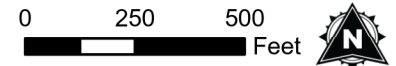
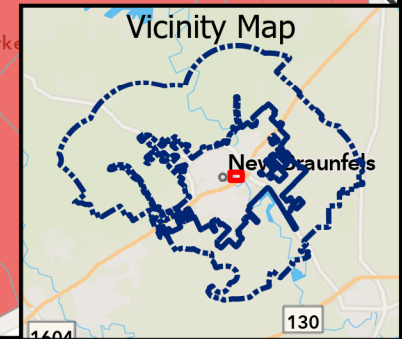
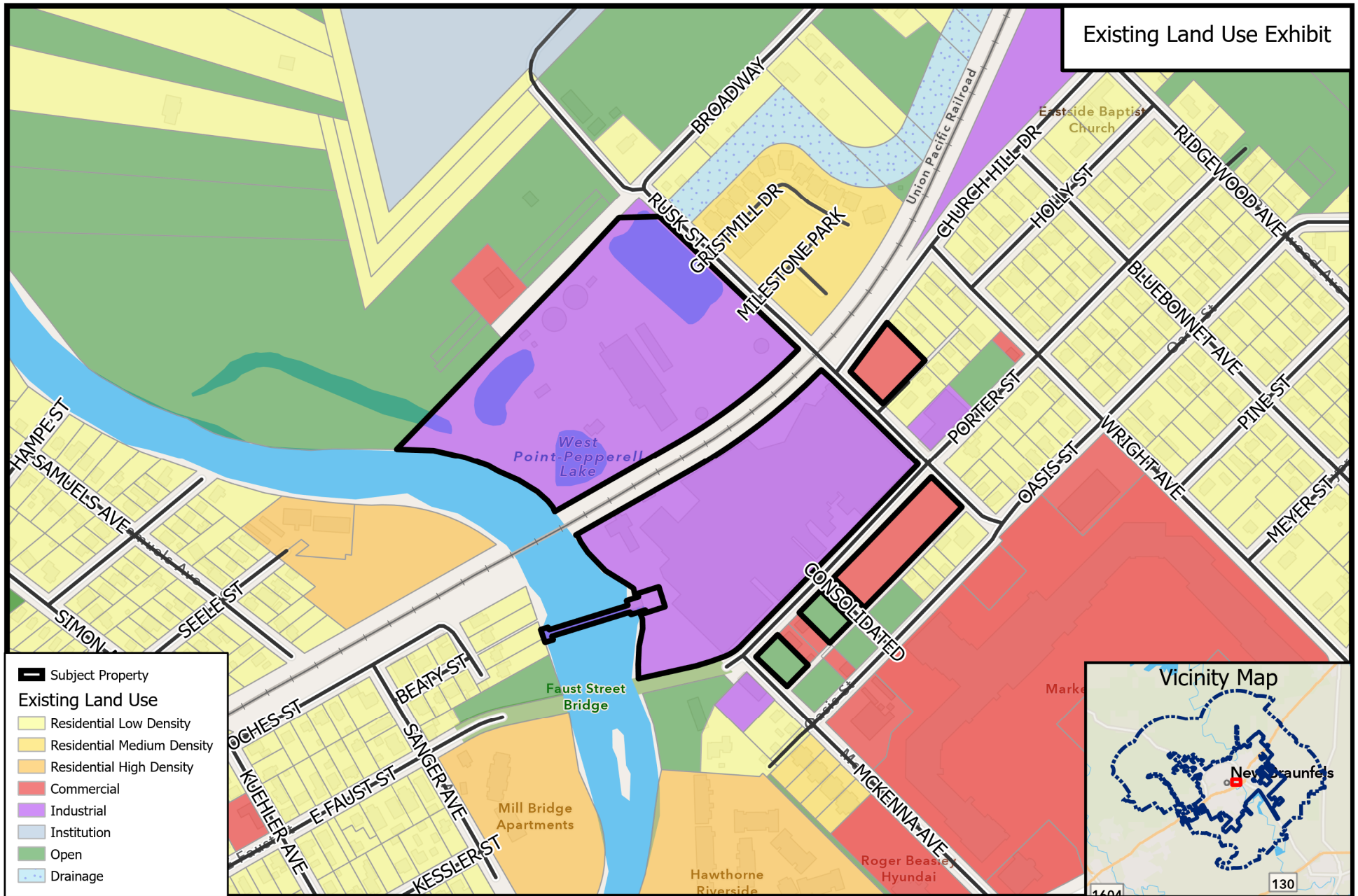


PZ21-0352
M-2 to MU-B

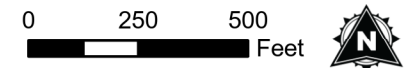


Source: City of New Braunfels Planning
 Date: 10/18/2021

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PZ21-0352
M-2 to MU-B



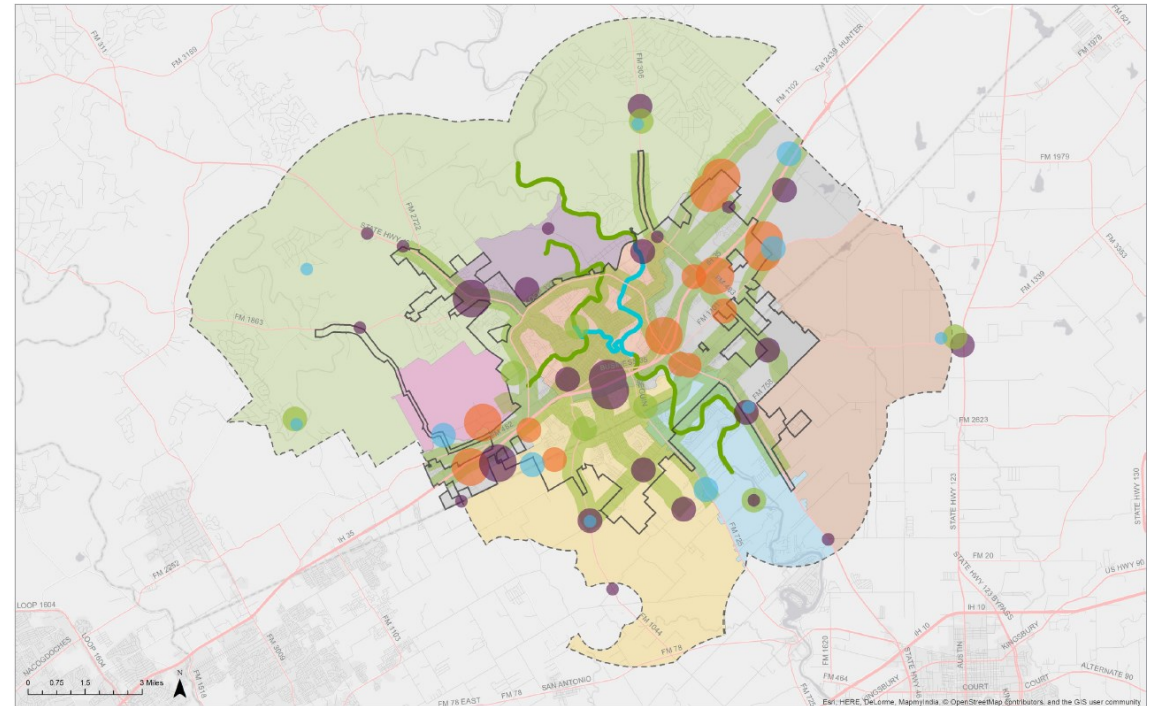
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Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the New Braunfels Sub-Area
- ◆ Near a future Employment Center and Scenic River, Recreational River and Transitional Mixed-Use Corridors
- ◆ Near Existing Employment, Market, Civic and Outdoor Recreation Centers



- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 2.29:** Encourage and incentivize the thoughtful redevelopment of the River Mill site.
- **Action 2.33:** Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and to discourage sprawl.
- **Action 3.1:** Plan for healthy jobs / housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.8:** Identify under utilized neighborhoods.
- **Action 3.10:** Change zoning/land use and platting rules, and create tax and permit fee incentives in under utilized neighborhoods, nodes, and corridors to encourage redevelopment.