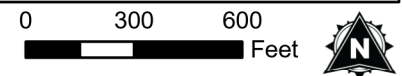


SUP22-217

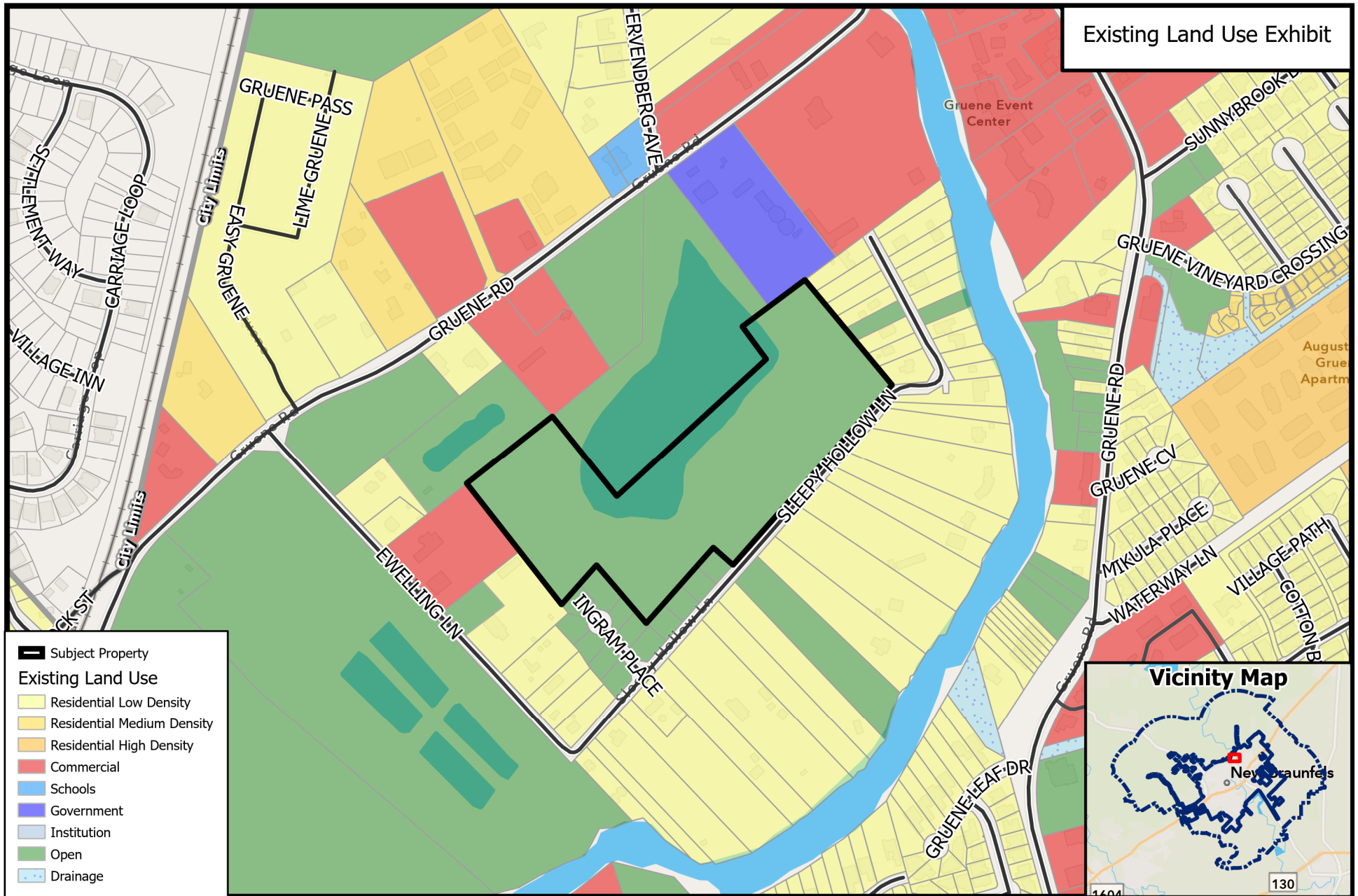
SUP to allow for Resort Property



Path: \\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2022\SUP22-217 - Grossi - 1251

Source: City of New Braunfels Planning
Date: 6/14/2022

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.



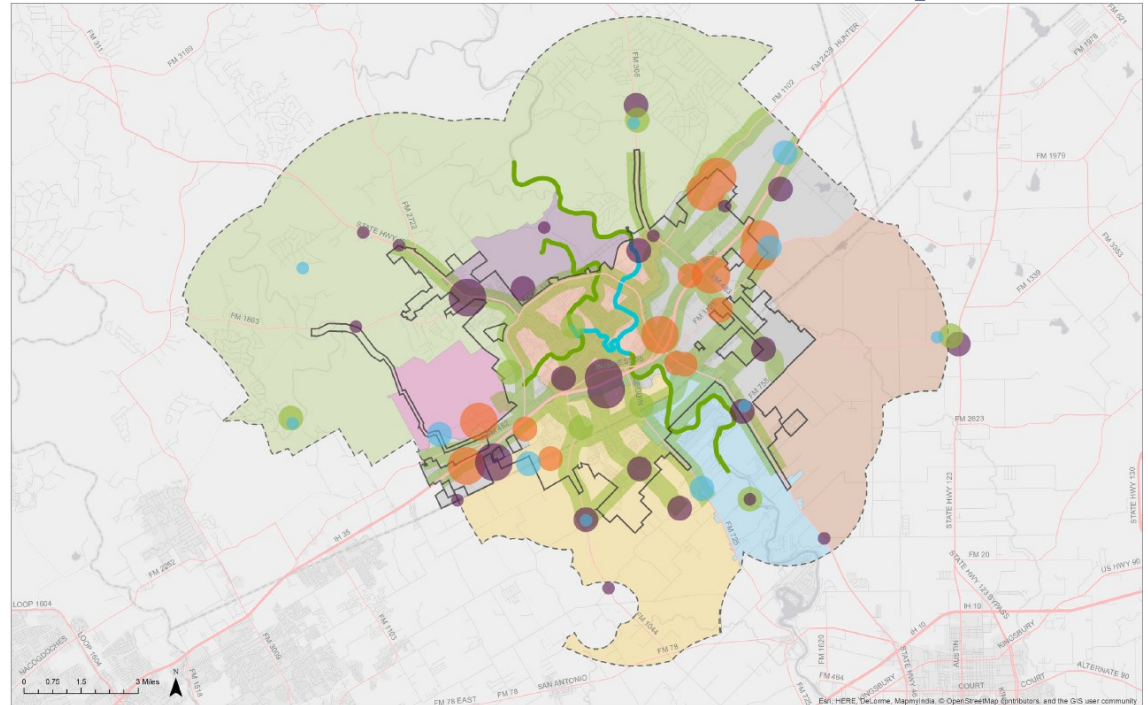


Envision
New Braunfels

A SPECIAL PLACE BY DESIGN

- Located in the New Braunfels Sub-Area
- Near Existing Outdoor Recreation and Tourist Centers, and Future Market Center

Future Land Use Map



Action 1.6: Incentivize infill development and redevelopment to take advantage of existing infrastructure.

Action 1.14: Ensure regulations do not unintentionally inhibit the provision of a variety of flexible and innovative lodging options and attractions.

Action 3.21: Enhance local recreational venues.

Action 4.3: Ensure adequate facilities in number and in size for local citizen use, and to attract outside markets for tournaments and conventions.

Resort property development at this location does not align with these action items:

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 3.3: Balance commercial centers with stable neighborhoods.

Action 3.17: Enact policies that dis-incentivize incompatible commercial encroachment into neighborhoods that whittle away at the edges, while still allowing for neighborhood scale commercial within walking distance of homes.

Action 5.2: Discourage development in Edwards Aquifer Recharge and contributing zones, stream zones, floodprone areas, steep slopes, or other ecologically constrained areas. Where development in these areas must occur, require that it be environmentally sound using tools such as but not limited to low impact development (LID).