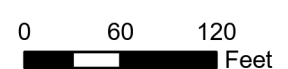
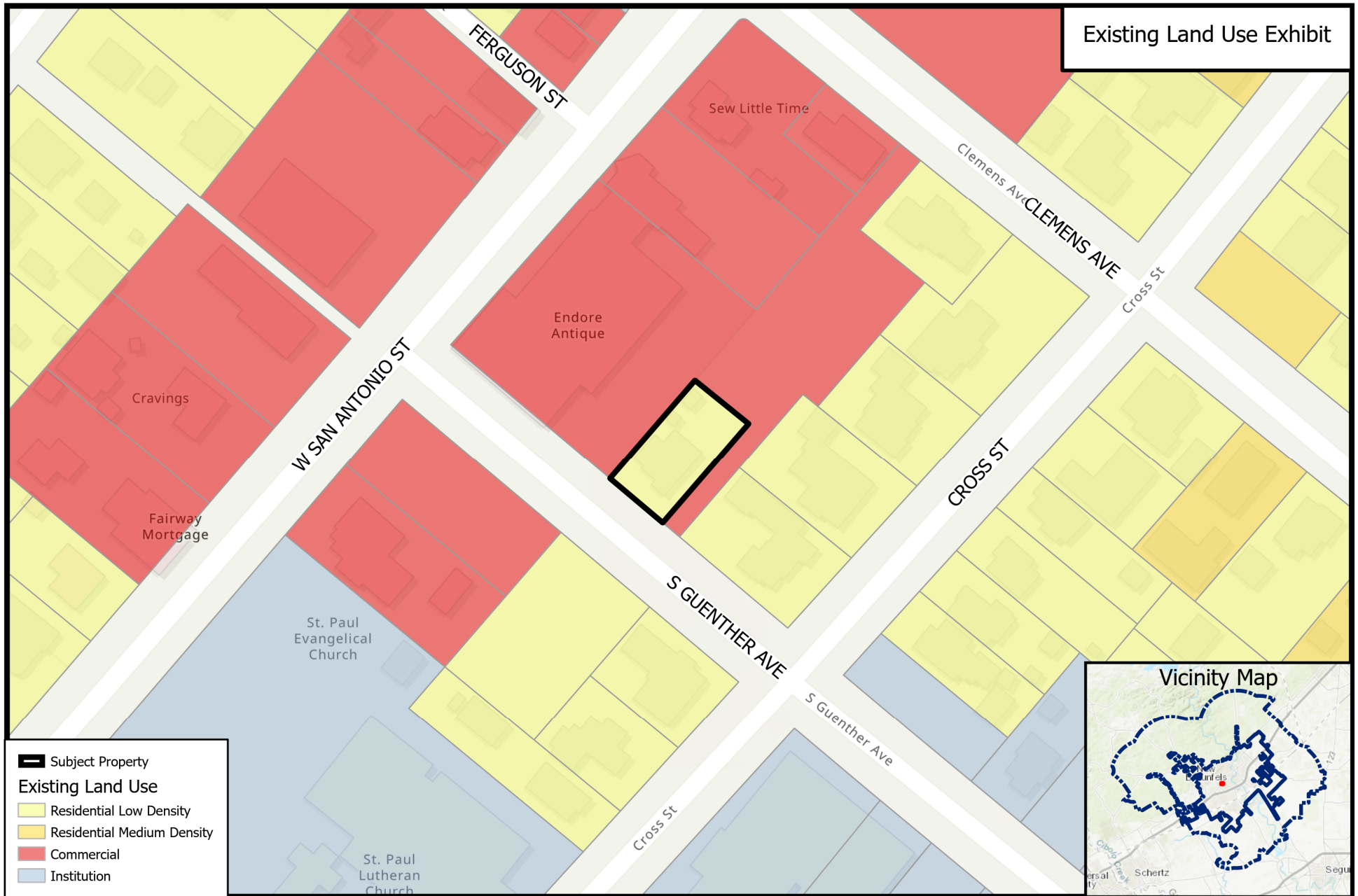


PZ21-0233
SND-1 to C-2A







Envision
New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the New Braunfels Sub-Area
- ◆ Within a Transitional Mixed-Use Corridor
- ◆ Within Existing Employment, Market, Civic, Outdoor Recreation and Education Centers

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.15:** Implement Downtown area improvements planned in the adopted 2010 Downtown Implementation Plan, and further envisioned in the South Castell Avenue Visioning Plan, including but not limited to a downtown hotel, increased downtown residential units, and expansion of the Civic/Convention Center.
- **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 2.5:** Encourage diversification of commercial activity Downtown to build on and sustain existing historic resources and maximize structure utilization for economic expansion.
- **Action 3.1:** Plan for healthy jobs/ housing balance.
- **Action 3.2 :** Consider multiple factors for guiding community growth, such as our downtown and the natural environment.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- **Action 3.4:** Revitalize the core of New Braunfels to ensure balanced development.
- **Workforce Housing Study Recommendation:** Ensure through city zoning and other required legal entitlements related to housing construction that new types of housing products (small lot, duplex, townhome, etc.) are allowed by regulations.

Future Land Use Map

