

Aerial Exhibit



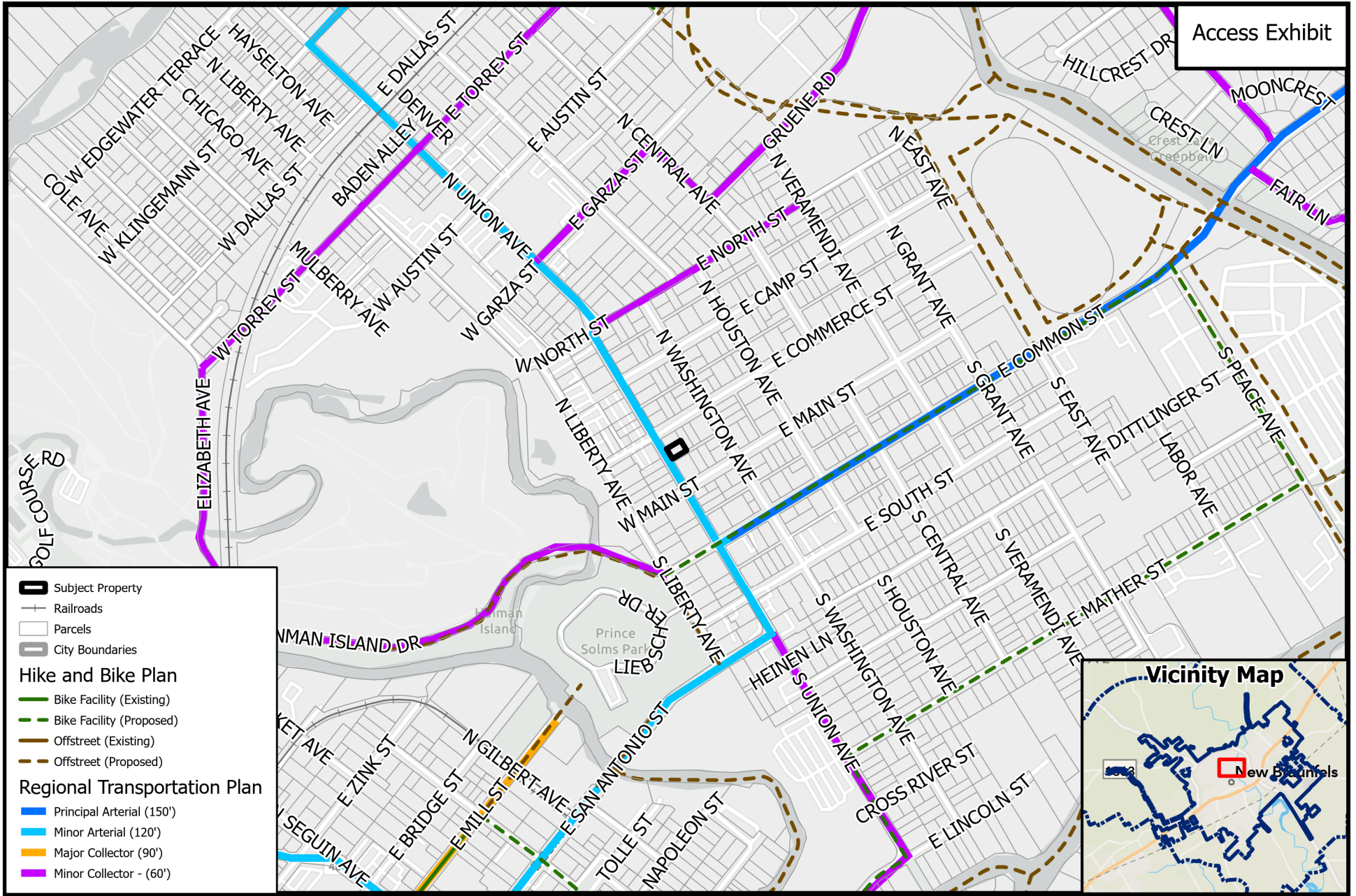
SUP22-270
SUP for STR



Path: P:\ZoneChange-SUP-Replats\2022\SUP22-270 - Palmer - 262 N Union Ave - STR

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

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.



Access Exhibit

Legend

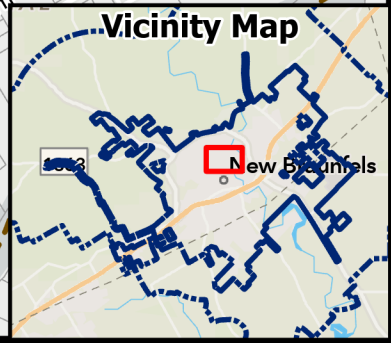
- Subject Property
- Railroads
- Parcels
- City Boundaries

Hike and Bike Plan

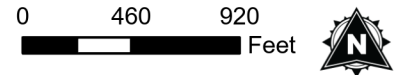
- Bike Facility (Existing)
- Bike Facility (Proposed)
- Offstreet (Existing)
- Offstreet (Proposed)

Regional Transportation Plan

- Principal Arterial (150')
- Minor Arterial (120')
- Major Collector (90')
- Minor Collector - (60')



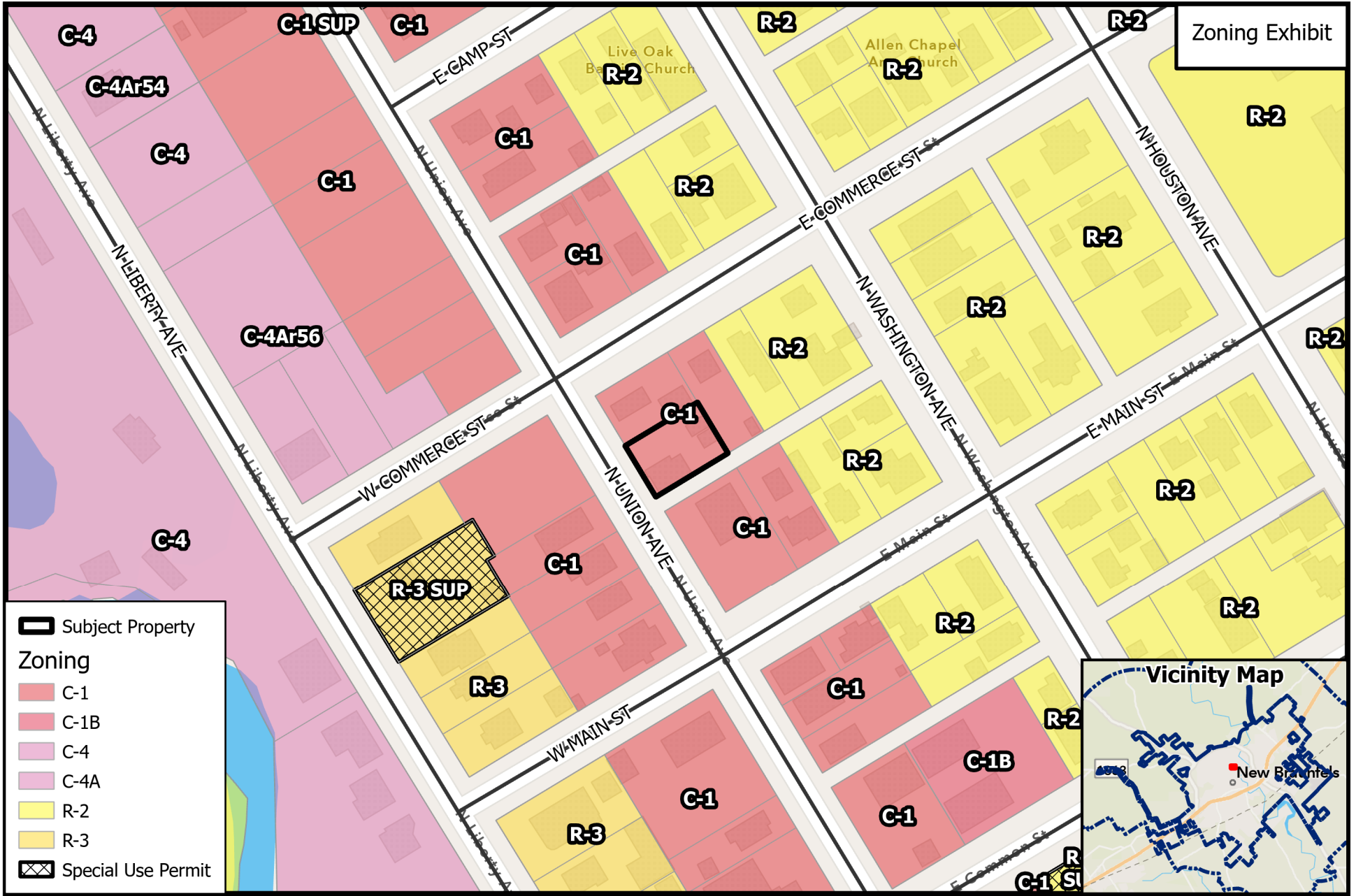
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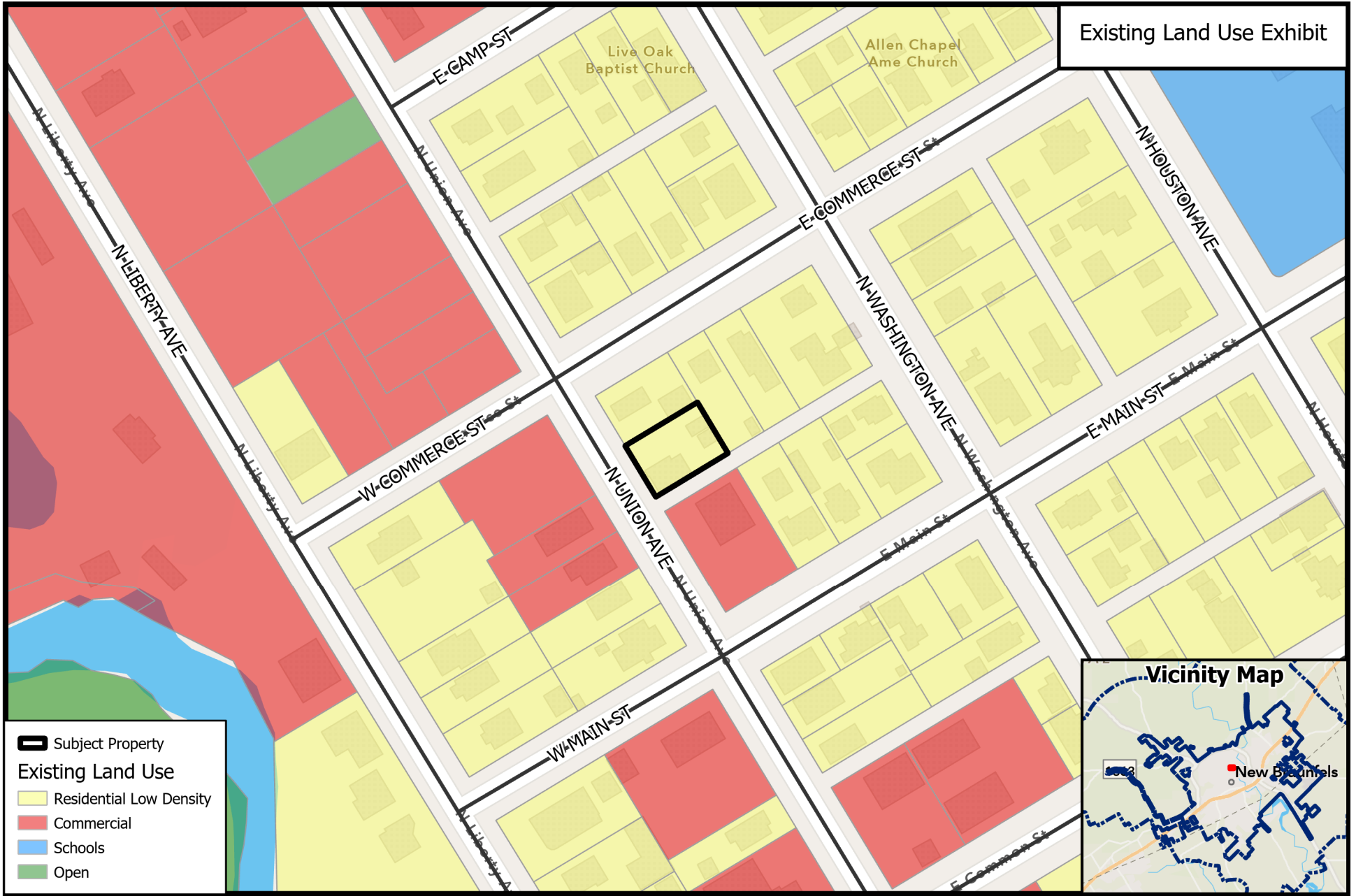
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



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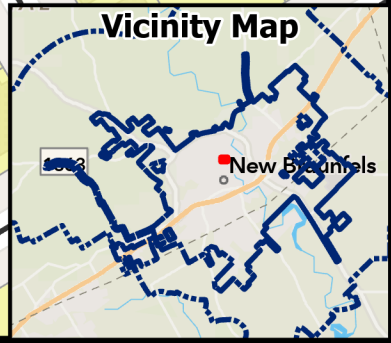
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Existing Land Use Exhibit

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



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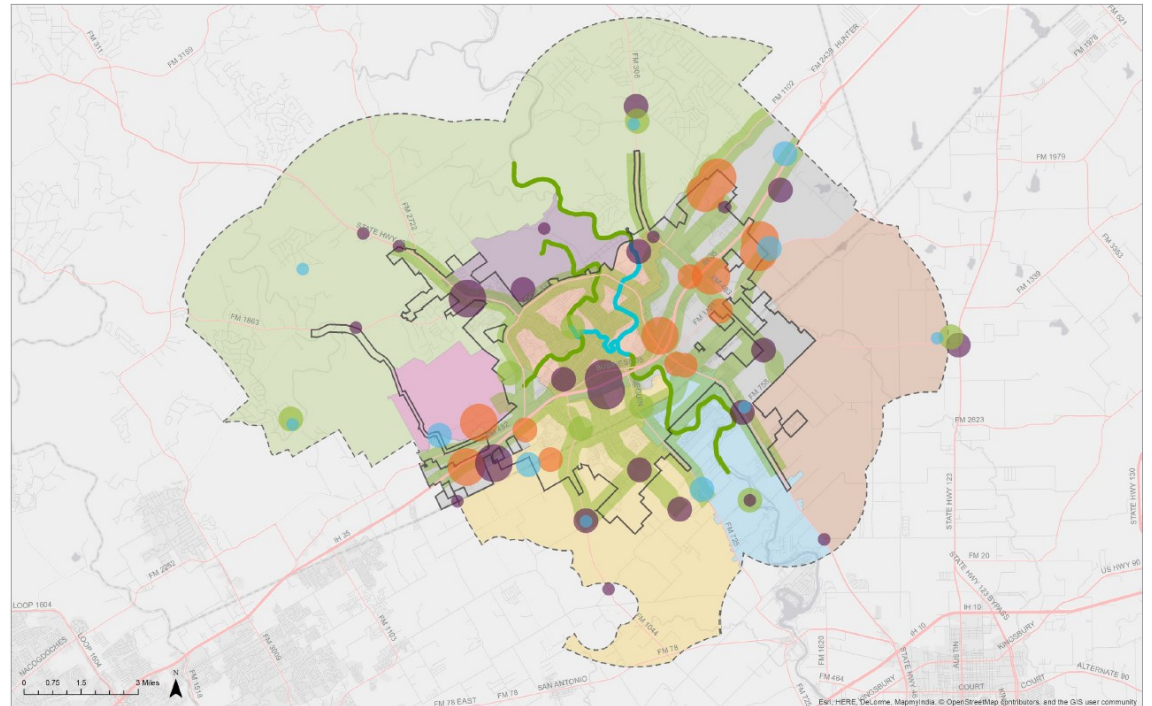
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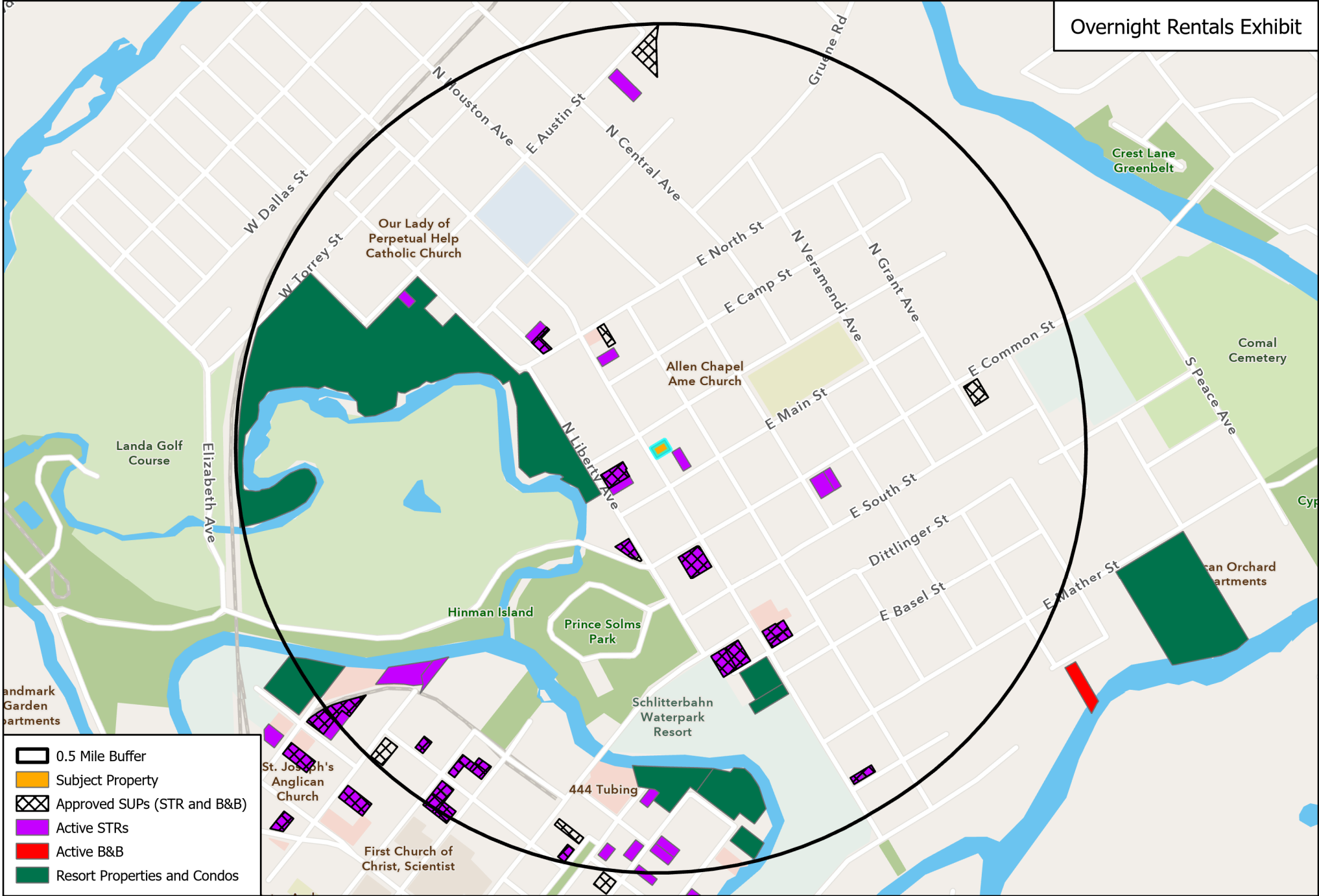
Envision
New Braunfels

A SPECIAL PLACE BY DESIGN

Future Land Use Map



- Located in the New Braunfels Sub-Area
- Near Transitional Mixed-Use Corridor
- Near Existing Outdoor Recreation, Tourist, and Medical Centers, and a short drive or bicycle ride to Market and Civic Centers, and Downtown New Braunfels
- **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.



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

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SUP for STR

