Subject Property
-  Approved SUPs (STR and B&B)
-  Active STRs
-  Active B&B
-  Resort Properties and Condos



**SUP22-266**  
**SUP for STR**

