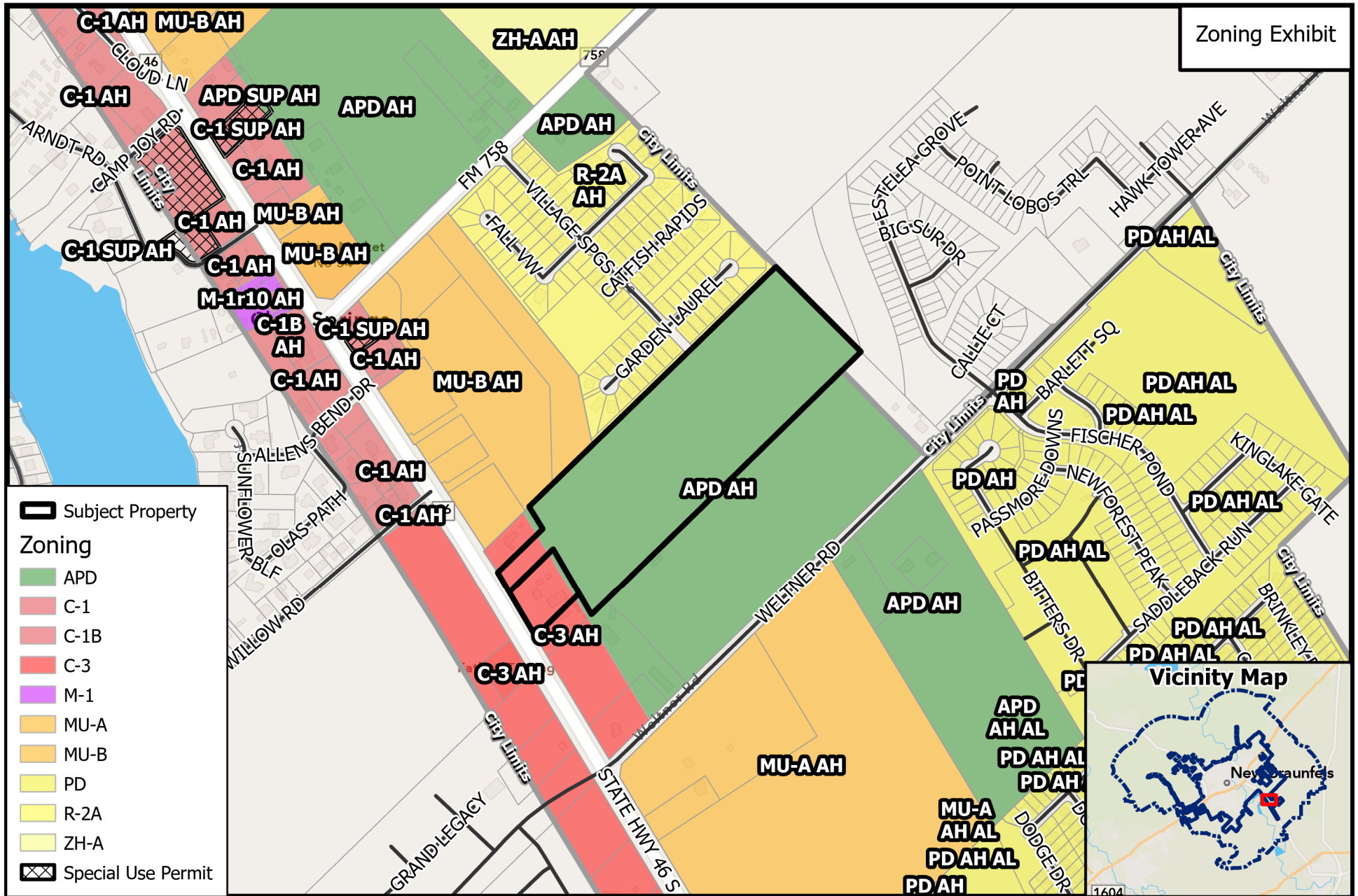


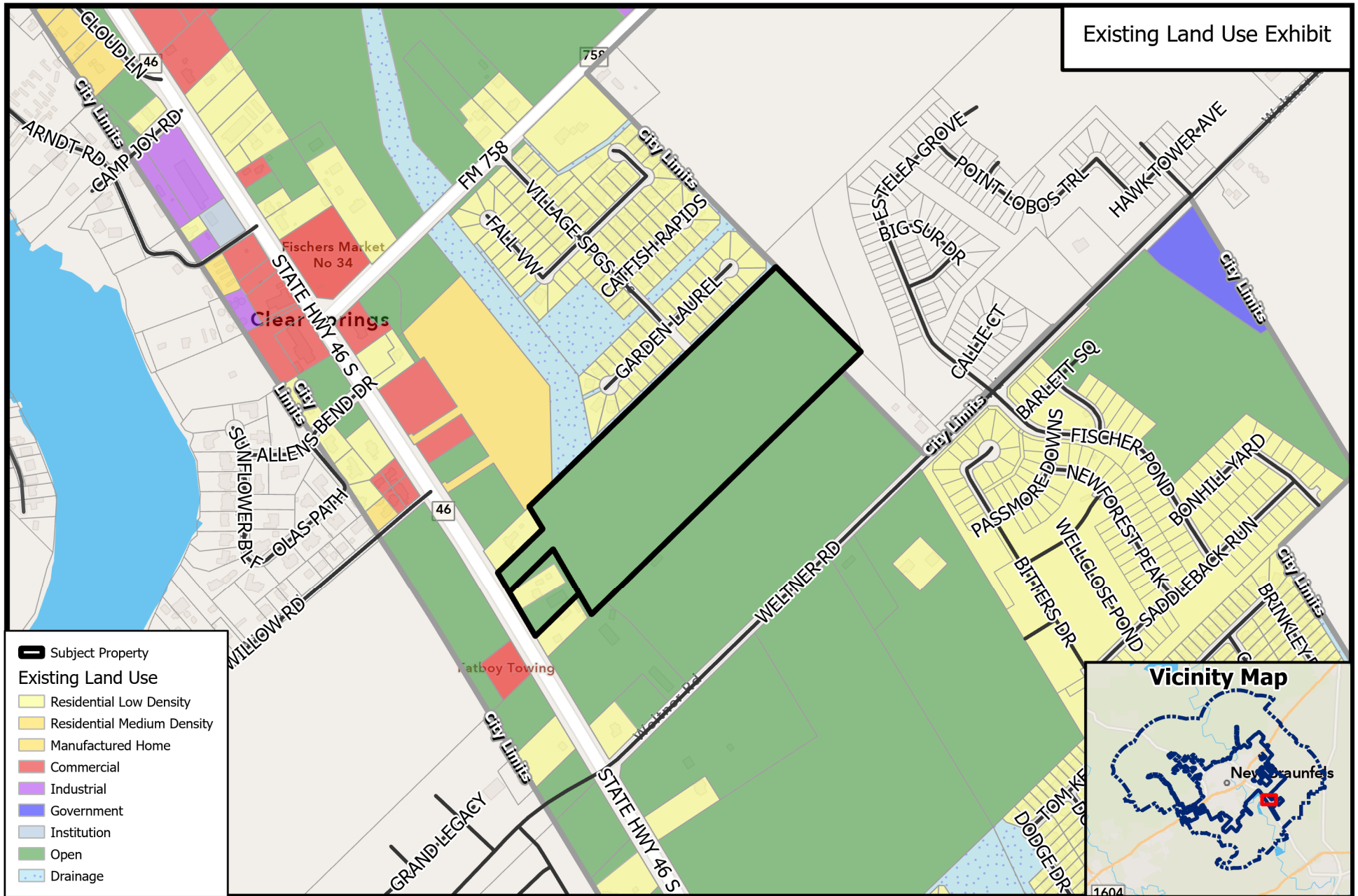
**PZ23-0183**  
**C-3 & APD to MU-A**

Source: City of New Braunfels Planning  
 Date: 5/17/2023

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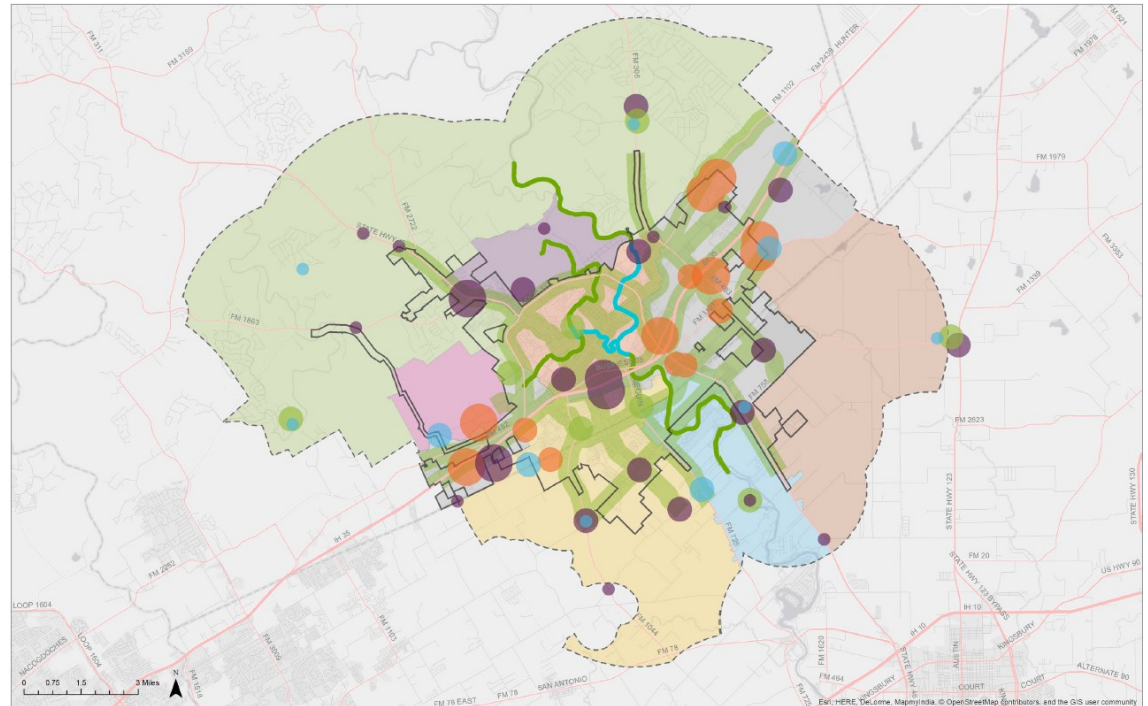


Envision  
New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the Dunlap & Freiheit Sub-Areas
- ◆ Frontage on the Transitional Mixed-Use Corridor
- ◆ Near an existing Education Center

## Future Land Use Map



- **Action 1.2** Create plans for neighborhoods and transitional areas to maintain quality of life.
- **Action 1.3** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1** Plan for healthy jobs/ housing balance.
- **Action 3.3** Balance commercial centers with stable neighborhoods.
- **Action 3.15** Incentivize home development that is affordable and close to schools, jobs and transportation.