



**CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL - SPECIAL MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA ST.**

NEW BRAUNFELS, TX 78130

MONDAY, NOVEMBER 17, 2025 at 4:00 PM

OUR MISSION

The City of New Braunfels serves the community by planning for the future, responding to community needs, and preserving our natural beauty and unique heritage.

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

INVOCATION: COUNCILMEMBER LABOWSKI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

CONSENT ITEMS

- A) Approval of the appointments to the Building Standards Commission of Lesha Blair for a city resident seat with a term ending 11-30-2027 and William Burrell for the legal category seat with a term ending 11-30-2027. [25-1290](#)
Gayle Wilkinson, City Secretary
- B) Approval of the appointments of Scott Morehouse, Serena Morris, and Dylan Ott, for the three (3) positions on the Community Development Advisory Committee with three terms ending 11-30-28. [25-1291](#)
Gayle Wilkinson, City Secretary
- C) Approval of the appointment of Robert Blythin to the Animal Services Advisory Board for a City Resident seat, Eric Trager for an Animal Facility Owner/Operator seat, and Michael Doherty for the Veterinarian seat with terms ending 11-30-28. [25-1311](#)
Gayle Wilkinson, City Secretary
- D) Approval of the appointments of Tommy Carden, Justin Morales, and Austin Milam for the three (3) resident positions with the Landa Park Golf Course Advisory Board with terms ending 11-30-2028 and James Carter for the NB Golf Association position with a term ending [25-1312](#)

11-30-2028.

Gayle Wilkinson, City Secretary

- E) Approval of the appointment of Rykley Crowe and Nancy Pappas for the two (2) City Resident positions for the Library Advisory Board with terms ending 11-30-2028 and Sierra Crowley for an unexpired Resident position with a term ending 11-30-2027. [25-1313](#)

Gayle Wilkinson, City Secretary

- F) Approval of the appointments of Courtney Lyons-Garcia and Laurie Wehring to the Parks and Recreation Advisory Board for two (2) City Resident positions with terms ending 11-30-2028. [25-1316](#)

Gayle Wilkinson, City Secretary

- G) Approval of five (5) Mayoral appointments of Tate Korpi, Nathan Manlove, Hans-Bernard Moeller, Tommy Carden, and Jedediah Silva with terms ending 11-30-2028 to the Partnership Committee. [25-1317](#)

Gayle Wilkinson, City Secretary

- H) Approval of the appointments of Tanya Pence for the position of River/Tourism Professional for the River Advisory Committee with an unexpired term ending 11-30-2026, Destin Singleton for the Parks & Recreation Representative with a term ending 11-30-2028, and Brad Bechtol for the City Resident seat with a term ending 11-30-2028. [25-1319](#)

Gayle Wilkinson, City Secretary

- I) Approval of the appointments of Don Austin, Tera Thompson, Cody Elrod, and Atanacio Campos for four (4) individual terms to the New Braunfels Economic Development Corporation with terms ending 11-30-2027. [25-1315](#)

Gayle Wilkinson, City Secretary

- J) Approval of the appointments of Richard Kelshimer and Jonathan Cooper to the City Resident seats for the Workforce Housing Advisory Board with terms ending 11-30-2028, Peter James to the Habitat for Humanity Representative with a term ending 11-30-2028, Jonathan Packer to the NB Chamber Representative with a term ending 11-3-2028, Larry Hammonds to the NB EDC [25-1320](#)

Representative seat with a term ending 11-30-2028, and Sarah Dixon to the Housing Authority Representative with a term ending 11-30-2028.

Gayle Wilkinson, City Secretary

ORDINANCES

- K) Approval of the first reading of an ordinance amending [25-1365](#) the Code of Ordinances, Chapter 126, Sec. 126-355 (c), related to the downtown parking zone by adding exceptions to enforcement.

Jeff Jewell, Economic and Community Development Director

1. WORKSHOP

- A) Interview two (2) applicants and appoint one (1) [25-1314](#) individual to the New Braunfels Utilities Board of Trustees for a term ending November 30, 2030.

Gayle Wilkinson, City Secretary

PRESENTATIONS

- A) Presentation and discussion on early childhood [25-1247](#) education matters in New Braunfels

Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce

Mike Crowley, VP of Workforce & Industry Relations, New Braunfels Chamber of Commerce

Mark Larson, Executive Director, Early Matters - San Antonio

- B) Presentation and update on City of New Braunfels [25-1414](#) Capital Projects and Initiatives.

Scott McClelland, Assistant Transportation and Construction Services Director

- C) Presentation and discussion on proposed amendments [25-1400](#) to the New Braunfels Code of Ordinances to update Traffic Impact Analysis fees and requirements.

Garry Ford, Transportation & Construction Services Director

- D) Presentation, discussion, and possible direction on [25-1118](#) proposed ordinance amendments concerning the composition of the Roadway Impact Fee Advisory Committee and Water & Wastewater Impact Fee Advisory Committee as required by Senate Bill 1883

Nathan Brown, Senior Assistant City Attorney

- E) Presentation, Discussion, and Possible Direction [25-1417](#) Regarding Management of Floating Vegetation.

Amy Niles, River and Watershed Manager

- F) Presentation and discussion regarding the creation of a [25-1427](#) Tourism Public Improvement District.

Jared Werner, Assistant City Manager

Tanya Pence, Chief Marketing Officer and President, CVB

2. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

- 3. IF NECESSARY, RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.**

4. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Gayle Wilkinson, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

11/17/2025

Agenda Item No. A)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointments to the Building Standards Commission of Lesha Blair for a city resident seat with a term ending 11-30-2027 and William Burrell for the legal category seat with a term ending 11-30-2027.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The City of New Braunfels Building Standards Commission can order the repair, within a fixed period, of buildings found to be in violation of City codes. Declare a building substandard, order person(s) or property found on private property removed under certain conditions; determine the amount and duration of any civil penalty assessed against the property owner.

The Building Standards Commission shall be comprised of 5 residents. The City Council shall attempt to appoint one member with experience in each of the following areas: a) real estate profession; b) home building profession; c) development profession; and d) legal profession. One member of the commission and the two alternate members shall be chosen from the public at large.

The City Secretary's Office accepted applications through September 30, 2025. The Ad Hoc Committee met to review applications and recommends Lesha Blair for a city resident seat with a term ending 11-30-2027 and William Burrell for a legal category seat with a term ending 11-30-2027 for council consideration.

ISSUE:

Appointments to the Building Standard Commission require Council approval.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

No Fiscal Impact

RECOMMENDATION:

Staff recommends approval of two individuals to the Building Standards Commission for five terms ending 11-30-2027.

11/17/2025

Agenda Item No. B)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointments of Scott Morehouse, Serena Morris, and Dylan Ott, for the three (3) positions on the Community Development Advisory Committee with three terms ending 11-30-28.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The Community Development Advisory Committee so appointed by the city council shall serve in an advisory capacity to the city council on matters relating to the community development block grant program funds, making recommendations for the expenditure of those funds for eligible projects designed to assist low- and moderate-income citizens and eliminate slum and blight within the city, and projects that will benefit the citizens of the city.

The committee shall be composed of nine citizens of the city, as broadly representative of all aspects of the community as possible and including at least two low-to-moderate income residents. Members serve three-year terms.

The City Secretary's Office received applications through September 30, 2025. The Ad Hoc Committee is recommending the appointments of Scott Morehouse, Serena Morris, and Dylan Ott, for the three (3) positions on the Community Development Advisory Committee with three terms ending 11-30-28 for council consideration.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

ISSUE:

Appointments to the Community Development Advisory Committee requires Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the appointment of three (3) individuals to the Community Development Advisory

Committee with terms ending 11-30-2028.

11/17/2025

Agenda Item No. C)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointment of Robert Blythin to the Animal Services Advisory Board for a City Resident seat, Eric Trager for an Animal Facility Owner/Operator seat, and Michael Doherty for the Veterinarian seat with terms ending 11-30-28.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The board shall consist of seven appointed members with a three-year term. The board shall consist of one licensed veterinarian, who is a member of the Comal County Veterinary Medical Association, one non-voting Municipal Official, one person whose duties include the daily operation of an animal shelter, one representative from an animal welfare organization who resides within the city limits, three citizens who reside within the city limits, and one commercial animal establishment business owner or operator, whose business is located within the city limits. All members shall be appointed by City Council for staggered terms of three years. There shall not be more than one (1) representative appointed to the board from the same organization.

The City of New Braunfels Animal Services Advisory Board serves in an advisory capacity to the City Council on matters concerning animal shelter standards, animal care, and welfare requirements, animal rescue, and zoonotic disease prevention.

The City Secretary's Office accepted applications until September 30, 2025. The AD Hoc Committee recommends Robert Blythin to the Animal Services Advisory Board for a City Resident seat, Eric Trager for an Animal Facility Owner/Operator seat, and Michael Doherty for the Veterinarian seat with terms ending 11-30-28 for Council consideration.

STRATEGIC PLAN REFERENCE:

☐Economic Mobility ☐Enhanced Connectivity ☐Community Identity
☒Organizational Excellence ☒Community Well-Being ☐N/A

ISSUE:

Appointments to the Animal Services Advisory Board require Council approval.

RECOMMENDATION:

Staff recommends the approval of three individuals to the Animal Services Advisory Board with terms ending 11-30-2028.

11/17/2025

Agenda Item No. D)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointments of Tommy Carden, Justin Morales, and Austin Milam for the three (3) resident positions with the Landa Park Golf Course Advisory Board with terms ending 11-30-2028 and James Carter for the NB Golf Association position with a term ending 11-30-2028.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The Landa Park Golf Course Advisory Board shall act in an advisory capacity to the Parks and Recreation Department, the City Council and the City Manager in matters pertaining to the golf course, including fees and fee structures, and shall cooperate with other agencies and civic groups in the advancement of sound golf course operations, activities, planning and programming.

The Landa Park Golf Course Advisory Board members each serve three-year terms and shall be composed of seven members, five of whom must reside within the city limits. The remaining two may reside within the city limits or the extraterritorial jurisdiction of the city.

Appointments shall be as follows: (1) Four members of such board shall be appointed at-large and the only qualification for these members shall be that they will be residents of the city or the extraterritorial jurisdiction of the city and do not hold membership in a local golf association such as the Landa Park Golf Association, the Landa Legends Golf Association, or the Landa Park Ladies Golf Association. (2) One member of the board shall be a resident of the city or the extraterritorial jurisdiction of the city and a member of the Landa Park Golf Association, if such an association or organization is active. The member of the Landa Park Golf Association must submit an application and be recommended by the Landa Park Golf Association. If the Landa Park Golf Association or organization is not active, such member's only qualifications will be that he/she be a resident of the city or its extraterritorial jurisdiction. (3) One member of the board shall be a resident of the city or the extraterritorial jurisdiction of the city and a member of a Landa Park ladies' golf association, if such an association or organization is active. The member of the ladies' golf association must submit an application and be recommended by the ladies' golf association. If a ladies' golf association is not active, such female member's only qualification will be that she be a resident of the city or the extraterritorial jurisdiction of the city. (4) One member of the board shall be a resident of the city or the extraterritorial jurisdiction of the city and a member of the Landa Legends Golf Association, if such an association or organization is active. The member of the Landa Legends Golf Association must submit an application and be recommended by the Landa Legends Golf Association. If a Landa Legends Golf Association is not active, such member's only qualification will be that he/she be a resident of the city or its extraterritorial jurisdiction.

The City Secretary's Office accepted applications until September 30, 2025. The Ad Hoc Committee is recommending Tommy Carden, Justin Morales, and Austin Milam for the three (3) resident positions with the Landa Park Golf Course Advisory Board with terms ending 11-30-2028 and James Carter for the NB Golf Association position with a term ending 11-30-2028.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

ISSUE:

Appointments to the Landa Park Golf Course Advisory Board require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the approval of four (4) individuals for the Landa Park Golf Course Advisory Board with terms ending 11-30-2028.

11/17/2025

Agenda Item No. E)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointment of Rykley Crowe and Nancy Pappas for the two (2) City Resident positions for the Library Advisory Board with terms ending 11-30-2028 and Sierra Crowley for an unexpired Resident position with a term ending 11-30-2027.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The Library Advisory Board acts in an advisory capacity to the City Council for the continued improvement and development of the City public library and promotes close communications between the City and all private residents to secure the greatest degree of public benefit from the library resources and services.

Each member serves three-year terms. Five or more members of the Library Advisory Board shall be resident citizens of the city. All members must be resident citizens of the city or the extraterritorial jurisdiction of the city and possess a current New Braunfels Public Library card.

The City Secretary's Office accepted applications until September 30, 2025. The Ad Hoc Committee is recommending Rykley Crowe and Nancy Pappas for the two (2) City Resident positions for the Library Advisory Board with terms ending 11-30-2028 and Sierra Crowley for an unexpired Resident position with a term ending 11-30-2027.

ISSUE:

Appointments to the Library Advisory Board require Council approval.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the approval of three (3) Resident positions with two terms ending 11-30-2028 and one

position with an unexpired term ending 11-30-2027.

11/17/2025

Agenda Item No. F)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointments of Courtney Lyons-Garcia and Laurie Wehring to the Parks and Recreation Advisory Board for two (2) City Resident positions with terms ending 11-30-2028.

DEPARTMENT: City Secretary's**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The Parks and Recreation Advisory Board shall act in an advisory capacity to the city council and the director of parks and recreation in all matters pertaining to parks and recreation; and shall cooperate with other governmental agencies and civic groups in the advancement of sound park and recreation planning and programming.

The Parks and Recreation Advisory Board is comprised of seven city residents serving three-year terms.

The City Secretary's Office accepted applications until September 30, 2025. The Ad Hoc Committee has recommended Courtney Lyons-Garcia and Laurie Wehring to the Parks and Recreation Advisory Board for two (2) resident seats with terms ending 11-30-2028.

ISSUE:

Appointments to the Parks & Recreation Advisory Board require Council approval.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends appointments of two (2) individuals to the Parks & Recreation Advisory Board with terms ending 11-30-28.

11/17/2025

Agenda Item No. G)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of five (5) Mayoral appointments of Tate Korpi, Nathan Manlove, Hans-Bernard Moeller, Tommy Carden, and Jedediah Silva with terms ending 11-30-2028 to the Partnership Committee.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The purpose of the Committee is to create and strengthen partnerships between the City of New Braunfels and its citizens and Braunfels, Germany, and its citizens, and any other city and its citizens outside the United States approved by the City Council as a "sister city" of New Braunfels in an effort to foster and promote cultural, economic, recreational, and educational understanding between the cities and its citizens.

The Committee is composed of eleven (11) citizens residing within the City or the extraterritorial jurisdiction of the City serving staggered three-year terms. The Mayor shall nominate individuals to the Committee and the City Council shall approve such nominations. When nominating individuals to the Committee, the Mayor shall attempt to assure that Wurstfest, the German American Society, and a representative from the Historic Museums Association are represented on the Committee.

The City Secretary's Office accepted applications until September 30, 2025. The Mayor reviewed the applications and is recommending Tate Korpi, Nathan Manlove, Hans-Bernard Moeller, Tommy Carden, and Jedediah Silva with terms ending 11-30-2028 to the Partnership Committee.

ISSUE:

The Partnership Committee members are selected by the Mayor and confirmed by City Council.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

No Fiscal Impact.

RECOMMENDATION:

Staff recommends approval of five (5) appointments to the Partnership Committee with terms ending November 30, 2028.

11/17/2025

Agenda Item No. H)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointments of Tanya Pence for the position of River/Tourism Professional for the River Advisory Committee with an unexpired term ending 11-30-2026, Destin Singleton for the Parks & Recreation Representative with a term ending 11-30-2028, and Brad Bechtol for the City Resident seat with a term ending 11-30-2028.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The River Advisory Committee advises City Council in river-related matters and issues in the advancement of prudent river planning, activities, programming and recommends capital improvement projects and distributes public information.

The Committee shall consist of the following representatives: three (3) members representing local river, attraction /destination, and tourism professionals; and three (3) citizens -at- large, with one (1) citizen -at -large that resides along the Comal River, one (1) citizen -at -large not owning riverfront property on any river within the city limits, and none (0) of the three (3) citizens -at -large members may own, be employed by, or have a financial interest in any river - related tourism business; and one (1) member representing the Parks and Recreation Advisory Board that does not necessarily serve on the Parks and Recreation Advisory Board; and does not own riverfront property on any river within the city limits; and does not own, is employed by, or have a financial interest in any river-related tourism business. Each member serves a three-year term.

The City Secretary's Office accepted applications until September 30, 2025. The Ad Hoc Committee recommended the appointments of Tanya Pence for the position of River/Tourism Professional for the River Advisory Committee with an unexpired term ending 11-30-2026, Destin Singleton for the Parks & Recreation Representative with a term ending 11-30-2028, and Brad Bechtol for the City Resident seat with a term ending 11-30-2028

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

ISSUE:

Appointments to the River Advisory Committee require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the approval of three (3) individual with terms ending 11-30-2026 and 11-30-2028.

11/17/2025

Agenda Item No. I)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointments of Don Austin, Tera Thompson, Cody Elrod, and Atanacio Campos for four (4) individual terms to the New Braunfels Economic Development Corporation with terms ending 11-30-2027.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The NBEDC board governs the use of the economic development sales tax and makes recommendations to the City Council for projects that encourage and promote the general economic welfare of the City and its residents and businesses. The board makes recommendations to expend resources and/or offer approved incentives for various business facilities, and for the enhancement of the community through the development and/or expansion of public improvements, such as, but not limited to, athletics, parks, tourism, and entertainment facilities. The board may also assist in certain public facilities, transportation and infrastructure improvements, or other business-related improvements relating to existing or anticipated business entities.

The NBEDC is composed of seven residents serving two-year terms. The Mayor and City Manager serve as ex-officio, non-voting members.

The Ad Hoc Committee met to review applications and are recommending Don Austin, Tera Thompson, Cody Elrod, and Atanacio Campos for the four (4) City Resident Positions with terms ending 11-30-2027

ISSUE:

Appointments to the New Braunfels Economic Development Corporation require Council approval.

FISCAL IMPACT:

No Fiscal Impact.

RECOMMENDATION:

Staff recommends appointing four (4) individuals to the New Braunfels Economic Development Corporation for terms ending November 30, 2027.

11/17/2025

Agenda Item No. J)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the appointments of Richard Kelshimer and Jonathan Cooper to the City Resident seats for the Workforce Housing Advisory Board with terms ending 11-30-2028, Peter James to the Habitat for Humanity Representative with a term ending 11-30-2028, Jonathan Packer to the NB Chamber Representative with a term ending 11-3-2028, Larry Hammonds to the NB EDC Representative seat with a term ending 11-30-2028, and Sarah Dixon to the Housing Authority Representative with a term ending 11-30-2028.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City Wide**BACKGROUND INFORMATION:**

The purpose of the Workforce Housing Advisory Committee is to address the communities affordable and workforce housing needs. The Committee will raise awareness about the challenges of affordable and available workforce housing. The WHAC will advise the City Council on providing solutions for a full range of workforce housing choices for households of all incomes, ages, and abilities.

The WHAC shall be comprised of eleven (11) members who are residents of New Braunfels and serve three-year terms. The committee shall be composed of one representative from each of the following: Planning Commission, Greater New Braunfels Chamber of Commerce, New Braunfels Economic Development Corporation, New Braunfels Housing Authority, New Braunfels Utilities, and Habitat for Humanity. The remaining five (5) spots are selected at-large.

The City Secretary's Office accepted applications until September 30, 2025. The Ad Hoc committee recommended the appointments of Richard Kelshimer and Jonathan Cooper to the City Resident seats for the Workforce Housing Advisory Board with terms ending 11-30-2028, Peter James to the Habitat for Humanity Representative with a term ending 11-30-2028, Jonathan Packer to the NB Chamber Representative with a term ending 11-3-2028, Larry Hammonds to the NBEDC Representative seat with a term ending 11-30-2028, and Sarah Dixon to the Housing Authority Representative with a term ending 11-30-2028.

ISSUE:

Appointments to the Workforce Housing Advisory Committee require Council approval.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the approval of six (6) individuals with terms ending 11-30-2028.

11/17/2025

Agenda Item No. K)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-355 (c), related to the downtown parking zone by adding exceptions to enforcement.

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 1 & 5**BACKGROUND INFORMATION:**

The Downtown Board and its parking committee recommended that vehicles with disabled license plates be exempt from downtown paid parking. Council responded positively to this recommendation at its meeting on October 20, 2025. Based on state law and public feedback, staff recommends that the exemption also include disabled parking placards.

Under Texas Transportation Code Section 681, vehicles displaying a valid disabled license plate or placard may not be charged parking fees at parking meters. While the City of New Braunfels does not have parking meters, staff believes the statute reflects legislative intent that individuals with disabilities should not be required to pay for public parking. State law also allows only vehicles with disabled plates or placards to park in accessible parking spaces; vehicles with Disabled Veteran plates are not eligible for these spaces unless accompanied by a placard.

Public feedback noted that many residents and visitors with disabilities use placards rather than license plates. Including placards also aligns with other Texas cities such as Fort Worth, Houston, Galveston, San Antonio, and Dallas, which exempt disabled plates and placards while typically applying a time limit to encourage turnover.

It is unlawful to use a fraudulent disabled parking placard. The license plate or placard must bear the international symbol of access as defined in the Texas Transportation Code, Sec. 681.001, and it must be issued by a state or by a state or province of a foreign country to the owner or operator of the vehicle for the transportation of a person with a disability. ParkNBTX Ambassadors will be trained to identify eligible placards, and photos of suspected fraudulent placards will support enforcement. The police department may be notified if misuse is suspected. Interstate has been monitoring disabled parking plate and placard use prior to this change; staff will re-evaluate the new exception if a significant, unusual increase in usage occurs.

ISSUE:

Approval of an ordinance adding disabled parking license plate and placard holders to the paid parking exceptions in Downtown.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☒Enhanced Connectivity ☐Community Identity
☐Organizational Excellence ☒Community Well-Being ☐N/A

FISCAL IMPACT:

The impact is unknown as the data collected does not include length of stay or the impact of the ordinance change.

RECOMMENDATION:

Staff recommends approval of adding disabled parking license plate and placard holders to the paid parking exceptions in Downtown, with ongoing monitoring to ensure compliance and assess program impacts.

ORDINANCE NO. 2025- ____

**AN ORDINANCE OF THE CITY OF NEW BRAUNFELS, TEXAS,
AMENDING CHAPTER 126, ARTICLE VII-PARKING, DIVISION 2 BY
ADDING PARKING REGISTRATION AND FEE EXCEPTIONS FOR
DISABLED LICENSE PLATES AND PLACARDS; REPEALING ALL
LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY,
PUBLICATION AND AN EFFECTIVE DATE.**

Whereas, the City of New Braunfels seeks to provide equitable and accessible parking options in its downtown area; and

Whereas, Texas state law recognizes both disabled parking license plates and placards as valid indicators for individuals with disabilities to access designated parking accommodations; and

Whereas the Downtown Board, through its Parking Committee, recommended that disabled parking license plates be exempt from downtown parking fees; and

Whereas public feedback has indicated support for including both disabled parking license plates and placards as exemptions to downtown parking fees; and

Whereas the City Council desires to align local parking practices with other Texas cities and public input to ensure accessibility for all residents and visitors; and

Whereas the City of New Braunfels seeks to promote fair and consistent enforcement of disabled parking regulations by ensuring that only disabled license plates and placards bearing the International Symbol of Access (ISA) are recognized as valid;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION1: That Chapter 126 “Traffic and Vehicles” Ordinance VII “Parking”, Division 2, is amended as indicated below:

ARTICLE VII. - PARKING

DIVISION 2. PROHIBITED PARKING

Sec. 126-355. Downtown parking zone.

(a) *Definitions.* The following terms, as used in this section, have the following definitions:

Downtown parking zone shall mean the area comprised of the following public streets:

- (1) Main Plaza;
- (2) Seguin Avenue from Mill Street to Coll Street;

- (3) San Antonio Street from Gilbert Street to Academy Avenue;
- (4) Castell Avenue from Mill Street to Coll Street;
- (5) The south/west side of Market Street from E. Mill Street to E. San Antonio Street.



Motor vehicle, referred to here as *vehicle*, shall mean any mechanically or electrically powered device not operated on rails, upon which or by which any person or property may be transported upon a public street. The load on a motor vehicle or trailer attached to it, is considered part of the vehicle. Tractors and motorized machinery are included while self-propelled in transit or used for transportation.

Public parking means any parking spaces located on streets and other property owned by the City of New Braunfels, Texas.

- (b) *Downtown parking and registration.*
 - (1) *Paid downtown parking.* There shall be a parking fee charged for all public parking spaces in the downtown parking zone between the hours of 10:00 a.m. and 10:00 p.m. daily, except that the first hour

parked each day shall be free. Unless an exemption applies, the parking fee shall be paid by each vehicle at an hourly rate of \$2.00 for each parking space, with a maximum charge of \$10.00 per day per vehicle. Payment shall be made through the city's internet based point of sale application or other methods approved by the city. In areas with marked parking spaces, the vehicle must be parked within the marked space. If a designated parking enforcement agent determines that a vehicle is parked in more than one parking space or the vehicle is parked in a space that is legally occupied by another vehicle, then an additional fee of \$2.00 will be charged for each hour the vehicle remains parked. Once a parking fee is paid, the operator may not transfer the space to another vehicle. If a vehicle leaves and returns later in the same day when the fee is applicable, a new \$2.00 hourly fee will be charged. All fees collected from publicly owned parking spaces within the downtown parking zone will be deposited or transferred to the city's Downtown Parking Fund.

- (2) *Registration required.* Any vehicle parked in the Downtown Parking Zone must be registered with the city through its parking enforcement agent. Failure to register a vehicle shall constitute a civil offense pursuant to sections 126-357.1—126-360 and subject to a civil offense only.
- (c) *General exceptions.* The terms of this section shall not apply in the following instances:
 - (1) Vehicles with disabled veteran license plates, disabled parking plates, or displaying a disabled parking placard, will be exempt from registration requirements and parking fees. With the exception of disabled veteran license plates or placards, the license plate or placard must bear the international symbol of access as defined in the Texas Transportation Code, Sec. 681.001, and it must be issued by a state or by a state or province of a foreign country to the owner or operator of the vehicle for the transportation of a person with a disability. ~~Vehicles with disabled veteran license plates will be exempt from registration requirements and parking fees.~~
 - 2) When the city manager or designee determines that weather or other conditions do not warrant charging such fee, the fee may be temporarily suspended.
- (d) *Penalties.*
 - (1) Any vehicle parked in violation of section 126-355 will be subject to additional fees and civil enforcement, including immobilization or impoundment.

(Ord. No. 2009-50, § I, 7-27-09; Ord. No. 2011-14, § I, 1-24-11; Ord. No. 2019-45, § 2, 7-22-19; Ord. No. 2025-31, § 1, 5-27-25)

Editor's note(s)—Appendix A as referred to in this section is not set out at length herein, but is on file in the office of the city clerk.

SECTION 2: This Ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels relating to parking within the City of New Braunfels, and same shall not operate to repeal or affect any such ordinance or ordinances except insofar as the provisions of such ordinance or ordinances are inconsistent or in conflict with the provisions of this Ordinance, in which instance or instances those provisions shall be and they are hereby repealed.

SECTION 3: That if any provisions of this Ordinance shall be held void, illegal, or unconstitutional, it is hereby provided that all other parts of the same which are not held void, illegal or unconstitutional shall remain in full force and effect.

SECTION 4:

This Ordinance shall become adopted and effective after second reading, signature, and upon its filing with the City Secretary's Office.

PASSED AND APPROVED: First reading this ____ day of _____, 2025.

PASSED AND APPROVED: Second reading this ____ day of _____, 2025.

CITY OF NEW BRAUNFELS, TEXAS

NEAL LINNARTZ, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney

11/17/2025

Agenda Item No. A)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Interview two (2) applicants and appoint one (1) individual to the New Braunfels Utilities Board of Trustees for a term ending November 30, 2030.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** City wide**BACKGROUND INFORMATION:**

The New Braunfels Utilities' board of trustees is hereby authorized and directed to promulgate city standards for the design, construction, installation, location of street lights, utility layouts, utility easements, gates for utility easements, water supply and water distribution systems, fire hydrants, sewage disposal systems and electric service systems where NBU provides service.

Consists of five city residents serving five-year terms, one of whom shall be the Mayor.

The Ad Hoc Committee met to review applications and recommended the following two (2) applicants to be interviewed for the New Braunfels Utilities Board of Trustees for one (1) term ending 11-30-30:

- Wayne Peters - Incumbent
- David Speicher

ISSUE:

Appointments to the NBU Board require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends interviewing applicants and appointing one (1) individual to the NBU Board for a term ending November 30, 2030.

11/17/2025

Agenda Item No. A)

PRESENTER:

Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce

Mike Crowley, VP of Workforce & Industry Relations, New Braunfels Chamber of Commerce

Mark Larson, Executive Director, Early Matters - San Antonio

SUBJECT:

Presentation and discussion on early childhood education matters in New Braunfels

COUNCIL DISTRICTS IMPACTED: Citywide

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity

☐Organizational Excellence ☒Community Well-Being ☐N/A

FISCAL IMPACT:

N/A



September 2, 2025

Dear NB Economic Development Corporation Members,

Almost two years ago, our organizations began a conversation around child care, an issue at the heart of this thriving community. It shapes the lives of children during their most critical development years, supports families in achieving their financial and life goals, and directly impacts the local workforce and economy.

In Greater New Braunfels, however, families and child care providers face significant barriers – ranging from high costs and staffing shortages to limited access to high-quality programs. These challenges not only affect individual families but ripple through the broader community, influencing business success and economic stability.

This conversation came to life publicly in February 2024, when the EDF hosted a featuring Mark Larson of Early Matters San Antonio. Mark helped us begin making the case for why a community should invest time, brainpower and funds into improving their child care landscape. Leading up to this event, the EDF chose to commit \$100,000 to fund a thorough assessment of our child care ecosystem.

This presentation became the starting point for a 12-month, community-wide journey involving businesses, schools, government, nonprofits, churches and individuals. Together, these stakeholders developed a shared vision for New Braunfels' future:

A thriving early childhood ecosystem prioritizes the successes of children through strategic support for families, educators, and businesses, driving economic vitality.

This aspiration statement serves as the thesis for the Greater New Braunfels Early Care and Education Final Report. This is a compilation of community data, goals and recommendations but the work is just beginning. We are setting the foundation for a community child care initiative that will produce results- not just talking about the problem. Accomplishments to date include:

- Completion of the Early Care and Education Final Report (attached)
- Assembly of the Early Matters New Braunfels Steering Committee comprised of 13 community leaders and growing (attached)
- Recognition as an aspiring Early Matters Texas official region- the first non-urban representative in the state
- Steering Committee agreement on initiative goals to include four focus areas: access to high-quality infant/toddler care, access to quality pre-K, improved K-3rd grade academic outcomes and early childhood educator workforce stability
- Establishment of a three-year budget that will build and launch the initiative under the direction of the Steering Committee (attached)
- Development of a full-time Early Matters New Braunfels Director job description outlining the qualifications and aspirations for the individual who will lead the charge (attached)
- *Securing a \$25,000 grant from the Kronkosky Charitable Foundation toward capacity building*
- *Securing a \$300,000 commitment from the McKenna Foundation which will provide \$100,000 per year for three years toward the initiative's success*

We are asking the Economic Development Corporation to consider a services agreement with the Greater New Braunfels Economic Development Foundation for \$300,000 over three years that will match the McKenna Foundation commitment. The McKenna Foundation will partner as another backbone entity that will “house” and guide this initiative toward sustainability and success.

So what does success look like? We anticipate being able to communicate measurable outcomes in the following areas over the term of the agreement:

What needs to be improved?	Possible community solutions
Struggling business models of existing child care providers	Shared costs of administrative and operating costs: HR, accounting, insurance, training, etc.
Few to no opportunities for new for profit and nonprofit child care providers	Low to no interest loans for initial capital stack and real estate opportunities
Severe child care provider staffing shortages	Staff training, recruitment, shared costs with other businesses
Employers’ abilities to incorporate financial considerations and benefits for working parents	Proliferation of on-site or near-site child care options; contracted spots with providers
More child care providers meeting the Texas Rising Star quality standard threshold	Business coaching, workforce development financial loans and incentives
Sub-capacity enrollment by those eligible in free public pre-k programs	Education of parents and partnerships with local ISDs about reducing barriers
Communication of available “supply” of child care options that can meet families’ needs	Centralized, accessible online marketplace that is robust and easily navigable
Local and state level policies that improve funding access and business sustainability	A culture that embraces working parents, their kids, and employers in policy decisions

Thank you for consideration of this request for support of our local employers, their workforce and their families. With a growing number of stakeholders this issue is positioned to be successful- it is too important to our community’s future, our economic vitality, and our overall well-being. We will standby and are prepared to have a conversation about our plans and how the EDC can play a vital role.

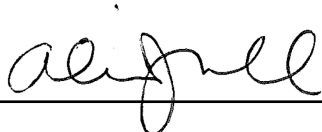
Sincerely,



Todd Blackmon
President
Greater New Braunfels
Economic Development Foundation



Jonathan Packer
President and CEO
Greater New Braunfels
Chamber of Commerce



Alice Jewell
CEO
McKenna Foundation



NEW BRAUNFELS CHAMBER
ESTABLISHED 1919

Early Matters New Braunfels 2025 Execution Plan



12 Month Budget		
Revenue		
NB EDC	\$100,000	
McKenna Foundation	\$100,000	Confirmed
Kronkosky Foundation	\$25,000	Confirmed
Corporate Investors	\$25,000	
Total	\$250,000	
Expenses		
Director	\$100,000	Salary and Benefits
Early Matters SA Support	\$100,000	Start-Up Infrastructure
Working Funds	\$50,000	Contract TA, Supplies, Project Implementation
Total	\$250,000	

12 Month Goals

- Establish Early Matters New Braunfels as a recognized region of Early Matters Texas and partner of Early Matters San Antonio
- Actively work to foster positive relationships with Greater New Braunfels and Comal County childcare providers to determine their needs and opportunities for support
- Be a resource to existing and new child care providers on achieving and/or maintaining their Texas Rising Star accreditation
- Determine and begin implementation of 3-5 technical assistance offerings for providers as the first steps of creating a Shared Services Alliance to reduce operational burdens and increase provider sustainability
- Serve as a resource to local school districts to support pre-k enrollment and expansion
- Serve as a resource to local businesses and civic organizations to increase awareness and support of childcare as an essential component of economic development
- Monitor local and state policy activity related to early childhood
- Assist Early Matters San Antonio with implementation and communication about the comprehensive online search tool to local parents and providers
- Leverage and adapt, as necessary, Early Matters San Antonio social media for the Greater New Braunfels community
- Create operational funding synergies with Early Matters San Antonio



Early Matters New Braunfels Steering Committee



Laurelyn Arterbury, New Braunfels ISD

Mark Bernard, Resolute Baptist Hospital

Michele Boggs, Greater NB Chamber of Commerce
(Economic Development)

Rusty Brockman, Cemex

Cordell Bunch, Frost Bank

Wendy Carpenter, EdenHill Communities

Mike Crowley, Greater NB Chamber of Commerce
(Workforce Development)

Kristen Fain, McKenna Foundation

Veronica Garcia, Northeast Lakeview College

Alice Jewell, McKenna Foundation

Sharon Nittinger, Northeast Lakeview College

Jonathan Packer, Greater NB Chamber of
Commerce

Genifer Rucker, Christus Santa Rosa- New Braunfels

Representatives Needed:

Child Care Providers

City of New Braunfels

Comal County

Comal ISD

Alamo Workforce

Additional Employers

Faith Community

Parents

Early Matters NB Director Job Description

Organizational Overview

Early Matters New Braunfels (EMNB) ensures access to high-quality early learning and development for every family by catalyzing the power of people, partnerships, and investment, to make New Braunfels a strong setting for economic mobility, powered by children and families.

Operating in partnership with Early Matters San Antonio, the Greater New Braunfels Chamber of Commerce and the McKenna Foundation, EMNB convenes partners from across the early childhood ecosystem to dramatically increase access and quality for our earliest learners. Inclusive of providers, parents, funders, nonprofits, school systems, government, and community leaders, the Early Matter Partners align on a common agenda and goals, key indicators, and a coordinated and strategic approach to system improvement laid out in the community-developed plan.

Position Overview

The EMNB Director is a dynamic and visionary leader responsible for championing the goals of the EMNB Steering Committee. This role involves engaging corporate leaders, building relationships with key stakeholders, raising funds, examining the efficacy of existing public policies, educating and advocating for new legislation to drive the increase of quality early childhood education centers in Comal County to 50% by 2030. The EMNB Director will collaborate with internal and external partners, represent the organization at public forums and events, and lead efforts to position New Braunfels and Comal County as leaders in innovative early childhood education policies and practices.

Responsibilities

Strategic Leadership:

- Partner with Early Matters San Antonio Executive Director, NB Chamber of Commerce and McKenna and Workforce Solutions Alamo to develop and execute strategies to achieve EMNB's defined goals, including access to quality learning and development, improved parent resources, and clear pathways for early childhood teachers and leaders.

Stakeholder Alignment:

- Align internal and external stakeholders and resources to support EMNB's timeline and goal of increasing the number of quality early child education centers to 50% by 2030.

Collaborative Advocacy:

- Collaborate with other Early Matters organizations across the state to achieve key public policy goals and practice improvements in early childhood education and care.

Public Representation:

- Represent EMNB at public forums, conferences, statewide task force meetings, government convenings, and other relevant events to raise awareness of and engagement in New Braunfels and Comal County's quality early childhood education goals.

Fundraising:

- Identify and engage local business leaders, philanthropic foundations, and potential donors to raise funds supporting the goals of EMNB.

Committee Leadership:

- Lead the EMNB Steering Committee, including recruitment and engagement related to goal progression, the achievement of key milestones, and state and local early childhood education policies.

Data Analysis:

- Oversee the collection, analysis, and public dissemination of critical quantitative and qualitative data in support of the EMNB agenda.

Policy Monitoring:

- Monitor relevant changes to education statutes and regulations at the state level that impact EMNB's goals and engage members of the Steering Committee as needed.

Community Engagement:

- Cultivate relationships with key community leaders, elected officials, and other stakeholders to understand the needs, concerns, and viewpoints of early childhood education partners and advocates. Identify opportunities and potential barriers to achieving EMNB's goals.

Network Building:

- Build and maintain a network of organizations willing to partner and advocate for early childhood education and care as a top priority.

Qualifications

This is an outstanding opportunity to play a critical role in improving access to high quality early learning and development across New Braunfels and Comal County. In addition to a commitment the purpose of EMNB, the ideal candidate must have:

- Bachelor's degree in a related field; advanced degree preferred.
- Demonstrated experience in leadership, marketing and advocacy related to early childhood.
- Understanding of the local and state education landscape.
- Excellent communication, relationship-building, and fundraising skills.
- Ability to analyze data and assess impact.
- Proven ability to engage and collaborate with diverse stakeholders.
- Visionary mindset with a commitment to advancing quality early childhood education.
- Familiarity with New Braunfels and Comal County and understanding of the local community.

Reporting

The EMNB Director will take direction from and report to the EMNB Steering Committee.

Compensation

Compensation for the role is competitive and commensurate with experience. In addition, the EMNB Director will be provided with a comprehensive benefits package. All grant funded positions are term limited and contingent upon grant funding. This position is eligible for a hybrid/flexible work schedule.

GREATER NEW BRAUNFELS

Early Care and
Education Final
Report



An Early Matters San Antonio Report

EarlyMattersSA.org

IN COLLABORATION WITH THE GREATER NEW BRAUNFELS CHAMBER OF COMMERCE
AND THE MCKENNA FOUNDATION





ASPIRATION STATEMENT

A thriving early childhood ecosystem prioritizes the success of children through strategic support for families, educators, and businesses, driving economic vitality.



GOALS



ACCESS TO QUALITY LEARNING AND DEVELOPMENT

Every family has affordable access to quality early learning and care in an environment that meets the needs of their child(ren).



PROFESSIONAL PATHWAYS

Early childhood educators are professionally developed, compensated, and valued to enable them to help each child reach their potential.



PARENT RESOURCES

Every family is aware of and connected to tools and resources that support them in making the best decisions for their young child(ren).

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EXECUTIVE SUMMARY

The *Greater New Braunfels Early Care and Education Report* is the result of a collaborative effort to understand and address the challenges facing childcare in the Greater New Braunfels area. This work was made possible by the generosity and openness of the community, particularly the providers, business leaders, and stakeholders who welcomed us into their conversations and shared their experiences. We are deeply grateful for the opportunity to work alongside this committed group of individuals dedicated to building a stronger future for children and families.

Why This Matters

Childcare is at the heart of a thriving community. It shapes the lives of children during their most critical developmental years, supports families in achieving their goals, and directly impacts the local workforce and economy. Yet, in Greater New Braunfels, families and providers face significant barriers—ranging from high costs and staffing shortages to limited access to high-quality programs. These challenges not only affect individual families but ripple through the broader community, influencing business success and economic stability.

Moving Forward

This report represents the beginning of an important journey. Building on the foundation established by the Greater New Braunfels Chamber of Commerce and the McKenna Foundation, the next steps include forming a steering committee, identifying leadership, and engaging key stakeholders to implement these solutions.

The work ahead is not without challenges, but the opportunity to create meaningful change is within reach. By working together, Greater New Braunfels can build a childcare ecosystem that prioritizes children, empowers educators, and supports families—laying the foundation for long-term economic and community vitality.



CURRENT STATE OF CHILDCARE IN GREATER NEW BRAUNFELS



Like so many communities across the United States, the Greater New Braunfels area has found itself facing a three-faceted challenge related to childcare and early learning – access, quality, and affordability. This triad of challenges is negatively impacting families and businesses alike, as the impacts of what both Bloomberg and the Financial Times have deemed a “failed market” have come to roost in the daily lives of this community.

As a result of the combined impact of an inability to raise wages, leading to a reduction in staff, and the limitations on what families can pay, providers are reducing the number of children that they are serving and foresee the need to even further shrink or close. This reduction in the total number of seats results in waitlists and some families struggling to find care that enables them to work.

The access issue has been brought to a head by a bill that required centers interested in serving families using Texas Workforce Commission childcare scholarships to earn a Texas Rising Star (TRS) designation by October 2024. With only 12% of providers in the Greater New Braunfels area having earned the TRS rating, access for low-income families has become and will continue to become increasingly difficult. This is further exacerbated by the closure of St. Paul’s, one of the few TRS-rated centers in the area.

WITH THE GROWING
UNDERSTANDING THAT
THE EARLY YEARS ARE
THE MOST IMPACTFUL
FOR BRAIN
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TODAY’S FAMILIES AND
TOMORROW’S
WORKFORCE.

The Greater New Braunfels area faces the challenge of an insufficient number of quality-rated providers. With no NAEYC certified providers and only a small handful that are Texas Rising Star, many families are left with very few choices in finding quality care for their youngest learners. This factor is exacerbated by the limited amount of quality coaching and funding to build quality available in the Greater New Braunfels area. With today’s youngest learners entering the workforce less than two decades from now and entering kindergarten further behind than kids were just a few years ago, the current and future workforce will be impacted by this gap.

Affordability is the factor with likely the largest impact. With childcare now costing more than in-state tuition at some universities and the cost of care for two children surpassing housing expenses, childcare is markedly unaffordable for most young families. The high and rising cost of a fairly inelastic expense is causing an increasing number of parents to leave the workforce. This has been shared anecdotally by businesses across the Greater New Braunfels area as they are met with rising costs of employee retention, recruitment, and training, as well as the need to pay higher wages for a shrinking labor pool.

The combination of these factors leads to a very challenging current reality that is felt by families and employers across the city.

The trajectory of this situation is challenging, and evidence and economics suggests that the market will not resolve it on its own. Business and community engagement, intervention, and investment will be important to support families, avoid an increasing number of closures, and stem the deleterious impact on local employers.



PROCESS OVERVIEW

Our work addressing the childcare landscape in Greater New Braunfels began with a call to action from the Greater New Braunfels Chamber of Commerce and the McKenna Foundation. Their goal was to explore the current state of childcare and its economic implications for the region. To achieve this, a multi-step process was implemented, involving data collection, engagement, and strategic planning with key stakeholders.



KEY STEPS IN THE PROCESS:

STAKEHOLDER ENGAGEMENT

- 1) Separate series of meetings were held with local childcare professionals and business/community leaders.
 - i. Three meetings were held with childcare providers and professionals with an average attendance of 20 participants.
 - ii. The Business Leaders Convenings were conducted on 4 occasions with an average attendance of 15 participants.
 - iii. The chart below outlines the dates of provider meetings and business leader convenings.

Provider Meetings	Business Leader Convenings
08/24/2024	08/27/2024
10/05/2024	09/24/2024
11/16/2024	10/29/2024
	11/21/2024

All meetings were held at the McKenna Center.

- 2) Providers discussed daily challenges, such as financial constraints, staffing shortages, and limited resources for quality improvement.
- 3) Business and community leaders were introduced to the broader economic implications of childcare challenges, both for their businesses and community at large.

DATA COLLECTION

- 1) Surveys were distributed to approximately 60 providers, yielding 16 responses that revealed critical barriers and opportunities in the childcare system.
- 2) Workforce insights and quality ratings were analyzed to identify gaps in service and quality.

COLLABORATIVE DISCUSSIONS

- 1) Brainstorming sessions were facilitated amongst providers and business leaders to generate innovative solutions and align goals.

What is your aspiration for early learning and care in Greater New Braunfels?

88 responses



Community Word Cloud: Key Themes and Priorities.

- 2) Participants created shared aspirations emphasizing the importance of early childhood education in driving economic vitality.

RESEARCH AND RECOMMENDATIONS

- 1) Local childcare professionals and business/community leaders reviewed successful models and best practices from other communities.
- 2) An outline of potential actions was developed, with a focus on connecting businesses to childcare in innovative ways.
- 3) Potential solutions were evaluated and ranked based on their feasibility and impact.
- 4) Midway through the process, the urgency of this work became undeniable with the closure of St. Paul's Child Development Center, which had served the Greater New Braunfels community for over 40 years. This loss highlighted the critical need for sustainable solutions to support the local childcare ecosystem.



Local Impact – Recent News from St. Paul's



Impact on Businesses

- 60–80 employees (parents) must secure alternative care or exit the workforce.
- Increased stress on employees.
- Higher risks of turnover and absenteeism.
 - Elevated operational costs for businesses.

Long-Term Considerations

- What does the closure of a 35-year-old subsidized childcare center signal for other providers?
- How can businesses and communities collaborate to prevent future closures and support new providers?

Impact of St. Paul's Closure: Workforce Challenges and Long-Term Considerations for Providers and Businesses.

REPORTING AND NEXT STEPS

- 1) Findings and ideas were consolidated into a comprehensive report, which was shared with stakeholders for their review and input.
- 2) Areas requiring further exploration and support were identified to facilitate the implementation of meaningful change.

TOP 5 STATEMENTS



OBJECTIVE

These statements were gathered from Greater New Braunfels community members and reflect the most pressing challenges identified through discussion. Establishing a shared understanding of the current state of childcare was essential to effectively develop and propose solutions.

TOP STATEMENTS ON THE CURRENT STATE OF EARLY CHILDHOOD IN GREATER NEW BRAUNFELS

- 1 The system is broken - it costs parents too much and we cannot pay educators enough.
- 2 Hiring is adversely affected by significant wage increases in jobs not requiring extra education, like fast food and service sector roles, leading employees to leave or avoid the sector altogether.
- 3 Our Early Childhood Education (ECE) talent need higher pay and recognition as professionals (brain developers). Many are leaving for better opportunities, leading to a growing talent/workforce crisis.
- 4 We saddle families at their poorest (in their early 20s) with a financial burden often equivalent to what they may pay eighteen years later for college.
- 5 Business leaders and the broader community frequently overlook the essential role that Early Childhood Education (ECE) plays in shaping both the current and future workforce. Awareness has increased for many, particularly during the pandemic, when they had no option but to have their children at home.

INSIGHTS

The top five statements reflect key issues that shaped the focus of the survey and broader discussions. By centering on the lived experiences of providers, these insights ensured the survey questions directly addressed the challenges they face and aligned with their priorities for actionable solutions.

04 BY THE NUMBERS



For many families, the cost of childcare in Greater New Braunfels rivals that of in-state college tuition, creating financial strain at a time when parents are often in the early stages of their careers. This financial burden is compounded by the fact that over 70% of Greater New Braunfels workers commute to the city, increasing the demand for accessible and reliable childcare close to work.

Low-income families in New Braunfels face significant barriers to accessing affordable, high-quality childcare. Although Workforce Solutions Alamo provides subsidies for some low-income families, these subsidies can only be utilized at centers that meet the Texas Rising Star (TRS) threshold. Currently, only 6 out of 56 centers have achieved TRS quality standards, severely limiting options for families relying on financial assistance. This situation underscores a critical gap in access for financially disadvantaged families.

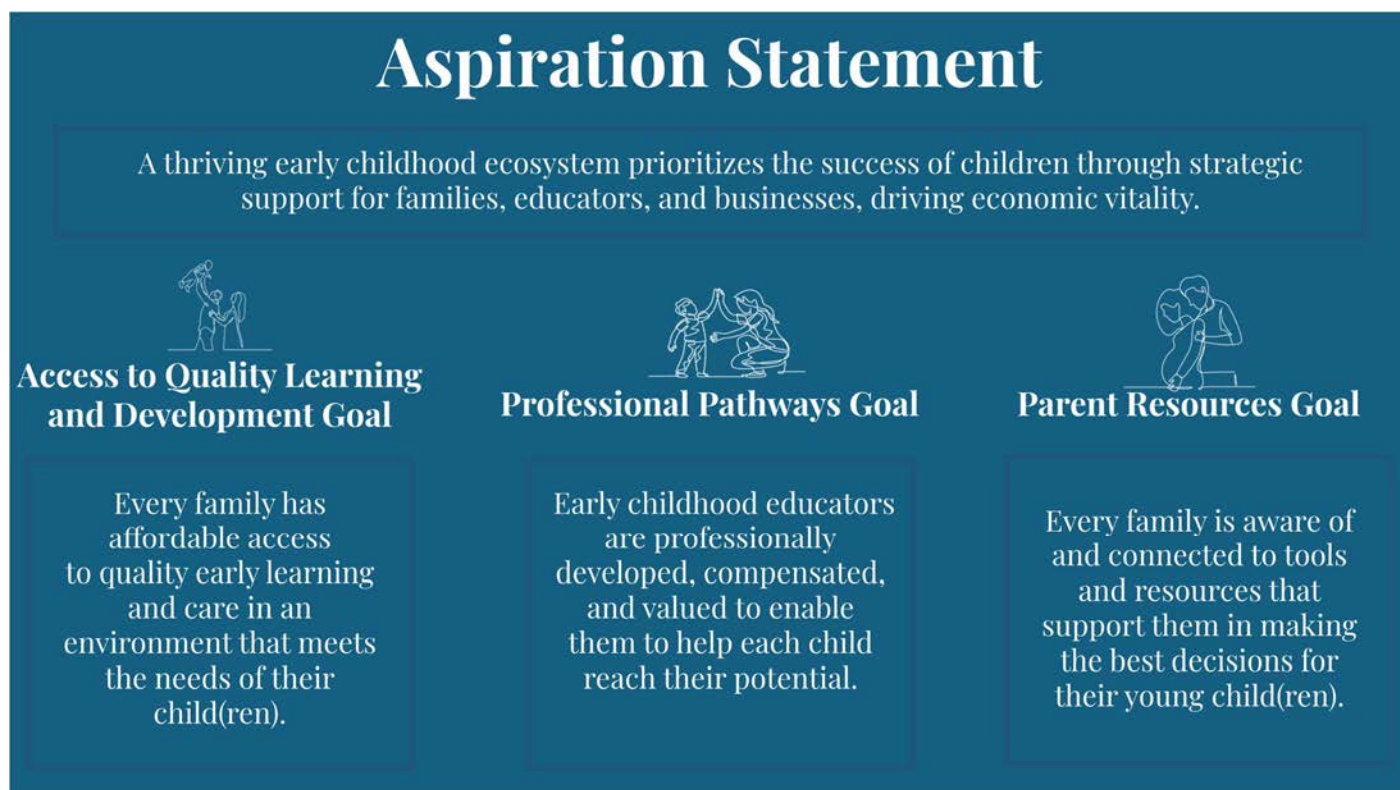
In an effort to understand these challenges better, approximately 60 surveys were sent out, with 16 responses returned. These responses provided key insights into pressing issues facing both providers and families:

- 1) **Staffing Shortages:** 25% of centers reported reducing their capacity due to difficulties in hiring qualified staff. And, 25% of centers anticipate further reductions.
- 2) **Financial Constraints:** Providers face rising costs for food, utilities, and insurance, limiting their ability to raise wages without significantly increasing tuition.
- 3) **Enrollment Challenges:** Several centers reported operating below capacity due to staffing shortages, with some reducing their service capacity by 50 to 100 seats.
- 4) **Public Pre-K Competition:** Enrollment has decreased in some centers as families opt for free or reduced cost public Pre-K, leaving private providers with a larger proportion of costly infant and toddler care.
- 5) **Quality Improvement Barriers:** Many providers struggle to maintain low teacher-to-child ratios and support professional development, with 67% citing hiring challenges as a significant barrier to quality improvements.

ASPIRATION AND GOALS STATEMENTS

OBJECTIVES

The aspiration and goals in this report were collaboratively developed through a series of discussions with childcare providers, business leaders, and community stakeholders. The survey results played a key role in shaping the focus areas of our discussions, providing valuable insights that guided the development of the goals. These collaborative sessions were vital in capturing the diverse perspectives necessary to create a shared vision for the future of early childhood education in Greater New Braunfels. The goals were further refined through multiple rounds of feedback to ensure alignment with the needs and priorities of all groups involved. The collective work centered on three interconnected focus areas, each designed to align with and support the overarching aspiration statement:



LOOKING AHEAD

These aspirations and goals represent a unified vision of the early education ecosystem that stakeholders hope to create—a system where children thrive, families are supported, and educators are valued. By focusing on these priorities, Greater New Braunfels can lay the foundation for an early learning environment that fosters long-term community and economic growth.

SIGNIFICANT ISSUES AND SOLUTIONS

Throughout the collaborative process, several significant issues were identified and analyzed. Groups and stakeholders worked collectively to propose potential solutions, guided by the aspiration and goal statements that framed the discussions. These solutions were further informed by data collected through surveys and the lived experiences shared by providers, ensuring alignment with the needs and priorities of the community. The following is a detailed list of the significant issues identified during this process:

SIGNIFICANT ISSUES

The Early Childhood Market Is Challenged

- Costs too much for families.
- Providers shrinking and going out of business (The availability of free or reduced cost public Pre-K is impacting this issue).
- Educators make too little to stay.
- With families leaving the workforce due to childcare challenges, businesses are paying more for a smaller pool of talent.

Providers Are Sub-Scale

- The prevalence of single site operators, combined with the absence of a centralized shared services function available in the area, leads to high administrative burdens.
- No early childhood community of practice.
- Quality improvement coaching capacity is 1/5 of a mentor FTE.

No Central Marketplace

- Advertising/marketing for providers is limited.
- Lack of navigational or search tools for parents/families.

Recruitment and Retention in the Business Sector

- Employers do not have enough ways to address/support their employees and a workforce with young children.

Underdeveloped Early Childhood Education Policies

- A critical part of the community with an insufficiently developed policy framework.

POSSIBLE SOLUTIONS

Several potential solutions were identified through in-depth and collaborative discussions within each group. These solutions emerged from a thorough examination of challenges, incorporating diverse perspectives and expertise to ensure a comprehensive approach. The following is a detailed list of the proposed solutions, along with contextual information to highlight their relevance and potential impact.

Solution	Description
Search Tool 	• An online tool for families to find childcare slots in the community based on their preferences. • Provides real-time updates on enrollment and showcases what each center offers.
On Site/Near Site Childcare 	• Businesses and providers collaborate to establish childcare facilities on-site or near the workplace. • Financial support from businesses is exchanged for childcare spaces dedicated to employees.
Shared Services 	• Administrative, professional development, business coaching, group purchasing, and bargaining power are shared among providers. • Quality coaching to improve program quality, strengthen workforce development, and support educator retention.
Solution	Description
Tri-Share Program 	• A cost-sharing model involving businesses, the public sector, and families to make childcare more affordable for families. • Improves employee recruitment and retention for participating businesses.
Contracted Slots 	• Businesses partner with childcare centers to reserve slots for their employees by covering the associated costs.
Business Incentives for Employees 	• Childcare stipends provided by employers to reduce or cover the cost of childcare for their employees. • Encourages workforce participation and alleviates childcare affordability challenges.

ADDITIONAL SOLUTIONS

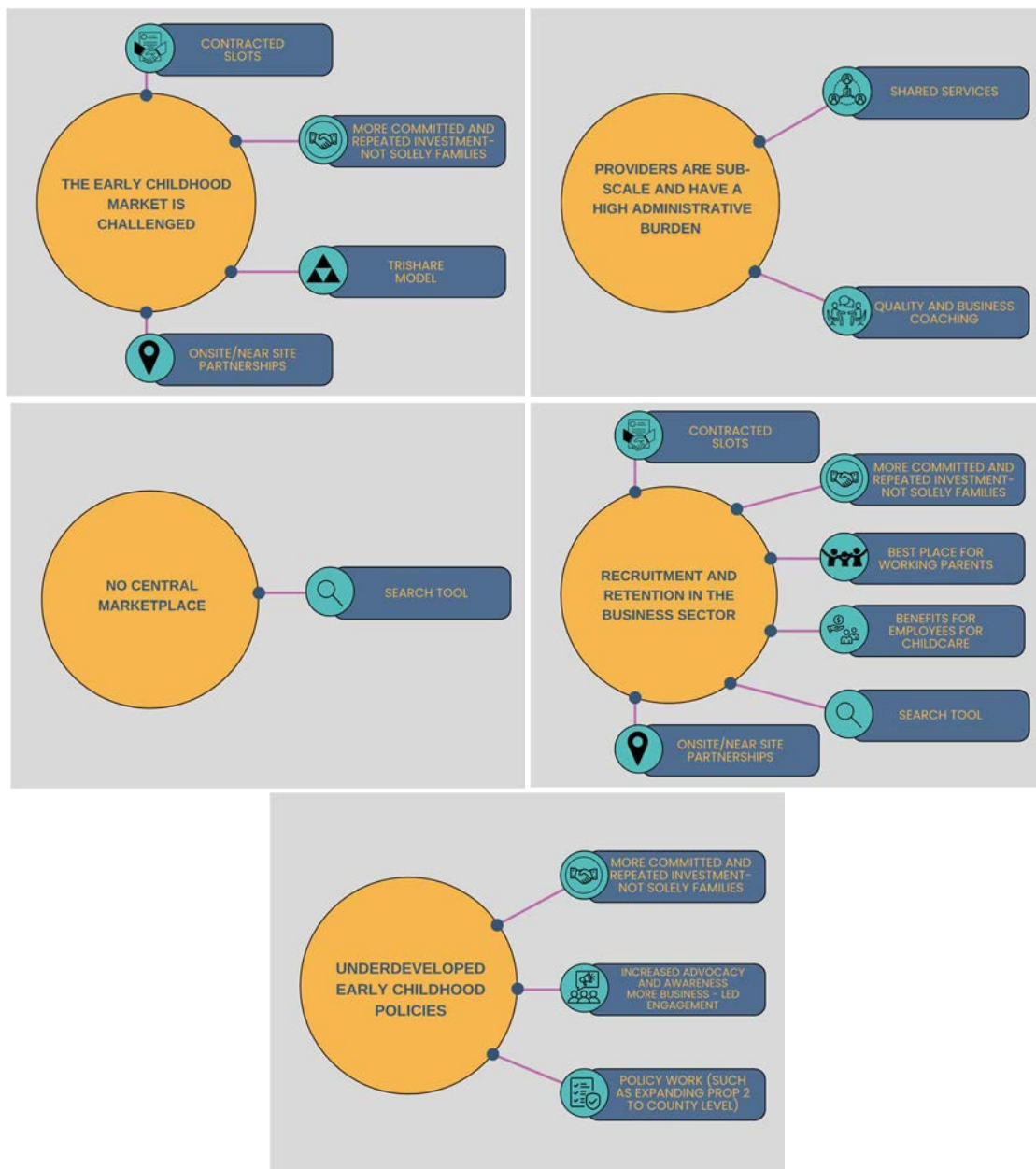
In addition to the core proposed solutions, the following recommendations emerged as critical strategies to address systemic challenges and support the early childhood ecosystem:

Increased Advocacy and Awareness: Encouraging more business-led engagement to drive awareness of early childhood education's impact on workforce and community vitality.

Policy Work: Advancing targeted policy initiatives, such as expanding Proposition 2 to the county level, to improve funding access and create a more supportive policy framework for providers.

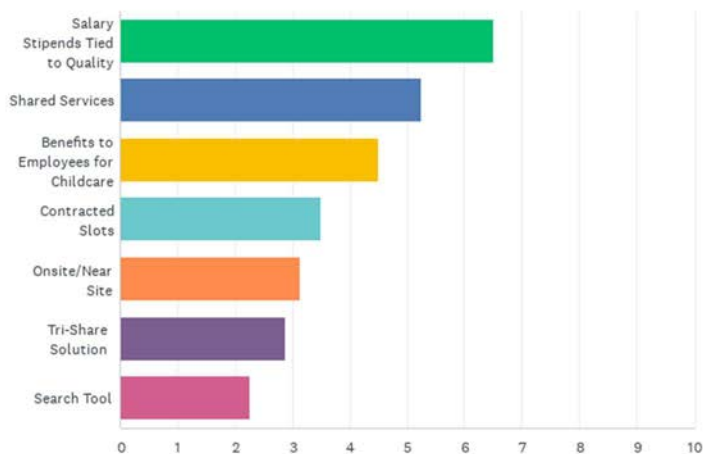
These recommendations, while practical and actionable, offer meaningful pathways for addressing immediate needs and laying the foundation for long-term, sustainable improvements.

CONNECTING SOLUTIONS TO PROBLEMS



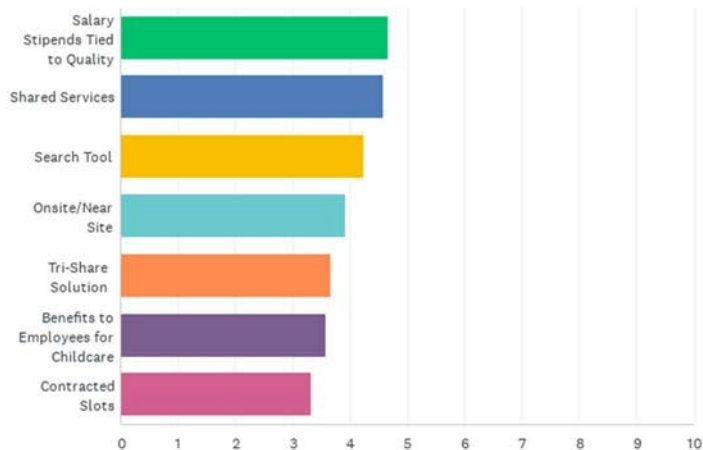
PROVIDER PERSPECTIVES: ALIGNING INDIVIDUAL AND COMMUNITY NEEDS

Q1 In what order would you rank these solutions?



Best Solution for Me

Q1 In what order would you rank these solutions?



Best Solution for My Community

When providers were asked to rank solutions that would have the greatest impact, two priorities emerged consistently for both their *individual needs* and what they saw as best for the *broader community*:

1. **Salary/Stipends Tied to Quality**
2. **Shared Services**

This alignment sends a powerful message: supporting workforce compensation and reducing operational burdens for providers are essential steps toward building a sustainable early childhood ecosystem. These solutions are not only critical for providers themselves but also for the broader community, including local businesses, which depend on a stable and accessible childcare system to support their workforce.

Providers also highlighted **Benefits to Employees for Childcare** as a key solution for their individual needs, while the **Search Tool** ranked as an important solution for the community. These preferences underscore the dual challenge of ensuring educators are supported in their roles while families can access care seamlessly—both of which directly impact workforce participation and business stability.

Addressing these priorities will require a collaborative approach. Businesses, as key stakeholders, are uniquely positioned to contribute to these efforts—whether through direct support like childcare stipends, participation in shared services alliances, or advocacy for policies that bolster the childcare workforce. By investing in these solutions, businesses not only meet the needs of their employees but also play an active role in strengthening the local economy and ensuring long-term success for families, providers, and the community as a whole.



NEXT STEPS AND ORGANIZATIONAL STRUCTURE

After an in-depth review of all proposed solutions with both groups and stakeholders, Early Matters San Antonio recommends some first steps and practices to address the needs of the Greater New Braunfels Area.

To initiate this work, Early Matters San Antonio recommends the formation of a steering committee that includes leadership from the Greater New Braunfels Chamber of Commerce and the McKenna Foundation. This committee will play a critical role in guiding and overseeing the implementation of the proposed solutions, ensuring diverse perspectives and expertise are incorporated into the process. Here is a recommended framework for that group:

Steering Committee	Role
Business and Civic Leaders	Advocate for workforce needs and employer-driven solutions.
Greater New Braunfels Chamber Representative	Provide local economic insights, facilitate partnerships, and outreach.
McKenna Foundation Representative	Offer leadership, resources, and operational support for implementation.
Early Education Representative	Share provider perspectives, ensure alignment with community priorities.

Early Matters recommends continuing the work that the McKenna Foundation has already committed to providing. This includes supporting early childhood providers by organizing and hosting helpful training, hosting convenings for providers and stakeholders to foster collaboration, and administering an email list to facilitate quick and consistent communication. These efforts will strengthen the network of early childhood providers and contribute to building a robust community of practice in the region.



RECOMMENDED INITIATIVES:

I. BUILDING A SHARED SERVICE ALLIANCE

- 1. Create the Program Framework:** Assemble a dedicated group, potentially led by the McKenna Foundation, to oversee the development of the SSA. This committee will be responsible for guiding the initiative, setting objectives, and ensuring alignment with community needs.
- 2. Conduct Workgroup Meetings:** Organize sessions with local early childhood education providers to identify and prioritize the shared services that would be most beneficial and feasible. These services may include administrative support, professional development, business coaching, and access to child management software.
- 3. Engage Existing Alliances for Expertise:** Collaborate with established Shared Services Alliances in San Antonio, such as the Early Learning Shared Services Alliance of San Antonio (ELSSA), to gain insights and best practices. Leveraging their experience can inform the development of a tailored approach for Greater New Braunfels. The Greater New Braunfels Chamber of Commerce has offered to provide business coaching and mentoring as part of this effort.
- 4. Build Interest Among Providers:** Actively recruit early childhood education providers to participate in the SSA by highlighting the benefits, such as reduced operational burdens and enhanced program quality.
- 5. Define Leadership and Operational Structure:** Identify key stakeholders who will manage the SSA, establish financial frameworks, and set clear goals for the first three years. This includes determining the lead entity responsible for coordinating member programs and implementing shared services.

II. IMPLEMENT A TRI-SHARE MODEL

- 1. Create the Program Framework**
 - **Design Operational Processes:** Determine how the program will divide costs among public funding, employers, and employees (e.g., a 1/3-1/3-1/3 split).
 - **Develop Eligibility Criteria:** Define participant qualifications, such as income thresholds and employment status.
 - **Identify a Coordinating Entity:** Appoint a facilitator to manage operations, including fund distribution, employer engagement, and provider connections.
- 2. Gauge Business Interest** (in tandem with funding efforts as they support each other)
 - **Engage Local Employers:** Present the program as a way to attract and retain employees by reducing their childcare costs.
 - **Offer an Opt-In Structure:** Allow businesses to voluntarily contribute to the program and highlight its potential to enhance employee satisfaction and productivity. In the Dallas pilot, the full allotment of businesses was obtained within days of the opportunity opening.
- 3. Source Funding** (in tandem with gauging business interest as they support each other)
 - **Secure Public Funds:** Obtain public funding through municipal or county budgets, state resources, or federal grants. In the Dallas pilot, county funds were allocated to meet this requirement.

4. Connect with Child Care Providers

- **Educate Providers:** Host informational sessions to explain how the program will work, including enrollment processes and financial benefits for providers.
- **Establish Ongoing Communication:** Create a feedback loop to address provider concerns and maintain program efficiency.

5. Launch, Monitor, and Evaluate the Program

- **Promote the Program:** Conduct a public awareness campaign to inform employers, employees, and providers.
- **Track Metrics:** Measure participation rates, childcare utilization, and program outcomes to refine and scale the initiative over time.

III. TEACHER INCENTIVES TIED TO QUALITY (T4T MODEL)

Launching the T4T program requires a strategic and phased approach to address the shortage of skilled infant and toddler teachers. Below are the recommended steps for implementation:

1. Establish a Steering Committee

- Form a leadership group to oversee the program's design and implementation.
- Include representatives from key stakeholders such as Early Matters, local childcare centers, and potential funders.

2. Define Program Goals and Assumptions

- Clearly articulate the program's objectives, such as increasing the education level of infant/toddler educators, stabilizing staffing through retention stipends, and enhancing program quality.
- Establish guiding principles, including the importance of professional learning and the role of stability in improving care quality.

3. Secure Funding and Partnerships

- Partner with funding sources to provide scholarships for Child Development Associates (CDA) credentialing.
- Identify funding sources to cover credentialing costs (\$425 per participant) and stipends for retention (\$1,500 per teacher).

4. Recruit Participants

- Target educators working with infants and toddlers at childcare centers in the Greater New Braunfels area.
- Ensure participants meet eligibility criteria, including employment at qualifying centers and willingness to complete the CDA credential program.

5. Launch the CDA Credentialing Program

- Partner with a funding source to deliver the 120-hour CDA credential course.
- Include a mix of instructional hours, home assignments, and portfolio development.
- Provide support for participants to meet the requirement of 480 hours of experience within three years of credential submission.

6. Implement Retention Incentives

- Distribute stipends to incentivize educators to complete the program and remain in their positions:
- \$500 upon completing the CDA course and passing the exam.
- \$500 for staying in the role for six months.
- \$500 for staying in the role for one year.
- Explore extending stipends to subsequent years to sustain retention.

7. Monitor and Evaluate Program Outcomes

- Track participant progress, including course completion, credential attainment, and retention rates.
- Gather feedback from educators and childcare centers to refine the program.
- Report outcomes to stakeholders to demonstrate impact and attract ongoing support.



CLOSING NOTES

The *Greater New Braunfels Early Care and Education Report* underscores critical challenges and opportunities in the local childcare landscape. Families face financial strain as childcare costs often rival college tuition, while providers navigate staffing shortages, rising operational costs, and limited resources for professional development. These challenges not only impact families but also ripple through the workforce and local economy, where businesses struggle with employee retention and a shrinking labor pool.

This report lays out actionable steps to address these issues, starting with the formation of a Shared Services Alliance (SSA), the adoption of a Tri-Share Model to support childcare affordability and access, and the implementation of the Teachers for Toddlers (T4T) program. These initiatives represent significant progress, aimed at reducing administrative burdens, fostering collaboration, and enhancing workforce stability.

We extend our deepest gratitude to the Greater New Braunfels Chamber of Commerce, the McKenna Foundation, early education providers, business leaders, and stakeholders who contributed their time, insights, and expertise. This report is not the end, but a foundation for meaningful change—one that holds the potential to transform early childhood care and education in Greater New Braunfels for generations to come. By working together, the community can create a thriving ecosystem that supports children, families, educators, and the broader community.



APPENDIX I

GREATER NEW BRAUNFELS EARLY CHILDHOOD CENTERS SURVEY

OVERVIEW

The New Braunfels Early Childhood Centers survey provided important insights into the current challenges, operational constraints, and future aspirations of childcare providers. A total of 16 centers participated in the survey, offering detailed feedback on issues such as staffing shortages, financial pressures, quality improvement, and their capacity to serve children in early childhood programs.

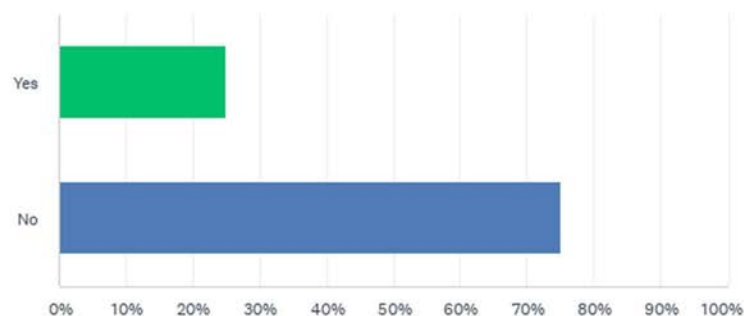
KEY DATA POINTS

Participants: The participating centers represented a diverse range of organizational structures. Voices from all aspects of the childcare landscape were included, from non-profits and for-profits to Head Start programs, district-based centers, home-based care, and religious organizations.

Current Enrollment and Openings: Many centers are not serving their full capacity, often due to difficulties in hiring qualified staff. For example, one preschool had to reduce the number of children they could serve by 50 seats due to staffing shortages and another center reported reducing capacity by 100 seats.

Staffing Challenges: A notable 25% of centers reported having reduced the number of children they could serve due to difficulties finding qualified staff, and 25% anticipate further reductions in the coming year.

Q10 In the last year, have you reduced the number of children that you can serve due to challenges finding qualified staff?

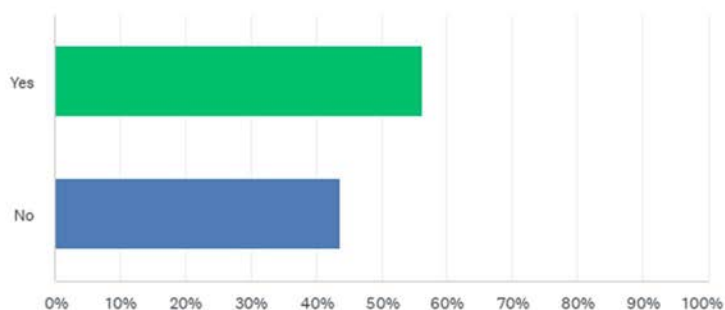


Quality Improvement: Centers rated their ability to make improvements in critical areas. Some centers found maintaining low teacher-to-child ratios difficult (20%), while others highlighted challenges with hiring qualified staff (66.67 ranked this as one of the hardest/level 5) and support teachers attaining higher levels of teacher education and professional training which received nearly level 5 (hardest) by 29% of survey takers.

Financial Pressures: Centers reported increasing costs for food, utilities, and insurance, making it difficult to raise teacher pay without significantly increasing tuition. 87.5% of centers rely primarily on family payments to cover the cost of care, with some centers supplementing tuition income through funding from parent organizations, government subsidies, or scholarships.

Expansion Interest: Despite these challenges, 56.25% of respondents expressed an interest in expanding their services, either by growing their current operations or opening additional sites.

Q13 Do you have any interest in expanding your service to provide care for more children either by growing your current operation or opening an additional site?



CHALLENGES FACED BY PROVIDERS

Staffing Shortages: Hiring and retaining qualified staff remains the most significant challenge for many centers. While some providers have increased wages to attract more candidates, inflation and financial constraints limit how much they can offer. In addition to hiring challenges, the data also highlights that professional development and training for staff can be barriers for centers at times.

Financial Constraints: Many centers are grappling with the financial burden of rising operational costs, including utility bills, food, and insurance.

Public Pre-K Competition: Several centers reported losing enrollment to public Pre-K programs, which provide free or lower-cost care for preschool-aged children.



Notable Quotes From Respondents:

“The inflation is making everything cost more, yet parents are also experiencing this in their homes so they can't afford to pay more for childcare, so we can't increase our prices.”

“Public Pre-K is taking the older children, leaving us with infants and toddlers, which are more expensive to care for, and we can't financially sustain our program on just infants alone.”

“Operating costs are increasing, and we don't have the funds to improve our learning environments.”

“We are being stretched thin with the rising costs of operation, and our families can't afford higher tuition, making it hard to raise teacher pay.”

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APPENDIX II

GREATER NEW BRAUNFELS PROVIDERS DATA

Operation #	Agency Number	Operation/Caregiver Name	Address	City	State	Zip	County	Phone	Type	Status	Issue Date	Capacity	Email Address	Infant	Toddler	Preschool	School	Hours	Texas Rising Star Accepts ChildCare Scholarships	Deficiencies	
1690392		First Protestant School	205 S CASTELL AVE 572 W SAN ANTONIO	NEW BRAUNFELS	TX	78130	Comal	830-606-4110	Licensed Center	Full Permit	5/31/2019	251	school@firstprotestant.org	Y	Y	Y	Y	Mon - Fri 7:00 AM-6:00 PM	No	22	
61801		FUNE Day School, Kindergarten and MDO	181 S SANTA CLARA AVE 984 W SAN ANTONIO	NEW BRAUNFELS	TX	78130	Comal	830-608-1724	Licensed Center	Full Permit	10/2/1989	110	dayschool@funecomb.org	Y	Y	Y	Y	Mon - Fri 8:15 AM-3:00 PM	No	11	
179420		St. Paul Lutheran Preschool	984 W SAN ANTONIO	NEW BRAUNFELS	TX	78130	Comal	830-625-2044	Licensed Center	Full Permit	3/14/1986	101	preschool@stlpaul.org	Y	Y	Y	Y	Mon - Fri 7:00 AM-6:00 PM	4-5 star	Yes	18
1763530		Loli's Daycare and Preschool	5277 CENTER ST	NEW BRAUNFELS	TX	78130	Comal	830-837-5277	Licensed Center	Full Permit	9/7/2023	83	loli'sdaycareandpreschool@gmail.com	Y	Y	Y	Y	Mon - Fri 7:00 AM-6:00 PM	No	5	
1725218		New Braunfels Head Start Center	1023 W BRIDGE ST	NEW BRAUNFELS	TX	78130	Comal	830-294-0142	Licensed Center	Full Permit	1/26/2022	45	jcantu@ccsct.org	Y	Y	Y	N	Mon - Fri 7:30 AM-3:30 PM	No	11	
1780959		Two Rivers Academy	1156 MAGAZIN E AVE	NEW BRAUNFELS	TX	78130	Comal	210-422-0011	Licensed Child-Care Home	Full Permit	1/9/2024	12	tworiversacademy@gmail.com	Y	Y	Y	Y	Mon - Fri 8:00 AM-4:30 PM	No	2	
539059		Kids Day Out	373 HOWARD ST	NEW BRAUNFELS	TX	78130	Comal	830-629-2286	Licensed Center	Full Permit	4/27/1999	80	kiddirector@nlpres.org	Y	Y	Y	Y	Mon - Thu 8:45 AM-3:30 PM	No	8	
1782260		BIANCA CASTILLO-MARTINEZ	1231 HUISACH E AVE APT 503	NEW BRAUNFELS	TX	78130	Comal	830-475-0334	Licensed Family Register	Registered Child-Care	7/14/2023	3		Y	Y	Y	Y	Mon - Fri 7:00 AM-4:30 PM	No	0	
1273026		Sylvia Delavan	608 BAVARIA N DR	NEW BRAUNFELS	TX	78130	Comal	830-237-2759	Licensed Family Register	Registered Child-Care	3/15/2011	12	nanny_by_day@hotmail.com	Y	Y	Y	N	Mon - Fri 7:30 AM-5:30 PM	No	7	
1661145	668	Y School Age @Seale	540 HOWARD ST	NEW BRAUNFELS	TX	78130	Comal	210-560-4620	Licensed Center	Full Permit	2/9/2018	100		N	N	N	Y	Mon - Fri 2:45 PM-4:00 PM	3-5 star	Yes	2
1790699		Esther Sanchez	351 MCKENN A AVE	NEW BRAUNFELS	TX	78130	Comal	830-822-6610	Licensed Family	Listed	3/5/2024	3		N	N	N	N	Mon - Fri 8:00 AM-5:00 PM	No	1	
1722376		Melissa Smith	167 NEW CAROLINA L DR	BRAUNFELS	TX	78130	Comal	830-237-2659	Licensed Family	Listed	9/28/2021	3	pinkivy1974@yahoo.com	N	N	N	N	Mon - Fri 8:00 AM-6:00 PM	No	1	
1715684		Learning Their Way	1001 MISSION DR	NEW BRAUNFELS	TX	78130	Comal	830-358-7718	Licensed Center	Full Permit	1/27/2021	51	learningtheirway@yahoo.com	N	N	Y	Y	Mon - Thu 8:00 AM-3:00 PM	No	6	
896557		Ms. Debbie's Darlings Preschool	445 RAVEN RDG	NEW BRAUNFELS	TX	78130	Comal	830-708-7503	Licensed Child-Care Home	Full Permit	6/27/2008	12	modelsbestdaynps@yahoo.com	Y	Y	Y	Y	Mon - Fri 7:00 AM-5:30 PM	4-5 star	Yes	0
1692423	810	The Children's Courtyard, Inc.	1429 S WALNUT AVE	NEW BRAUNFELS	TX	78130	Comal	830-608-9588	Licensed Center	Full Permit	7/8/2020	187	3229@childrenscourtyard.com	Y	Y	Y	N	Mon - Fri 6:30 AM-4:00 PM	Entry-Level	Yes	37
507044		Peggy Podgurski	1466 MARGOL DR	NEW BRAUNFELS	TX	78130	Comal	830-822-4949	Licensed Family Register	Registered Child-Care	4/5/1994	12		Y	Y	Y	Y	Mon - Fri 7:00 AM-4:00 PM	No	7	
1800428		A Bright Beginning Learning Center	1278 HOLLIES L DR 2143 W SAN ANTONIO	NEW BRAUNFELS	TX	78130	Comal	830-609-9151	Licensed Center	Initial Permit	9/9/2024	46	khadrin@brightbeginninglearningcenter.com	Y	Y	Y	Y	Mon - Fri 6:30 AM-4:00 PM	Yes	3	
862173	668	Y School Age @ Lone Star Elementary	210-286-8944	NEW BRAUNFELS	TX	78130	Comal	Licensed Center	Full Permit	2/7/2007	68	alysongibymcrae@yahoo.com	N	N	N	Y	Mon - Fri 2:45 PM-4:00 PM	Entry-Level	Yes	2	
1541134		Early Learning Cottage	996 HOLLYHO CK LN	NEW BRAUNFELS	TX	78130	Comal	832-651-8834	Licensed Child-Care Home	Full Permit	7/3/2014	10	legibensoned@yahoo.com	N	N	Y	Y	Mon - Fri 7:00 AM-5:30 PM	No	9	
1668212		Precious Pearls	19939 SAN SCHNEID ANTONIO ER LN	NEW BRAUNFELS	TX	78266	Comal	830-822-5277	Licensed Child-Care Home	Full Permit	1/5/2018	11		N	Y	Y	Y	Mon - Fri 7:30 AM-5:30 PM	Yes	13	
1672001		Crossroads Church and Preschool	1895 S WALNUT AVE	NEW BRAUNFELS	TX	78130	Comal	830-626-8614	Licensed Center	Full Permit	3/21/2018	117	preschool@crossroadschurch.org	Y	Y	Y	Y	Mon - Fri 7:30 AM-5:30 PM	Entry-Level	Yes	16
826632		Little Einsteins, L.L.C.	2797 S DIH BRAUNFELS	NEW BRAUNFELS	TX	78130	Comal	830-620-5453	Licensed Center	Full Permit	5/6/2003	71	aleinstein@yahoo.com	Y	Y	Y	Y	Mon - Fri 7:30 AM-5:30 PM	4-5 star	Yes	13
1538701		Tiffany Hasty	1021 MISTY ACRES DR	NEW BRAUNFELS	TX	78130	Comal	512-938-9495	Licensed Family	Listed	6/26/2023	3		Y	Y	Y	Y	Mon - Fri 7:00 AM-7:00 PM	No	0	
1726480	668	Y School Age @ Walnut Springs	1900 S WALNUT AVE	NEW BRAUNFELS	TX	78130	Comal	210-601-9031	Licensed Center	Full Permit	1/18/2022	50	alysongibymcrae@yahoo.com	N	N	N	Y	Mon - Fri 7:00 AM-4:00 PM	Entry-Level	Yes	1
1799955		Lisa Kay Booth	1412 RIVER RD	NEW BRAUNFELS	TX	78132	Comal	830-387-6597	Licensed Family	Listed	7/18/2024	3		N	N	N	N	Mon - Fri 7:30 AM-4:00 PM	No	0	
1802627	668	Y School Age @ Memorial Elementary	1911 S WALNUT AVE	NEW BRAUNFELS	TX	78130	Comal	210-824-2277	Licensed Center	Full Permit	8/20/2024	50	childcare@mcraeasax.com	N	N	N	Y	Mon - Fri 2:30 PM-4:00 PM	No	0	
847014		Triple L Ranch Child Development Center	737 W COUNTY LINE RD	NEW BRAUNFELS	TX	78130	Guadalupe	830-620-0254	Licensed Center	Full Permit	9/13/2005	307	triplel_cdc@yahoo.com	Y	Y	Y	Y	Mon - Fri 6:30 AM-4:00 PM	Entry-Level	No	4
1786382		Trinken Haus Early Learning Depot	961 W COUNTY LINE RD	NEW BRAUNFELS	TX	78130	Comal	830-312-7155	Licensed Center	Full Permit	2/7/2024	107	trinkenhausdirector@gmail.com	Y	Y	Y	Y	Mon - Fri 7:00 AM-5:30 PM	No	1	
1648145		Melissa Bustos	2047 NEW DRAGON TRL	NEW BRAUNFELS	TX	78130	Guadalupe	830-837-4313	Licensed Family	Listed	4/25/2018	3		N	Y	Y	N	Mon - Sat 9:00 AM-5:30 PM	No	0	
1511705		Blue Bird Kids Academy	1365 W COUNTY LINE RD	NEW BRAUNFELS	TX	78130	Guadalupe	830-387-5096	Licensed Center	Full Permit	10/10/2013	175	bluebirdkidsacademy@yahoo.com	Y	Y	Y	Y	Mon - Fri 6:00 AM-4:00 PM	Entry-Level	Yes	15
1520849		Through A Child's Eyes	2047 CORNO N ST	NEW BRAUNFELS	TX	78130	Comal	830-620-5998	Licensed Center	Full Permit	10/15/2013	185	taca1234@att.net	Y	Y	Y	Y	Mon - Fri 7:00 AM-4:00 PM	No	8	

1737303	New Braunfels Academy	2065 S WALNUT AVE	NEW BRAUNFELS	TX	78130	Comal	830-221-7434	Licensed Center	Full Permit	4/14/2023	83	info@newbraunfelsacademy.com	Y	Y	Y	Y	Y	Mon - Fri 6:30 AM-6:00 PM	No	45	
1158626	The Morgan Center, LLC	1215 ERYVENIE RG AVE	NEW BRAUNFELS	TX	78130	Comal	830-627-9222	Licensed Center	Full Permit	1/5/2011	80	info@themorgancenter.net	Y	Y	Y	Y	Y	Mon - Fri 6:30 AM-6:00 PM	Entry-Level	Yes	24
1699557	Kids 'R' Kids Learning ACADEMY	2230 INDEPEN DENCE DR	NEW BRAUNFELS	TX	78132	Comal	830-856-2727	Licensed Center	Full Permit	7/20/2020	288	info@kidskidswestpointe.com	Y	Y	Y	Y	Y	Mon - Fri 7:00 AM-6:00 PM	4-5 star	Yes	25
1326426	Rosalinda DeLaRosa	2187 N BANCH ESTATES BLVD	NEW BRAUNFELS	TX	78130	Guadalupe	210-722-8261	Registered Child-Care Home	Registered	7/11/2011	12	delarosa.rose@gmail.com	Y	Y	Y	Y	Y	Mon - Fri 12:00 AM-12:00 AM	No	2	
1739371	Kiddie Academy of New Braunfels	672 S KOWALD LN	NEW BRAUNFELS	TX	78130	Comal	830-420-6300	Licensed Child-Care Center	Full Permit	4/14/2023	182	newbraunfels@kiddieacademy.net	Y	Y	Y	Y	Y	Mon - Fri 6:00 AM-6:00 PM	No	32	
1693702	Chayenne's Daycare	1042 MELLOW BREEZE	NEW BRAUNFELS	TX	78130	Comal	830-730-3820	Licensed Child-Care Home	Full Permit	1/21/2020	12	chayenne18@gmail.com	Y	Y	Y	Y	Y	Mon - Fri 7:30 AM-5:30 PM	Entry-Level	Yes	23
1633365	Intchel Fisher	1994 SHORE MDWS	NEW BRAUNFELS	TX	78130	Comal	815-200-0657	Listed Family Child-Care	Listed	11/2/2016	3		Y	Y	N	N	N	Mon - Fri 7:00 AM-5:00 PM	No	0	
1682062	Rosemary Montoya	323 STONE PT	NEW BRAUNFELS	TX	78130	Comal	210-426-4196	Listed Family Child-Care Home	Listed	11/19/2018	3	rosemontoya@yahoo.com	N	Y	N	N	N	Mon - Fri 8:00 AM-5:00 PM	No	0	
1788772	Marlim Guardado	2056 SUNDAY CE PKWY APT 2117	NEW BRAUNFELS	TX	78130	Comal	713-269-7912	Listed Family Child-Care	Listed	4/23/2024	3		N	Y	Y	N	N	Mon - Fri 8:00 AM-5:00 PM	No	0	
1776477	Peekaboo Preschool	2325 BROKEN WHEEL LN	NEW BRAUNFELS	TX	78130	Guadalupe	940-782-0334	Licensed Child-Care Home	Full Permit	11/13/2023	12	peekaboopreschool.com	N	Y	Y	Y	Y	Mon - Fri 8:30 AM-3:00 PM	No	1	
1692438	810 The Children's Courtyard, Inc.	241 HUNTERS VLG	NEW BRAUNFELS	TX	78132	Comal	830-625-4044	Licensed Center	Full Permit	12/30/2019	229	3230@childrenscourtyard.com	Y	Y	Y	Y	Y	Mon - Fri 6:30 AM-6:30 PM	Entry-Level	Yes	34
1496406	Gruene Tree Learning Center	2629 CORNHORN ST	NEW BRAUNFELS	TX	78130	Comal	830-625-7200	Licensed Center	Full Permit	4/11/2013	135	gruenetreelearningcenter@gmail.com	N	Y	Y	Y	Y	Mon - Fri 7:30 AM-5:00 PM	No	4	
1681725	Babys First Daycare	203 CAMERO N DR	NEW BRAUNFELS	TX	78130	Guadalupe	830-832-7912	Licensed Child-Care Home	Full Permit	4/17/2019	12	mtnteravision@hotmail.com	Y	Y	Y	Y	Y	Mon - Fri 7:00 AM-5:30 PM	2-5 star	Yes	10
1331366	Alisha Kelley	1123 STONE PATH	NEW BRAUNFELS	TX	78130	Guadalupe	830-214-5052	Licensed Child-Care Home	Full Permit	6/7/2012	12		Y	Y	Y	Y	Y	Mon - Fri 7:00 AM-5:30 PM	No	12	
1349966	Brilliant Starts Learning ACADEMY	2101 FM 1101	NEW BRAUNFELS	TX	78130	Comal	830-708-2752	Licensed Center	Full Permit	2/8/2012	145	brilliantstartslerningacademy@gmail.com	Y	Y	Y	Y	Y	Mon - Fri 6:30 AM-6:00 PM	4-5 star	No	24
1699280	A Creative Learning Ctr	311 FM 306 BLDG 2	NEW BRAUNFELS	TX	78130	Comal	830-626-8440	Licensed Center	Full Permit	1/17/2020	200	creativelearning@hotmail.com	Y	Y	Y	Y	Y	Mon - Fri 7:00 AM-6:00 PM	Entry-Level	Yes	16
1029006	668 Y School Age @ Klen Elementary	2620 KLEIN WAY	NEW BRAUNFELS	TX	78130	Guadalupe	210-683-6620	Licensed Center	Full Permit	2/23/2010	70		N	N	N	N	Y	Mon - Fri 2:45 PM-6:00 PM	Entry-Level	Yes	5
1728123	Safe Steps Home Daycare	2813 RIDGE BERRY RD	NEW BRAUNFELS	TX	78130	Guadalupe	510-410-7010	Licensed Child-Care Home	Full Permit	3/2/2022	12	caroljane.ancheta@yahoo.com	N	Y	Y	Y	Y	Mon - Fri 8:00 AM-5:00 PM	Entry-Level	No	5
1671747	Imagine That	207 LUCINDA DR	NEW BRAUNFELS	TX	78130	Guadalupe	830-237-6261	Licensed Child-Care Home	Full Permit	9/24/2018	12	McCasey101@gmail.com	Y	Y	Y	Y	Y	Mon - Fri 7:30 AM-5:30 PM	Entry-Level	Yes	1
1798165	Rebecca Elizabeth Erben	4519 LEGEND TRL	NEW BRAUNFELS	TX	78130	Guadalupe	830-463-7927	Listed Family Child-Care	Listed	7/10/2024	3		N	N	N	N	N	Mon - Fri 9:00 AM-5:00 PM	No	1	
1733836	The Goddard School	582 GENEVA ST	NEW BRAUNFELS	TX	78132	Comal	830-420-6700	Licensed Center	Full Permit	10/26/2022	182	newbraunfels@goddardschools.com	Y	Y	Y	Y	Y	Mon - Fri 7:00 AM-6:00 PM	Yes	11	
1791992	Carmen Arragon	5068 OLD HOSHRAY BL UNIT 919	NEW BRAUNFELS	TX	78132	Comal	830-730-2302	Listed Family Child-Care	Listed	8/26/2024	3		N	N	N	N	N	Mon - Fri 8:00 AM-3:30 PM	No	1	
820570	Jessica Lester	5116 FM 482	NEW BRAUNFELS	TX	78132	Comal	830-237-1164	Registered Child-Care Home	Registered	10/16/2002	12	lester.jessica@yahoo.com	Y	Y	Y	Y	N	Mon - Fri 7:30 AM-5:30 PM	No	10	
1716687	Angla La'Shell Gray	3237 SWALLOW POINTE	NEW BRAUNFELS	TX	78130	Comal	325-213-2958	Listed Family Child-Care	Listed	4/21/2021	3		N	N	N	N	N	Mon - Thu 8:00 AM-4:00 PM	No	0	

11/17/2025

Agenda Item No. B)

PRESENTER:

Scott McClelland, Assistant Transportation and Construction Services Director

SUBJECT:

Presentation and update on City of New Braunfels Capital Projects and Initiatives.

DEPARTMENT: Transportation and Construction Services

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

The Transportation and Construction Services Department will provide an update on capital projects and initiatives associated with the 2019 Bond Program, 2023 Bond Program, Roadway Impact Fee Program, New Braunfels Economic Development Corporation, Alamo Area Metropolitan Planning Organization, and other funding programs.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☐ Community Well-Being ☒ N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

11/17/2025

Agenda Item No. C)

PRESENTER:

Garry Ford, Transportation & Construction Services Director

SUBJECT:

Presentation and discussion on proposed amendments to the New Braunfels Code of Ordinances to update Traffic Impact Analysis fees and requirements.

DEPARTMENT: Transportation & Construction Services**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

A Traffic Impact Analysis (TIA) is a specialized engineering study that evaluates the impact of a new development on the transportation network. It is intended to identify impacts, ensure safety and efficiency, guide decision-making, and establish mitigation measures. A TIA is required for any new development, redevelopment, or change in use that is expected to generate new traffic.

The TIA review process involves the city review of a developer's TIA to ensure a proposed development will not negatively impact the existing transportation network.

In 2023, TIA reviews were primarily conducted by third-party reviewers, who were managed by city staff. TIA review fees were updated in 2023 to cover the city's cost of the specialized engineering review and pass those costs on to the developer. Fees are assessed based on the actual cost determined by the report scope or additional review comments. The fees recover the city's third-party review costs; however, implementing the fee has created issues, including increased review timelines, uncertainty regarding review fees, and failure to account for city staff review.

To address the issues and the preference for city staff to review TIAs while recovering a portion of the third-party review costs, if required by staff resources and workload, the proposed fee adjustments are as follows:

TRAFFIC IMPACT ANALYSIS		
	Current	Proposed
TIA Worksheet	\$100.00	\$240.00
Level 1	Actual cost determined with report scope (at rate billed to the city).	\$2,400.00
Level 2	Actual cost determined with report scope (at rate billed to the city).	\$4,320.00
Level 3	Actual cost determined with report scope (at rate billed to the city).	\$6,240.00
Additional review	Actual cost determined with each additional comment review letter (at rate billed to the city).	\$960.00
Comment review meeting	\$250.00	\$0.00
Revision review	Actual cost determined with revision scope (at rate billed to the city).	Level 1—\$960.00 Level 2—\$1,920.00 Level 3—\$2,880.00
Scoping meeting	\$0.00	\$0.00

The proposed fees are based on an estimated level of effort, considering the scope and area of the TIA study, as well as the general costs of third-party reviews. A review of TIA reviews of comparable cities was conducted; however, the TIA requirements, review process, and fees varied widely across the cities.

In addition to TIA review fees, city staff identified the following proposed amendments to the TIA requirements:

- Amend roadway planning level analysis for streets determined by the city engineer.
- Add street design analysis, including geometric and geotechnical analysis, for development and related construction traffic on perimeter and approach streets that provide adequate access.
- Add compliance with thoroughfare design and area transportation plan.
- Amend turn-lane requirements based on previous city criteria and intersection level of service.
- Add expiration date based on no development progress or anticipated development buildout year(s).

TIA standards are in Chapter 118, Subdivision Platting, and amendments are required to go to the Planning Commission for recommendation to the City Council.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☒ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

11/17/2025

Agenda Item No. D)

PRESENTER:

Nathan Brown, Senior Assistant City Attorney

SUBJECT:

Presentation, discussion, and possible direction on proposed ordinance amendments concerning the composition of the Roadway Impact Fee Advisory Committee and Water & Wastewater Impact Fee Advisory Committee as required by Senate Bill 1883

DEPARTMENT: City Attorney's Office**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

During the 2025 Legislative Session, the Legislature passed and the Governor signed into law Senate Bill 1883. This new statute necessitates a change in the compositions of the Water/Wastewater Impact Fee Advisory Committee and the Roadway Impact Fee Advisory Committee.

ISSUE:

Senate Bill 1883:

1. Increases from **40% to 50%** the minimum percentage of an impact fee advisory committee's membership that must consist of representatives from the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity.
2. **Removes** the ability of the **planning and zoning commission** of a political subdivision to act as the impact fee advisory committee.

Senate Bill 1883 is effective September 1, 2025.

AN ACT

relating to the approval of land use assumptions, capital improvement plans, and impact fees.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 395.043, Local Government Code, is amended to read as follows:

Sec. 395.043. INFORMATION ABOUT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN AVAILABLE TO PUBLIC. At least 60 days ~~On or~~ before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

SECTION 2. Section 395.051(a), Local Government Code, is amended to read as follows:

(a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee. Approval of the imposition of an impact fee by a political subdivision requires an affirmative vote of two-thirds of the members of the governing body of the political subdivision.

SECTION 3. Subchapter C, Chapter 395, Local Government Code, is amended by adding Section 395.0515 to read as follows:

1 Sec. 395.0515. LIMITATION ON IMPACT FEE INCREASE. A
2 political subdivision may not increase the amount of an impact fee
3 for three years from the later of the date the fee was adopted or
4 most recently increased, if applicable. Nothing in this section
5 prohibits the political subdivision from implementing an impact fee
6 collection schedule that allows less than the maximum adopted
7 impact fee to be collected or phased in up to the maximum adopted
8 impact fee for a period not to exceed ten years, as authorized by
9 this chapter.

10 SECTION 4. Section 395.053, Local Government Code, is
11 amended to read as follows:

12 Sec. 395.053. HEARING ON UPDATED LAND USE ASSUMPTIONS AND
13 CAPITAL IMPROVEMENTS PLAN. The governing body of the political
14 subdivision shall, within 120 [~~60~~] days after the date it receives
15 the update of the land use assumptions and the capital improvements
16 plan, adopt an order setting a public hearing to discuss and review
17 the update and shall determine whether to amend the plan.

18 SECTION 5. Section 395.054, Local Government Code, is
19 amended to read as follows:

20 Sec. 395.054. HEARING ON AMENDMENTS TO LAND USE
21 ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE. A public
22 hearing must be held by the governing body of the political
23 subdivision to discuss the proposed ordinance, order, or resolution
24 amending land use assumptions, the capital improvements plan, or
25 the impact fee. At least 60 days [~~On or~~] before the date of the
26 first publication of the notice of the hearing on the amendments,
27 the land use assumptions and the capital improvements plan,

1 including the amount of any proposed amended impact fee per service
2 unit, shall be made available to the public.

3 SECTION 6. Section 395.058(b), Local Government Code, is
4 amended to read as follows:

5 (b) The advisory committee is composed of not less than five
6 members who shall be appointed by a majority vote of the governing
7 body of the political subdivision. Not less than 50 [40] percent of
8 the membership of the advisory committee must be representatives of
9 the real estate, development, or building industries who are not
10 employees or officials of a political subdivision or governmental
11 entity. ~~[If the political subdivision has a planning and zoning~~
12 ~~commission, the commission may act as the advisory committee if the~~
13 ~~commission includes at least one representative of the real estate,~~
14 ~~development, or building industry who is not an employee or~~
15 ~~official of a political subdivision or governmental entity. If no~~
16 ~~such representative is a member of the planning and zoning~~
17 ~~commission, the commission may still act as the advisory committee~~
18 ~~if at least one such representative is appointed by the political~~
19 ~~subdivision as an ad hoc voting member of the planning and zoning~~
20 ~~commission when it acts as the advisory committee.]~~ If the impact
21 fee is to be applied in the extraterritorial jurisdiction of the
22 political subdivision, the membership must include a
23 representative from that area.

24 SECTION 7. Subchapter C, Chapter 395, Local Government
25 Code, is amended by adding Section 395.059 to read as follows:

26 Sec. 395.059. INDEPENDENT FINANCIAL AUDIT. (a) Before a
27 political subdivision may increase an existing impact fee or adopt

1 a new impact fee for a service area where an impact fee had
2 previously been adopted, the political subdivision must conduct an
3 independent financial audit in accordance with this section.

4 (b) An independent financial audit conducted under this
5 section must be performed by an independent auditor who:

6 (1) is a certified public accountant or public
7 accountant licensed by the Texas State Board of Public Accountancy;
8 and

9 (2) is not, and has not been during the 12 months
10 preceding the commencement of the audit, under contract to provide
11 any other service to the political subdivision or a related entity
12 of the political subdivision.

13 (c) An independent financial audit conducted under this
14 section must provide, if applicable, a detailed accounting of:

15 (1) the amount of funds collected from any impact fee
16 imposed by the political subdivision in the service area;

17 (2) the amount of interest accumulated under Section
18 395.025 on impact fees collected by the political subdivision in
19 the service area;

20 (3) any proposed capital improvements or facility
21 expansions to be financed from an impact fee collected by the
22 political subdivision in the service area that were not
23 constructed, as described by Section 395.025, including the
24 categories of each improvement and expansion;

25 (4) the amount of funds collected from impact fees by
26 the political subdivision in the service area that have not been
27 spent;

1 (5) each impact fee collected by the political
2 subdivision in the service area;

3 (6) the allocation of each impact fee made to the
4 political subdivision in the service area;

5 (7) any waived impact fees in the service area under
6 Section 395.016(g);

7 (8) any requested refunds of impact fees in the
8 service area under Section 395.025;

9 (9) any impact fees in the service area refunded under
10 Section 395.025; and

11 (10) any errors or omissions of credits in impact fee
12 calculations for impact fees in the service area.

13 (d) An independent financial audit conducted under this
14 section must be submitted to the political subdivision and advisory
15 committee described by Section 395.058. Before the political
16 subdivision may increase an existing impact fee or adopt a new
17 impact fee for a service area where an impact fee had previously
18 been adopted, the political subdivision must hold a public hearing
19 on the results of the audit received under this subsection.

20 (e) A political subdivision shall make available to the
21 public on the political subdivision's Internet website an
22 applicable independent financial audit at least 30 days before:

23 (1) the publication of notice required under Section
24 395.044; and

25 (2) the adoption of an order as required under Section
26 395.053.

27 (f) A political subdivision may use money collected from an

1 impact fee to conduct an audit required under this section.

2 SECTION 8. Section 395.077, Local Government Code, is
3 amended by adding Subsection (f) to read as follows:

4 (f) The attorney general may bring an action on behalf of a
5 property owner to contest an impact fee or to recover a refund for
6 an impact fee under Section 395.025.

7 SECTION 9. Section 395.078, Local Government Code, is
8 repealed.

9 SECTION 10. Section 395.059, Local Government Code, as
10 added by this Act, applies only to a new impact fee or an increase to
11 an existing impact fee adopted on or after the effective date of
12 this Act.

13 SECTION 11. Sections 395.043 and 395.054, Local Government
14 Code, as amended by this Act, apply only to a land use assumption,
15 capital improvement plan, or impact fee that is the subject of a
16 public hearing required to be held by Section 395.042 or 395.053 of
17 that code, as applicable, that is held on or after the 90th day
18 after the effective date of this Act. A land use assumption,
19 capital improvement plan, or impact fee subject to a public hearing
20 that is held before the 90th day after the effective date of this
21 Act is governed by the law in effect immediately before the
22 effective date of this Act, and the former law is continued in
23 effect for that purpose.

24 SECTION 12. Section 395.051(a), Local Government Code, as
25 amended by this Act, applies only to the approval of the imposition
26 of an impact fee on or after the effective date of this Act.

27 SECTION 13. Section 395.0515, Local Government Code, as

S.B. No. 1883

1 added by this Act, applies only to the increase of the amount of an
2 impact fee that is adopted on or after the effective date of this
3 Act.

4 SECTION 14. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 1883 passed the Senate on April 23, 2025, by the following vote: Yeas 26, Nays 5; and that the Senate concurred in House amendments on May 21, 2025, by the following vote: Yeas 26, Nays 5.

Secretary of the Senate

I hereby certify that S.B. No. 1883 passed the House, with amendments, on May 16, 2025, by the following vote: Yeas 87, Nays 32, one present not voting.

Chief Clerk of the House

Approved:

Date

Governor



City Council - Special Agenda Item Report

550 Landa Street
New Braunfels, TX

11/17/2025

Agenda Item No. E)

PRESENTER:

Amy Niles, River and Watershed Manager

SUBJECT:

Presentation, Discussion, and Possible Direction Regarding Management of Floating Vegetation.

DEPARTMENT: Public Works

11/17/2025

Agenda Item No. F)

PRESENTER:

Jared Werner, Assistant City Manager
Tanya Pence, Chief Marketing Officer and President, CVB

SUBJECT:

Presentation and discussion regarding the creation of a Tourism Public Improvement District.

DEPARTMENT: CMO**COUNCIL DISTRICTS IMPACTED:** All districts**BACKGROUND INFORMATION:**

As a follow up from the City Council retreat this summer, city staff, along with the Chamber of Commerce will provide an updated presentation on the creation of a Tourism Public Improvement District, as well as a proposed timeline for City Council consideration.

ISSUE:**STRATEGIC PLAN REFERENCE:**

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity
☒Organizational Excellence ☐Community Well-Being ☐N/A
[Enter Objectives/Performance Measures Supported]

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A