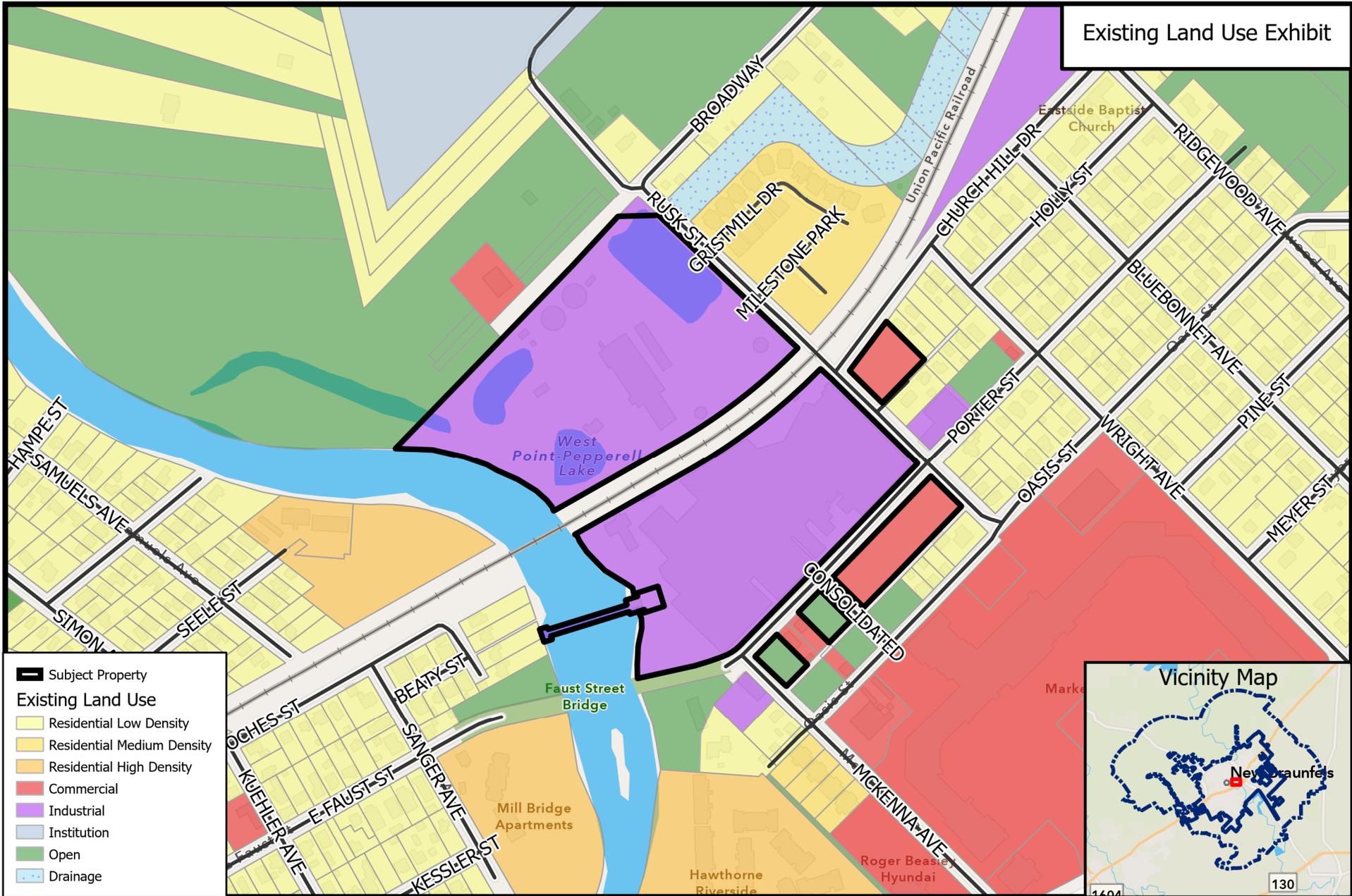


- Subject Property
- Zoning**
- C-2
- C-2A
- C-3
- C-4
- C-0
- M-2
- R-1A-6.6
- R-2
- R-3
- Special Use Permit

PZ21-0352
M-2 to MU-B



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.



PZ21-0352
M-2 to MU-B



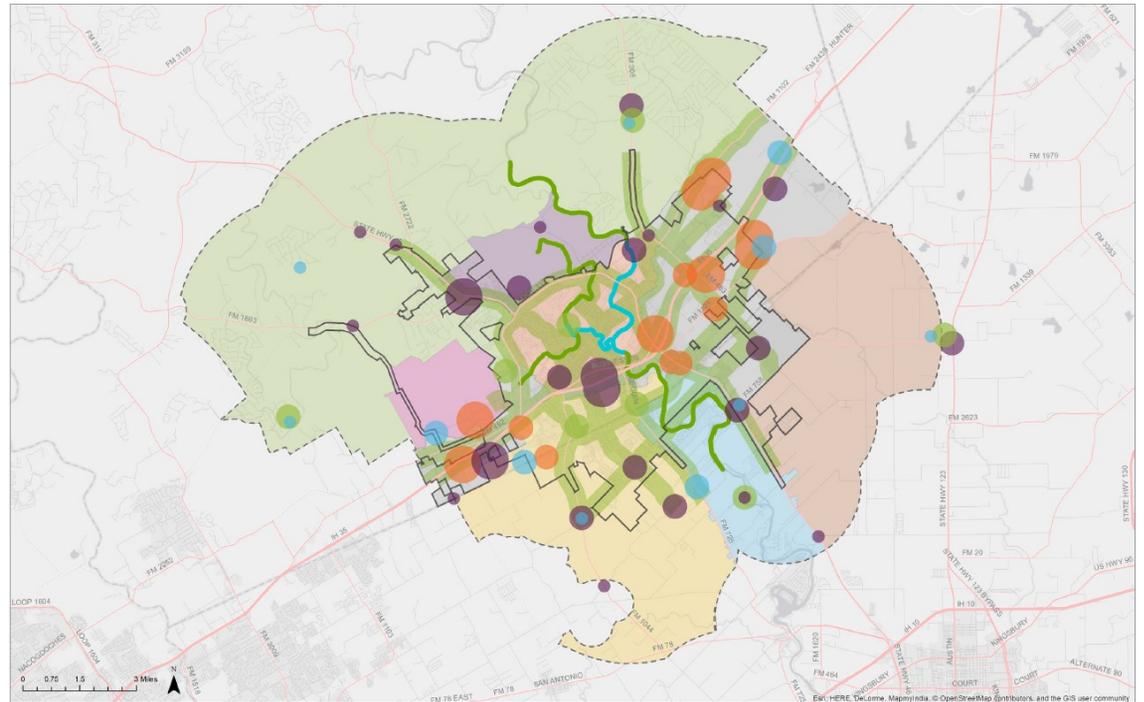


Envision New Braunfels

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

Future Land Use Map



- **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.