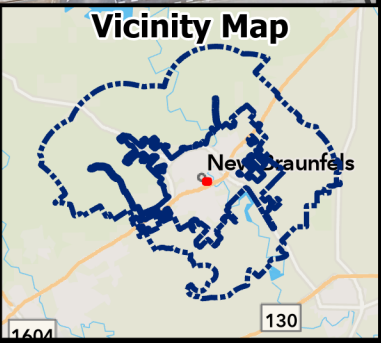


Aerial Exhibit



 Subject Property



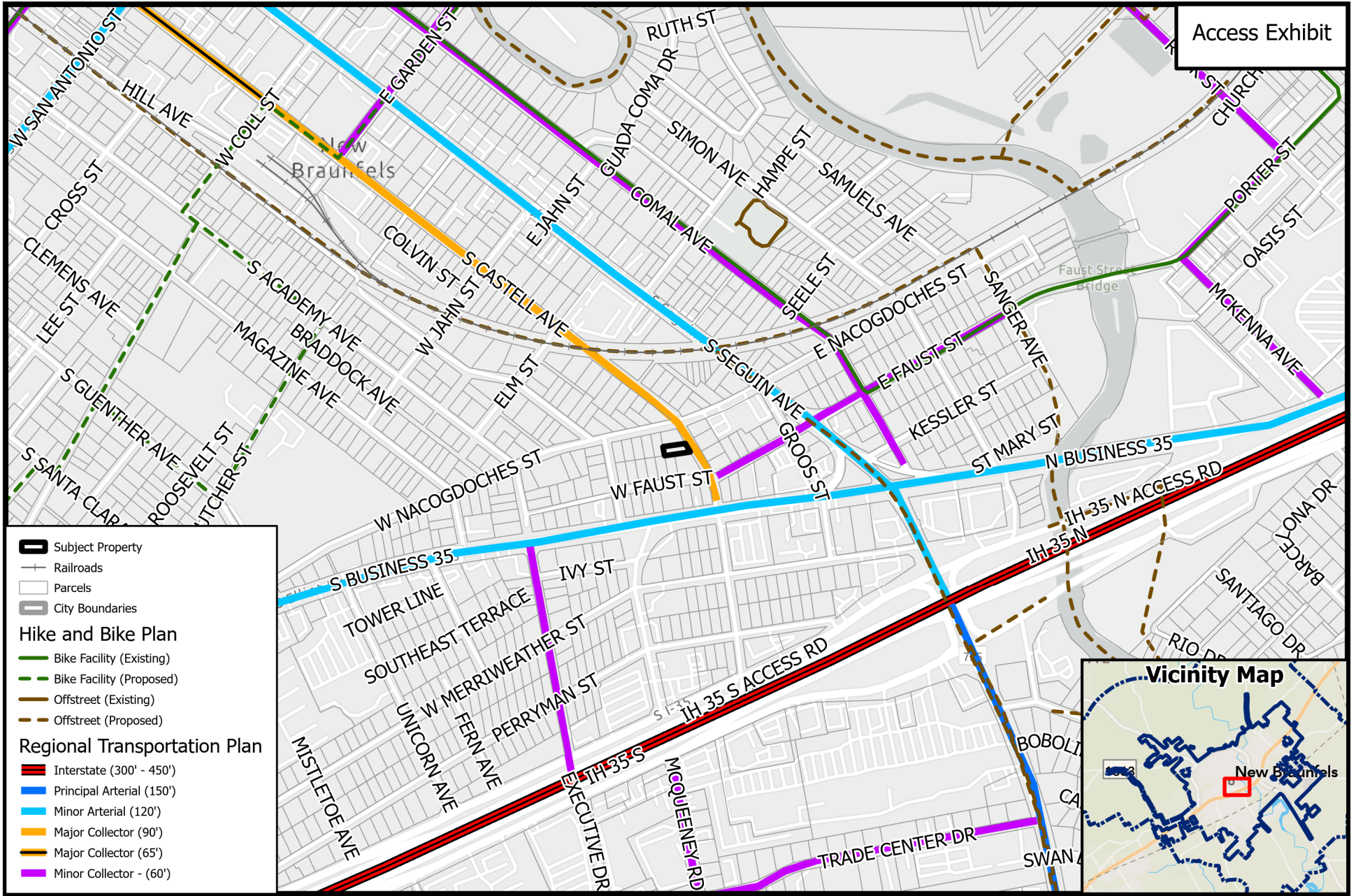
SUP22-266 Zone Change to C-O with SUP for STR



Path: P:\ZoneChange-SUP-Replats\2022\SUP22-266 - Benbrook - 930 S Castell Ave - Zone

Source: City of New Braunfels Planning
Date: 7/13/2022

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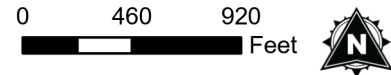


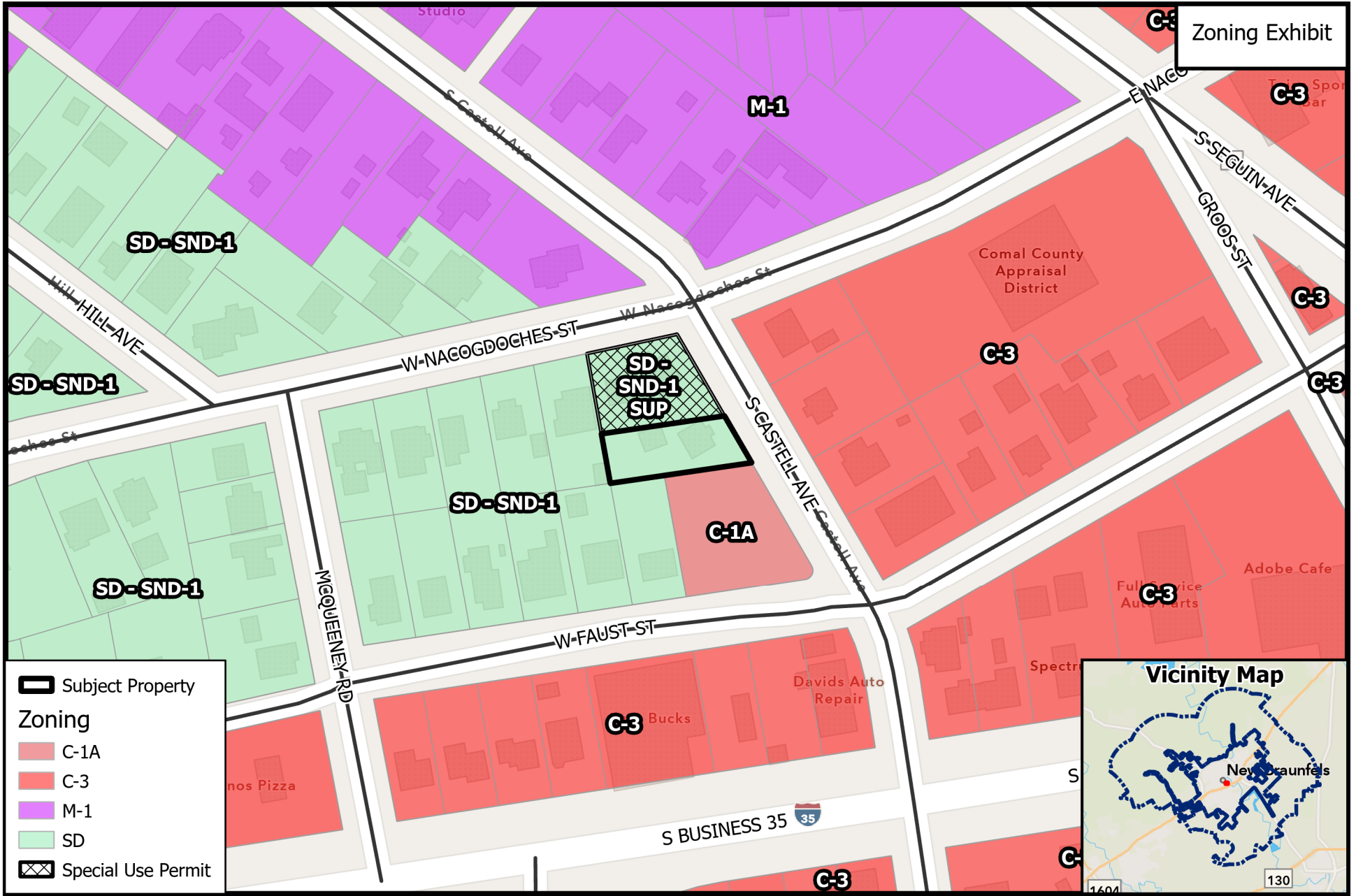
Access Exhibit

- Subject Property
- Railroads
- Parcels
- City Boundaries
- Hike and Bike Plan**
- Bike Facility (Existing)
- Bike Facility (Proposed)
- Offstreet (Existing)
- Offstreet (Proposed)
- Regional Transportation Plan**
- Interstate (300' - 450')
- Principal Arterial (150')
- Minor Arterial (120')
- Major Collector (90')
- Major Collector (65')
- Minor Collector - (60')



SUP22-266
Zone Change to C-O with SUP for STR



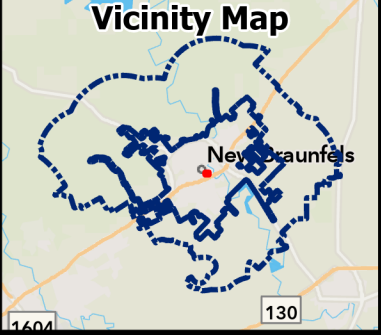


Zoning Exhibit

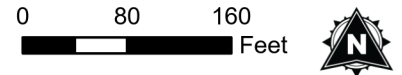
Subject Property

Zoning

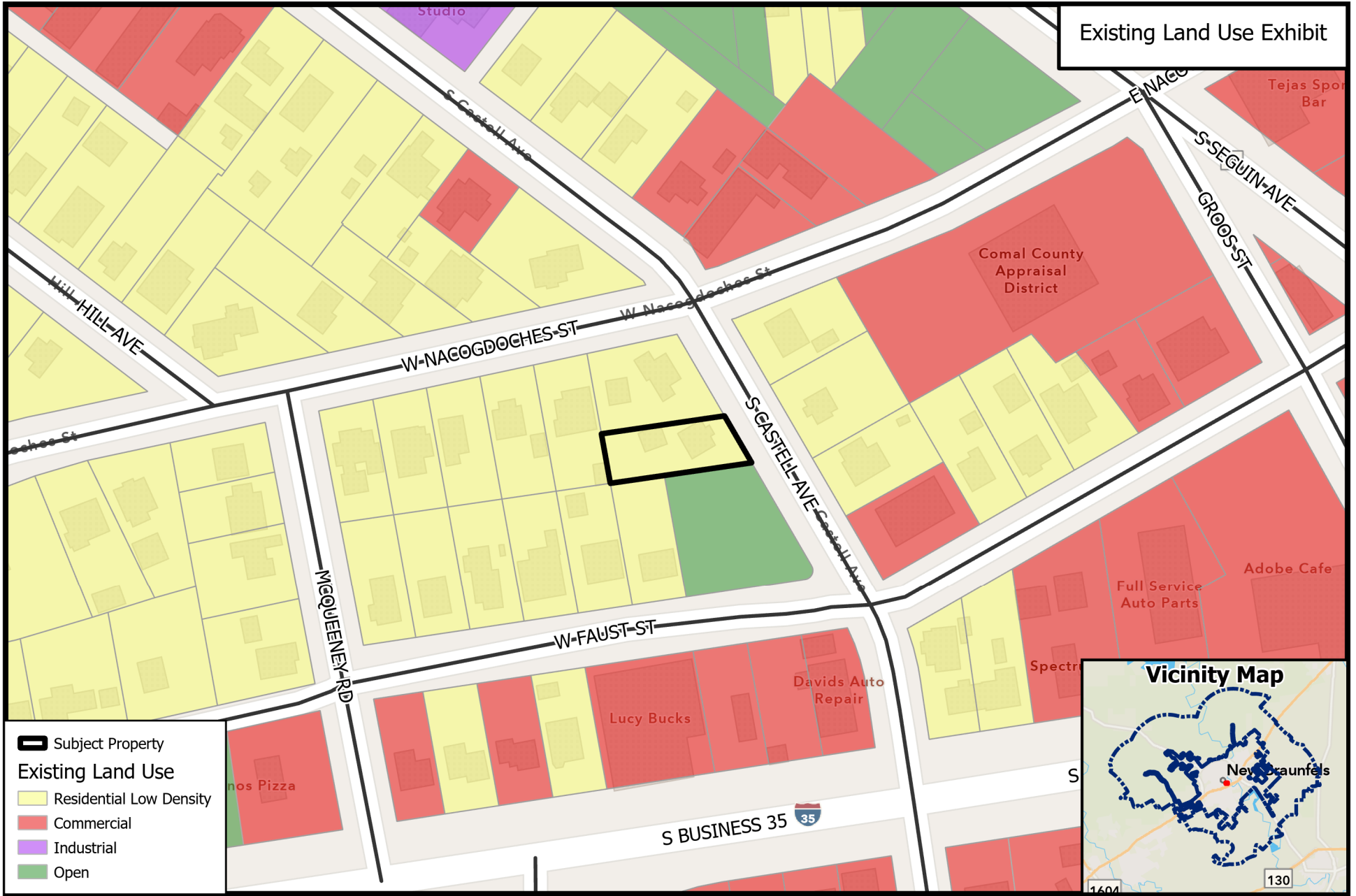
- C-1A
- C-3
- M-1
- SD
- Special Use Permit



SUP22-266
Zone Change to C-O with SUP for STR



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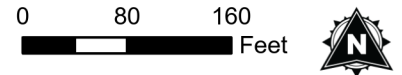


Existing Land Use Exhibit

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



SUP22-266
Zone Change to C-O with SUP for STR



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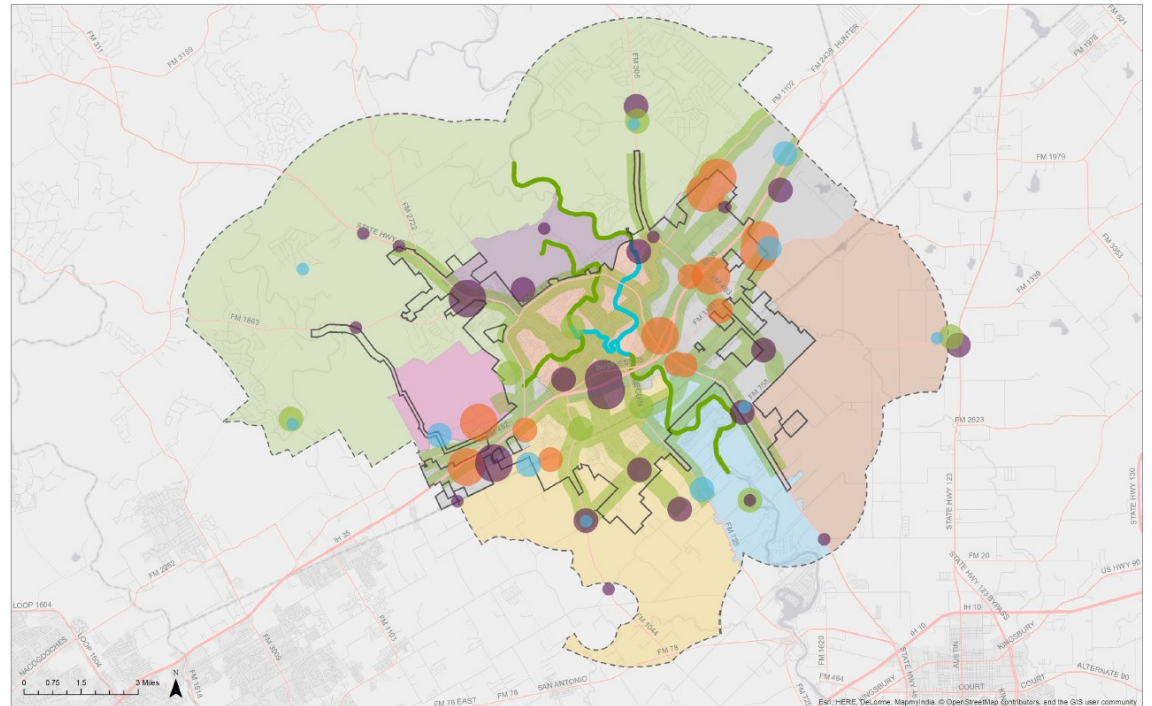


Envision New Braunfels

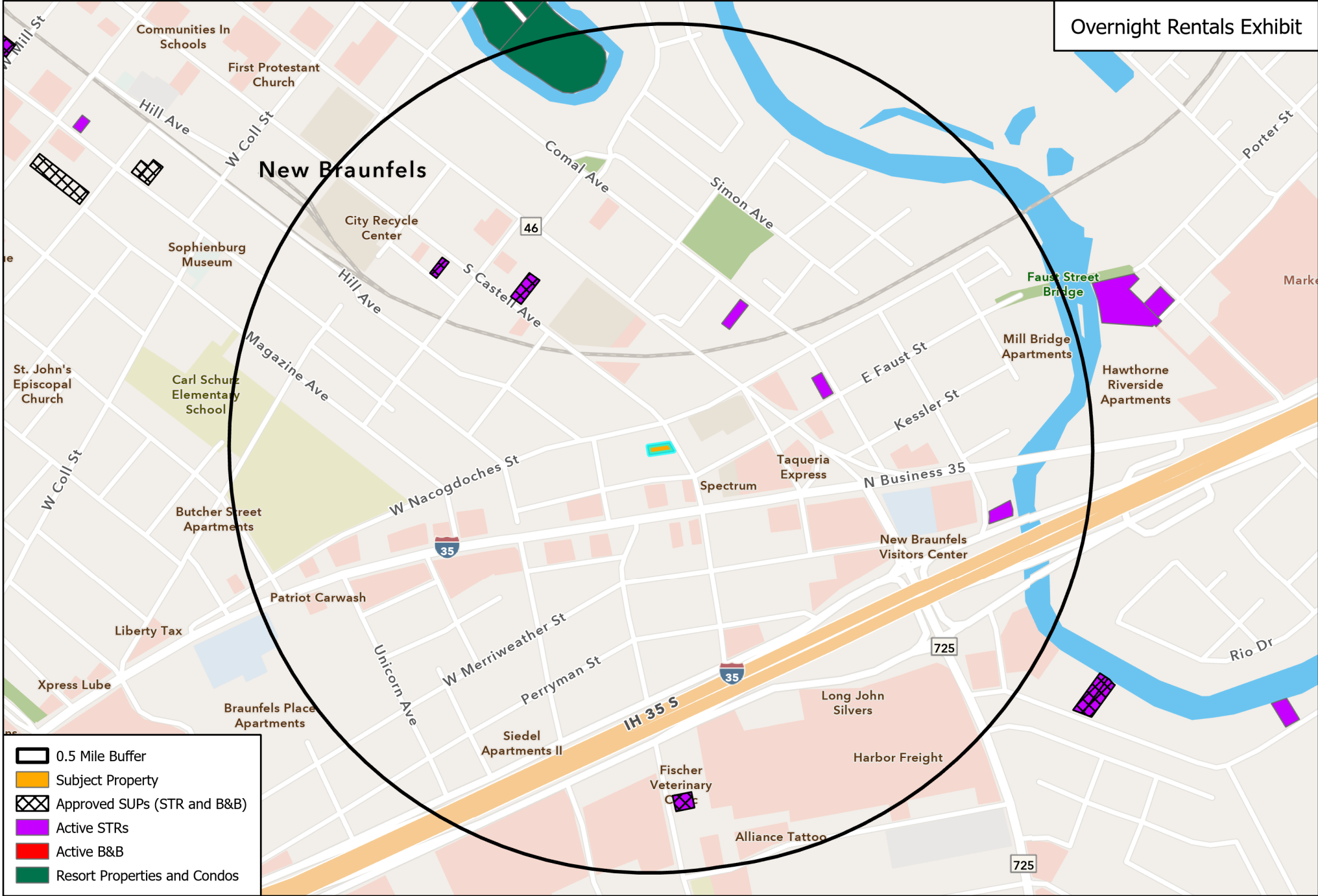
A SPECIAL PLACE BY DESIGN







- Located in the New Braunfels Sub-Area
- Near Transitional Mixed-Use Corridor
- Near Existing Market Centers, and a short drive to Outdoor Recreation, Tourist, and Civic Centers

Future Land Use Map



- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.



-  0.5 Mile Buffer
-  Subject Property
-  Approved SUPs (STR and B&B)
-  Active STRs
-  Active B&B
-  Resort Properties and Condos



SUP22-266
SUP for STR

