



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



**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET  
NEW BRAUNFELS, TX**

**MONDAY, SEPTEMBER 16, 2024 at 5:00 PM**

***MISSION STATEMENT***

***The City of New Braunfels will add value to our community  
by planning for the future, providing quality services, encouraging  
community involvement and being responsive to those we serve.***

**AGENDA**

**CALL TO ORDER**

**CALL OF ROLL: CITY SECRETARY**

**INVOCATION: COUNCILMEMBER WILLIS**

**PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG**

**PROCLAMATION**

- A) Leukodystrophy Awareness Month [24-867](#)
- B) Hunger Action Month [24-1107](#)
- C) Preparedness Month [24-1080](#)

**PRESENTATION**

- A) Presentation, discussion, and update on the Mainzer [24-1170](#)  
Project  
Jeff Jewell, Economic and Community Development Director
- B) Presentation and update on the Land Development [24-932](#)  
Ordinance and discussion regarding parking  
requirements.  
Christopher J. Looney, AICP, Planning & Development Services Director
- C) Presentation, update, and possible direction to staff on [24-1187](#)  
the West San Antonio Street roadway reallocation.  
Garry Ford, Transportation and Capital Improvements Director
- D) Presentation, update, and possible direction to staff on [24-1188](#)  
the Comal Avenue and East Faust Street bikeway facility  
design.  
Garry Ford, Transportation and Capital Improvements Director  
Carly Farmer, Engineer

1. **WORKSHOP**
2. **EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, 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. **RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY 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.

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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.



## City Council Agenda Item Report

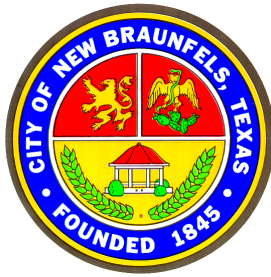
550 Landa Street  
New Braunfels, TX

**9/16/2024**

Agenda Item No. A)

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# Proclamation

THE STATE OF TEXAS           §  
COUNTY OF COMAL           §  
CITY OF NEW BRAUNFELS   §

**WHEREAS**, neurological disorders such as Leukodystrophy that progresses rapidly, disintegrates the brains white matter, robs children of their ability to walk, speak, hear and see, have impacted children across the country and in our community of New Braunfels; and

**WHEREAS**, presently there is not an effective treatment with a staggering mortality rate while care being only palliative; and

**WHEREAS**, the families need should promote newborn screening for families to make informed decisions and provide the best care for the children with Leukodystrophy; and

**WHEREAS**, throughout the nation, state, and community groups of professionals and concerned citizens work collectively to shed light on and increase public awareness; and

**WHEREAS**, that support provides support to those battling Leukodystrophy and their families; and

**WHEREAS**, the Believing for Bryleigh Foundation provides relief, support and assistance to those families affected by Leukodystrophy to help educate, create awareness and family support, funding research, and financial support to the families affected by Leukodystrophy.

**NOW THEREFORE**, be it proclaimed that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, proclaim the month of September 2024 as

**LEUKODYSTROPHY AWARENESS MONTH**

in New Braunfels, Texas, and I do thereby urge everyone to show awareness to the leukodystrophy community.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 16<sup>th</sup> day of September 2024.

CITY OF NEW BRAUNFELS

\_\_\_\_\_  
NEAL LINNARTZ, Mayor



## City Council Agenda Item Report

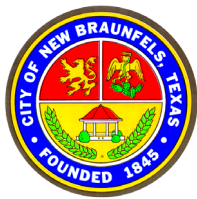
550 Landa Street  
New Braunfels, TX

**9/16/2024**

Agenda Item No. B)

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# Proclamation

THE STATE OF TEXAS           §  
COUNTY OF COMAL           §  
CITY OF NEW BRAUNFELS       §

**WHEREAS**, hunger and poverty are issues of vital concern in Texas where 1 in 6 Texans (nearly 5 million) struggle with hunger, and of them, 1 in 4 are children (over 1.6 million); and

**WHEREAS**, the food pantries in New Braunfels and their partners are committed to taking steps to combat hunger in their community as well as provide resources for those they serve; and

**WHEREAS**, the San Antonio Food Bank, the New Braunfels Food Bank, and New Braunfels food pantries are partners committed to Fighting Hunger and Feeding Hope in conjunction with our national and statewide networks, Feeding America and Feeding Texas; highlighting the role of food banks and food pantries in addressing hunger and raising awareness of the need to devote more resources to hunger issues to help vulnerable food insecure populations like kids and seniors; and

**WHEREAS**, the New Braunfels Food Bank and their partners assisted on average 3,402 households and 8,664 individuals last year in New Braunfels alone, and the San Antonio Food Bank directly assisted 470,641 individuals and assisted an additional 509,947 individuals through nonprofit partners in 29 counties in the Southwest Texas area; and

**WHEREAS**, the month of September has been designated “Hunger Action Month” by Feeding America in order to bring attention to food insecurity in our communities and to engage the public in action – including volunteer shifts, social media shares, and donations – to end hunger one helping at a time.

**NOW THEREFORE**, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, hereby proclaim September 2024 as

**HUNGER ACTION MONTH**

in New Braunfels, Texas, and I do hereby call upon our citizens to join in recognizing and participating in this special observance.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 16<sup>th</sup> day of September 2024.

**CITY OF NEW BRAUNFELS**

\_\_\_\_\_  
**NEAL LINNARTZ, Mayor**



## City Council Agenda Item Report

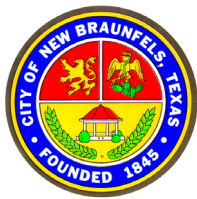
550 Landa Street  
New Braunfels, TX

**9/16/2024**

Agenda Item No. C)

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# Proclamation

THE STATE OF TEXAS           §  
COUNTY OF COMAL           §  
CITY OF NEW BRAUNFELS       §

**WHEREAS**, Emergency Preparedness Month, occurring annually in September, creates an ideal opportunity for every resident of New Braunfels to join citizens across the United States in preparing their homes, businesses, and communities for any type of emergency, including natural, technological, and human-caused; and

**WHEREAS**, National Preparedness Month is an excellent reminder that we all must prepare ourselves and our families now and throughout the year. Take time to learn lifesaving skills – such as CPR and first aid, attend other training such as Community Emergency Response Training (CERT), check your insurance policies and coverage for the hazards you may face, such as flood and fires; and

**WHEREAS**, the New Braunfels CERT Team partners with federal, state, local, tribal, territorial, private, nonprofit, and community agencies and organizations to educate communities on local hazards and natural disasters and how to prepare for them; and

**WHEREAS**, emergency preparedness is the responsibility of every resident of New Braunfels and all residents are encouraged to make preparedness a priority and work together, as a team, to ensure that individuals, families, and communities are prepared for disasters and emergencies of any type.

**NOW THEREFORE**, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, hereby proclaim September 2024 as

## PREPAREDNESS MONTH

in New Braunfels, Texas, and encourage all residents and businesses to make a plan, build a kit, prepare for disasters, teach youth about preparedness.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 16<sup>th</sup> day of September 2024.

CITY OF NEW BRAUNFELS

\_\_\_\_\_  
NEAL LINNARTZ, Mayor

9/16/2024

Agenda Item No. A)

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**PRESENTER:**

Jeff Jewell, Economic and Community Development Director

**SUBJECT:**

Presentation, discussion, and update on the Mainzer Project

**DEPARTMENT:** Economic and Community Development

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

This presentation will provide background information and recommendations around next steps for redevelopment of the NBU downtown headquarters site.

**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

9/16/2024

Agenda Item No. B)

**PRESENTER:**

Christopher J. Looney, AICP, Planning &amp; Development Services Director

**SUBJECT:**

Presentation and update on the Land Development Ordinance and discussion regarding parking requirements.

**DEPARTMENT:** Planning & Development Services Department**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

The process for the Land Development Ordinance (LDO) is heavily reliant on public input. Below is a summary of the project steps:

- Initial community surveys
  - Initial stakeholder interviews
  - Code assessment conducted and report published
  - Adoption of a Public Participation Plan
  - Establishment of two committees
    - TAC - Technical Advisory Committee (staff and utilities)
    - CAC - Citizens Advisory Committee (industry and board/commission representatives)
  - Interactive webpage with public input tool
  - Public input direct email
  - Drafting of modules in four steps:
    - ✓ Zoning & Districts module
    - ✓ Development Standards module
    - Procedures module
    - Signs & Historic Preservation module
- With each module:
- Draft posted to the webpage for interactive comments
  - Public open house
  - Meetings of the TAC and CAC to review
- Consolidated Draft
    - Final review and round of public input/meetings
    - Adoption process commencement

The draft Procedures Module will be posted to the webpage in the coming weeks. Staff is conducting in-depth work on specific subsections within each module:

Landscaping and Tree Preservation

Using the draft provided by the consultant, staff has made additional revisions to address the goals of the City's Strategic Plan. The plan goals for Community Identity relate to preserving and increasing green space and tree canopy, protecting natural resources, and safeguarding the character, integrity, and stability of neighborhoods. Staff is working with One Water New Braunfels, Headwaters at the Comal, and NBU on specific items for

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inclusion, and to align with regulations in the drought ordinance. A draft of this work is being finalized following stakeholder peer review, including input from area landscape architects and arborists, as well as input from the Comal County Master Gardeners and the local branch of the Texas Native Plant Society.

### Downtown

City staff is also assisting the consultants in drafting a Form-Based Code for the downtown area. Form-based zoning fosters predictable built results and a high-quality public realm by using physical form rather than separation of uses as the organizing principle. Form-based zoning addresses the relationship between building facades and the public realm, the form and mass of buildings to one another, and the scale and types of streets and blocks. Cross department staff have come together to assist in developing this innovative zoning. Public involvement is key to a successful Form-Based Code. Initial interaction and feedback from the Downtown Board, plus key stakeholder interviews, have demonstrated support of this effort. Public meetings specific to the form-based code will be held in early Autumn.

### Subdivision Platting Design/Access and Circulation

A cross department team is intricately studying these subsections of the Development Standards module. This code component will drive the layout of neighborhoods, street connectivity, cross access for commercial sites, traffic impact analyses requirements, safe mobility, and determine everything from sidewalk construction to terminated vistas.

### Restricted Districts

In addition to the 1960s collection and 1980s collection of regular zoning districts in the current Zoning Ordinance, New Braunfels also has approximately 80 additional zoning districts developed between the late 1980s and the early 2000s. They are unique to individual parcels as part of rezoning cases and are referred to as “restricted zoning districts”. Staff is examining the best approach to recommend absorbing them into the new regular districts.

Once completed, each of these above special components will be added to their respective modules online for additional public and committee review and input.

### Pre-LDO Amendments

As individual issues have arisen, staff has brought forward incremental code amendments to City Council to 1) sustain momentum for this large and complex LDO project, and 2) solve urgent issues. Each of these will be incorporated into the Consolidated Draft for LDO adoption. Thus far, the individual amendments have:

- Removed barriers to accessory dwelling units (ADUs)
- Corrected a lot size rule that prevented duplexes on lots zoned to allow them
- Adjusted multi-family density in the C-O District
- Clarified rules for temporary storage units
- Clarified certain procedures for historic preservation
- Removed duplicative permits and rules on food trucks and mobile food courts
- Expanded the territory for the Downtown Parking Exemption
- Added a parking study option to create flexibility for minimum parking requirements
- Codified an allowance for more flexible parking for convenience stores, allowing spaces at gas pumps to count toward the required minimums, plus incentives to install electric charging stations.

## **ISSUE:**

### Minimum Parking Requirements

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At their meeting on May 20, 2024, City Council heard a presentation from staff regarding an individual code amendment proposal to modify off-site shared parking distance maximums. City Council asked staff to examine New Braunfels' current parking requirements more broadly and identify any opportunities for even more market-driven, demand-based approaches and options, similar to the parking study option having recently been adopted (see above). Some City Council members were also interested in current national trends regarding minimum parking requirement reductions or elimination.

After World War II, individual automobile ownership greatly increased, leading many American cities, including New Braunfels, to adopt use-specific minimum parking requirements modeled on commercial shopping habits of the time. Many of those established minimum requirements are still in place while industry needs and automobile driving habits have evolved. For example, in addition to being developed during American suburban expansion, local government parking requirements predate modern online shopping, online services and societal shifts and opinions about the environment and mobility that are impacting historic American car culture. The result is a national conversation about parking requirements being more contemplative of current shopping and travel habits and movement to more compact development and safe walkable communities.

### Downtown

Since the late 1960s, New Braunfels has had some form of parking exception in Downtown. Downtown and areas surrounding it were built before the proliferation of the automobile. Hence, it is a more walkable urban design. Any American city founded prior to the 1940s has a similar downtown development pattern and most of the time, like New Braunfels, does not have parking requirements downtown to sustain and protect that original development pattern. If suburban-style parking requirements applied in a historic or original downtown, businesses might be tempted to demolish historic structures to accommodate parking lots, or other businesses might feel pushed out of downtown due to not being able to meet the parking requirements.

### Alternatives

Many cities across the country and the state of Texas have begun modifying their parking requirements. Some have done like New Braunfels and exempted certain areas of town. Some have exempted certain uses. Some have reduced their minimums while others have eliminated minimum requirements altogether. As with all decisions, there are pros and cons to each.

Benefits to lower minimum parking requirements include but are not limited to:

- Making parking tables more consistent with numbers required for a use's success.
- Opportunities for more green space, landscaping, and tree canopy with the reduction in size of parking lots; reducing urban sprawl and heat island effects.
- Improving stormwater offsets and water quality challenges that often result from unnecessarily large impervious surfaces.
- Opportunities for more buildable area increasing properties' economic potential and usefulness particularly considering the status of New Braunfels current build-out.
- Reducing obstacles to walkability, ADA accessibility and overall pedestrian movement throughout the city.
- Removing an additional barrier to affordable housing by creating more space to build housing rather than to build extra required parking.
- Encouraging future development and redevelopment to focus more on small walkable/bike-able blocks creating more mixed-use "complete" neighborhoods.

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Potential challenges of reduced parking numbers include:

- Ensuring the appropriate adequate number for each use is accurately determined.
- Cities must commit to trend monitoring and routine examination of their parking requirements and be nimble to frequently update the code to evolve with private industry.

Challenges to complete elimination of parking minimums are more significant:

- While the theory is that builders and developers will still install parking even if cities do not require it, to ensure their customers have adequate access to their business; without safeguards it is still possible for builders or developers to take advantage of no parking requirements to save on their construction costs and install zero parking.
- If inadequate or zero parking is installed, parking would invariably be pushed to the curb/on-street aggravating residents and requiring the city to take measures such as increasing “no parking”, “parking by permit”, or “resident only” areas, which comes with cost of added enforcement.
- Loss of the ability to create incentives. For example, codes can include regulatory incentives to achieve certain goals through reduction of requirements - however, if there are no requirements to reduce, then the opportunity for incentivizing does not exist.

A Land Use Fiscal Analysis (LUFA) was recently conducted for the city and presented to City Council on August 19, 2024. In the conclusion, the analysis indicates the city’s current codes and policies should be revised to allow more infill, redevelopment, and mixed-use development. The standards should be improved to ensure it is efficient and cost-effective for developers to build infill and compact development that produces the highest returns on investment for more efficient service delivery; and that ensures the city has a diverse mix of housing that is attractive and affordable to our residents. Lessening key minimum parking requirement numbers where they can be identified as being overly high is one avenue to accomplish the LUFA recommendations.

Initial drafts of the LDO’s Development Standards Module include reduced parking minimums for most uses except for those that have been historically under-parked (doctor’s offices, event centers), have created neighborhood concerns from overflow (tubing outfitters), or have unique demands that can impact abutting neighbors (short-term rentals). Due to the above-noted negatives of complete parking minimum elimination, coupled with the positives of some modification, staff suggests proceeding with reduction as recommended by the LDO consultants. Strategic reductions by use would eliminate outdated computations, bring the parking tables more in-line with what uses need to be successful, simplify requirements, and be in accordance with Envision New Braunfels, the New Braunfels Strategic Plan, the Land Development Ordinance (LDO) Assessment Report, and the recently completed Land Use Fiscal Analysis. All the while still allowing opportunities for regulatory incentives.

An example of how this might look could be:

Use	Current	Possible New
Plant nursery	1 for each 250 sq ft of gross indoor sales and display area, PLUS 1 for each 1,000 sq ft of outdoor display area	1 per 500 sq ft indoor area, PLUS 1 per 1,000 sq ft outdoor display area
Animal grooming <sup>1</sup> for each 400 sq ft of GFA <sup>1</sup> per 500 sq ft		

Coffee shop1 for each 4 seats for patron use, or 1 for each 100 sq ft of GFA, whichever is greater1 per 250 sq ft		
Retail	Retail establishments, less than 100,000 sq ft: 1 for each 200 sq ft of GFA Grocery store: 1 for each 200 sq ft of GFA Retail establishments, 100,000 sq ft or larger: 1 for each 400 sq ft of GFA	1 per 800 sq ft

#### COMPREHENSIVE PLAN REFERENCE:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.5:** Promote economic centers by ensuring adequate parking for people to visit businesses/restaurants/shops.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **Action 2.33:** Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and to discourage sprawl.
- **Action 3.6:** Pro-actively provide a regulatory environment that remains business and resident friendly.
- **Action 3.10:** Change zoning/land use and platting rules, and create tax and permit fee incentives in underutilized neighborhoods, nodes, and corridors to encourage redevelopment.
- **Action 3.19:** Improve walkability across town to attract younger generations seeking pedestrian connections.
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers.
- **Action 5.6:** Implement measures to achieve and maintain a high National Flood Insurance Program CRS rating to ensure the safety of all residents and to reduce property owner flood insurance rates.
- **Action 7.8:** Enhance pedestrian quality of the City by limiting the realm of the automobile.

#### STRATEGIC PLAN REFERENCE:

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

- Objective: Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- Objective: Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.

#### FISCAL IMPACT:

Lessening outdated minimum parking requirements will allow more flexibility for development and redevelopment, making it possible to increase the sales and property tax base and enhance return on investment for more efficient service delivery as recommended in the Land Use Fiscal Analysis recently conducted for the City.

9/16/2024

Agenda Item No. C)

**PRESENTER:**

Garry Ford, Transportation and Capital Improvements Director

**SUBJECT:**

Presentation, update, and possible direction to staff on the West San Antonio Street roadway reallocation.

**DEPARTMENT:** Transportation and Capital Improvements Director**COUNCIL DISTRICTS IMPACTED:** 1 & 5**BACKGROUND INFORMATION:**

The Transportation and Capital Improvements Department will provide an update on the traffic study and design for the potential West San Antonio Street lane reallocation, including the next steps in the implementation and process.

**ISSUE:**

Improve safety, parking, and quality of the transportation system.

**STRATEGIC PLAN REFERENCE:**

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

Enhanced Connectivity:

Objectives:

1. Identify and establish planning, capital, and operating funding to support and maintain a well-connected transportation network serving pedestrians, bicyclists, transit users, children, older individuals, individuals with disabilities, motorists, and freight vehicles.

Performance Measures:

Milestone:

- Assess vehicle, pedestrian and bicycle network connectivity and develop baseline connectivity rating.

Outcome:

- Increase National Citizen Survey overall satisfaction in the “overall quality of the transportation system.”
- Increase National Citizen Survey overall satisfaction with “ease of travel by bicycle.”

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- Increase National Citizen Survey overall satisfaction with “ease of travel by walking.”
  - Add measures for connectivity rating, congestion, and transit in years 3 - 5 of the plan once the milestone measures are complete.
  - Increase in walk and bike score.
  - Increased bikeway, trails, and sidewalk miles.

Community Well-Being:

Objectives:

4. Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.

Performance Measures:

Milestones:

- Implement top three priorities from the New Braunfels Street Safety Action Plan.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

9/16/2024

Agenda Item No. D)

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**PRESENTER:**

Garry Ford, Transportation and Capital Improvements Director  
Carly Farmer, Engineer

**SUBJECT:**

Presentation, update, and possible direction to staff on the Comal Avenue and East Faust Street bikeway facility design.

**DEPARTMENT:** Transportation and Capital Improvements Director

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

The Transportation and Capital Improvements Department will provide an update on the parking study and evaluation for the potential bikeway facility changes on Comal Avenue and East Faust Street, including the next steps in the process.

**ISSUE:**

Improve safety, quality of the transportation system, and ease of travel by bicycle in New Braunfels.

**STRATEGIC PLAN REFERENCE:**

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

Enhanced Connectivity:

Objectives:

1. Identify and establish planning, capital, and operating funding to support and maintain a well-connected transportation network serving pedestrians, bicyclists, transit users, children, older individuals, individuals with disabilities, motorists, and freight vehicles.

Performance Measures:

Milestone:

- Assess vehicle, pedestrian and bicycle network connectivity and develop baseline connectivity rating.

Outcome:

- Increase National Citizen Survey overall satisfaction in the “overall quality of the transportation system.”
- Increase National Citizen Survey overall satisfaction with “ease of travel by bicycle.”

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- Increase National Citizen Survey overall satisfaction with “ease of travel by walking.”
  - Add measures for connectivity rating, congestion, and transit in years 3 - 5 of the plan once the milestone measures are complete.
  - Increase in walk and bike score.
  - Increased bikeway, trails, and sidewalk miles.

Community Well-Being:

Objectives:

4. Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.

Performance Measures:

Milestones:

- Implement top three priorities from the New Braunfels Street Safety Action Plan.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A