

**PZ23-0336**  
**Zone Change - R-2 to C-1A**

0 90 180  
 Feet

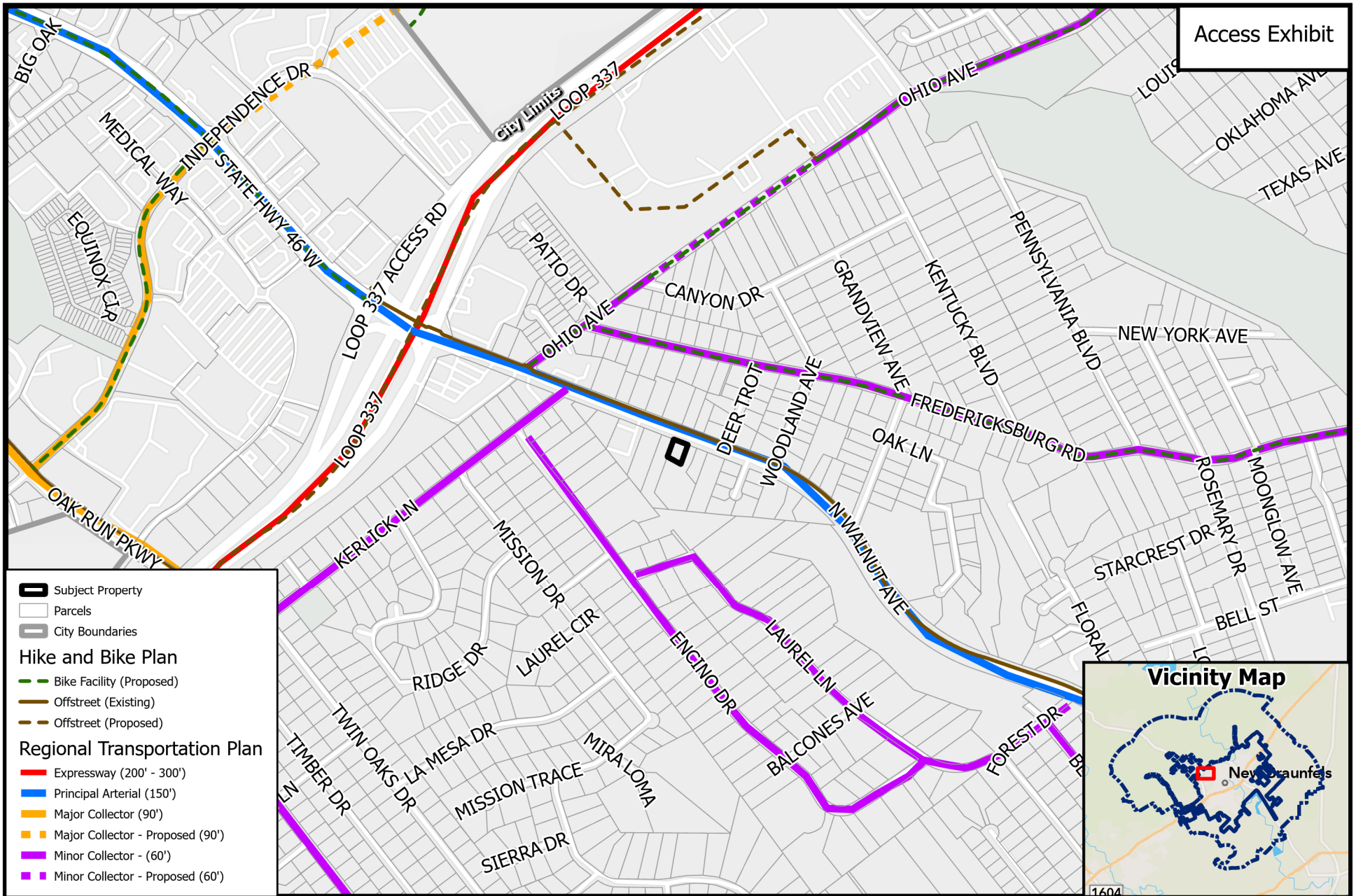


Path:  
 Y:\ZoneChange & SUPs\2023\PZ23-0336 - 1417 N Walnut Ave - Zone Change R-2 to

Source: City of New Braunfels Planning  
 Date: 9/8/2023

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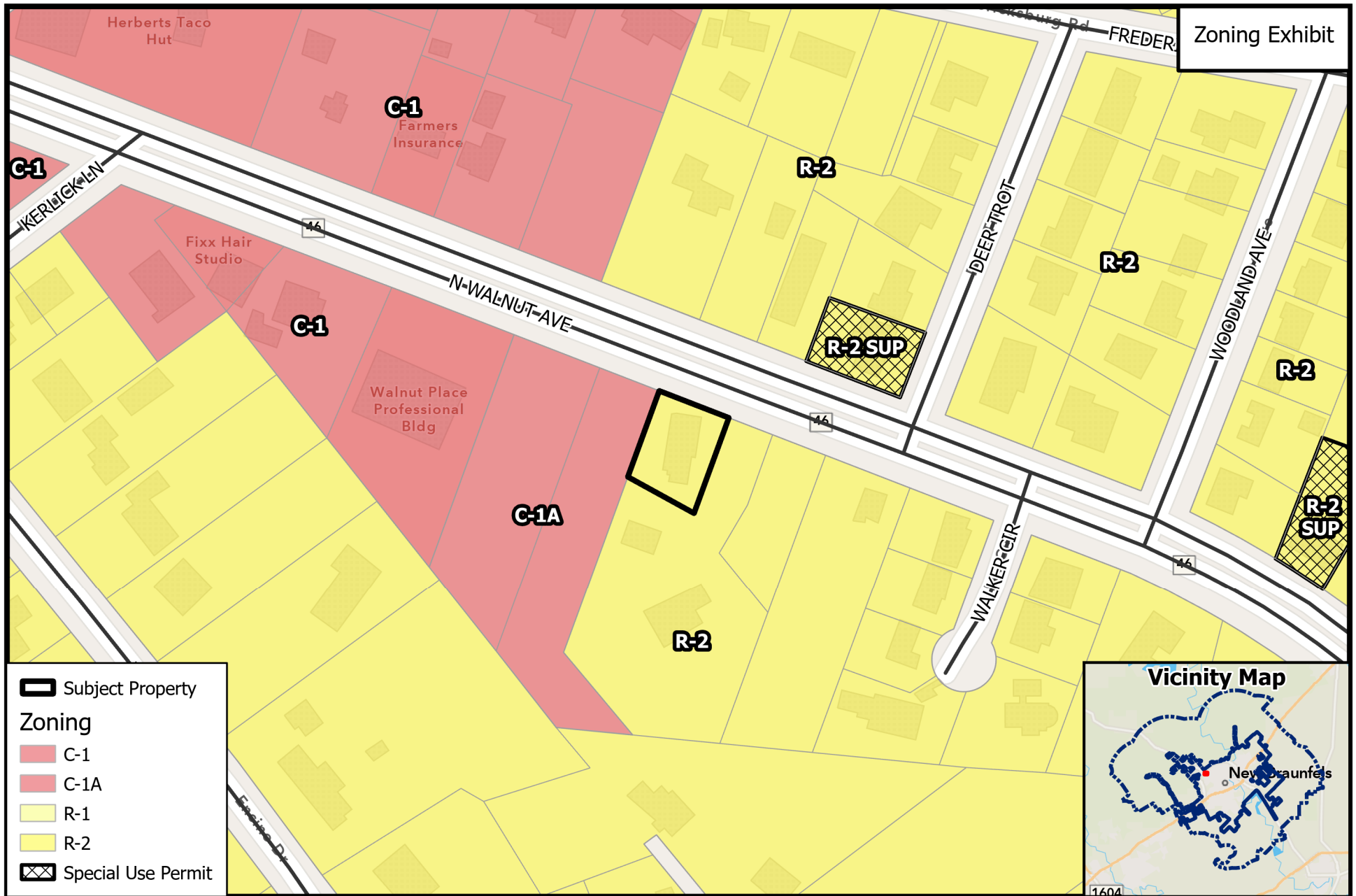


**PZ23-0336**  
**Zone Change - R-2 to C-1A**

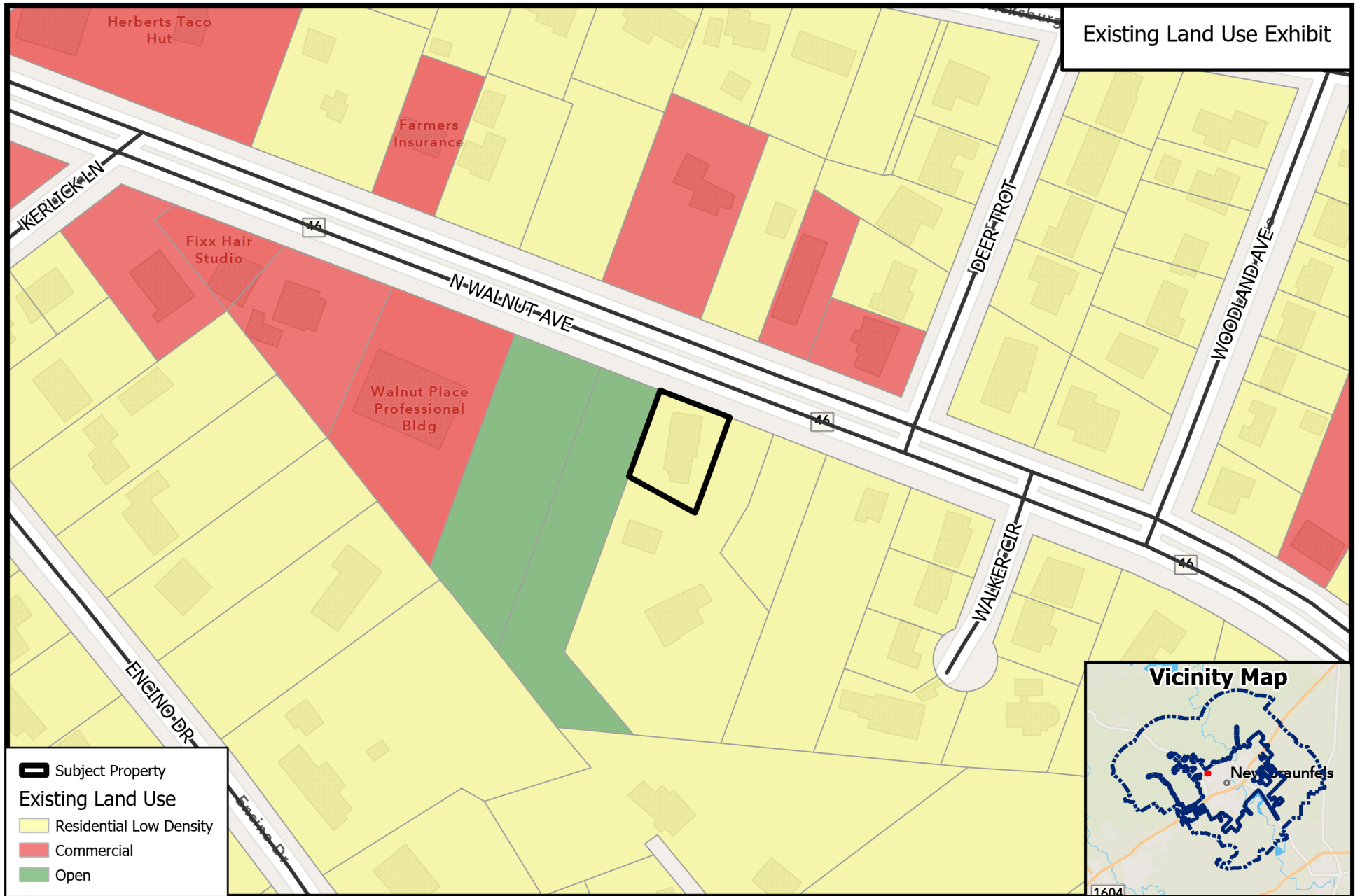
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Source: City of New Braunfels Planning  
 Date: 9/8/2023

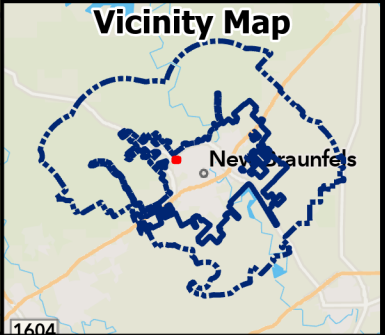
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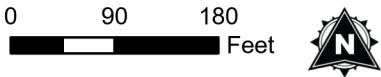
Existing Land Use Exhibit



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



**PZ23-0336**  
**Zone Change - R-2 to C-1A**



Path: B:\ZoneChange & SUPs\2023\PZ23-0336 - 1417 N Walnut Ave - Zone Change R-2 to

Source: City of New Braunfels Planning  
 Date: 9/18/2023

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- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns
- **Action 3.3:** Balance commercial centers with stable neighborhoods