



**CITY OF NEW BRAUNFELS, TEXAS
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

TUESDAY, AUGUST 5, 2025 at 6:00 PM

Chase Austin Taylor - Commissioner
Randall Allsup - Commissioner
Vicky Rudy - Commissioner
Jessica Schaefer - Commissioner
Chad Nolte - Commissioner

Jerry Sonier - Commissioner
Karen Brasier - Commissioner
Hunter Schwarz - Commissioner
Angela Allen - Commissioner

AGENDA

1. CALL TO ORDER

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT
EMERGENCY ON-CALL PERSONNEL.**

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the July 1, 2025 regular meeting minutes.

[25-858](#)

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ROW24-149 Discuss and consider a recommendation to [25-855](#)
City Council regarding the proposed abandonment of a
0.972-acre portion of East Bridge Street Right-of-Way,
located between the terminus of East Bridge Street and
the Comal River.

Applicant: ADM Milling Co.

Agent: Ashley Farrimond; Killen, Griffin & Farrimond, PLLC

B) Public Hearing and recommendation to City Council on [25-936](#)
proposed updates to the City of New Braunfels
Thoroughfare Plan.

Garry Ford, Transportation and Capital Improvements Director

6. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission 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.

7. ADJOURNMENT

CERTIFICATION

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

Board Liaison

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.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

8/5/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JULY 1, 2025**

1. CALL TO ORDER

Chair Sonier called the meeting to order at 6:00pm.

2. ROLL CALL

The following Commissioners were present:

Angela Allen

Randall Allsup

Karen Brasier

Chad Nolte

Vicky Rudy

Hunter Schwarz

Jessica Schaefer

Chase Taylor

Jerry Sonier

Nathan Brown provided clarification regarding the posted executive session.

3. APPROVAL OF MINUTES

A) Approval of the June 3, 2025 regular meeting minutes.

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to approve the June 3, 2025 regular meeting minutes. Motion carried unanimously (9-0-0).

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) SUP25-144 Public hearing and recommendation to City Council to rezone approximately 0.3 acres out of Kuehler Addition Subdivision, New City Block 1055, Lot 9 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed as 1070 Sanger Ave.

Amanda Mushinski presented the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Justin Dixon stated he was present to answer any questions.

Brief discussion followed on the intent of the request.

Chair Sonier opened the public hearing and asked if any present wished to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Brief discussion followed on parking requirements for short-term rentals.

Motion by Commissioner Schaefer, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (9-0-0).

6. STAFF REPORT

A) Presentation and update on the City of New Braunfels Thoroughfare Plan Update.

Gary Ford and Elizabeth Dupont presented the aforementioned item.

Brief discussion followed on upcoming opportunities for public input.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

Six individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

No action was taken.

7. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission 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.

No action taken.

8. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 6:58pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

8/5/2025

Agenda Item No. A)

PRESENTER:

Applicant: ADM Milling Co.

Agent: Ashley Farrimond; Killen, Griffin & Farrimond, PLLC

SUBJECT:

ROW24-149 Discuss and consider a recommendation to City Council regarding the proposed abandonment of a 0.972-acre portion of East Bridge Street Right-of-Way, located between the terminus of East Bridge Street and the Comal River.

DEPARTMENT: Public Works**COUNCIL DISTRICTS IMPACTED:** City Council District 5**BACKGROUND INFORMATION:**

Applicant: Dittlinger Mill, LLC
200 E. Basse Road
Suite 200
San Antonio, TX 78209

Agent: Killen, Griffin & Farrimond, PLLC
c/o Ashley Farrimond
10101 Reunion Place, San Antonio, Texas 78216
210-960-2750 ashley@kgftx.com

Staff Contact: Matthew Eckmann
(830) 221-4089 meckmann@newbraunfels.gov

The subject right-of-way is located between the north terminus of East Bridge Street and the Comal River and consists of 0.972 unimproved acres (42,340.32 square feet) abutting properties zoned "MU-B" High Intensity Mixed Use District and "C-4" Resort Commercial District. The subject property abuts the applicant's property at 403 E. Bridge Street, property owned by the City of New Braunfels located at the terminus of E. Mill Street, the Comal River and the existing improved portion of East Bridge Street and is partially within the 100-year floodplain and partially within the floodway.

The applicant is requesting the city abandon the subject right-of-way allowing for the purchase of it to combine with their existing adjacent property. There are existing water and wastewater utilities within the right of way, which will be captured within an easement across the property upon plating. The property is currently unimproved.

An appraisal report was prepared by an independent appraiser indicating an estimated market value of \$435,000 for the right-of-way (see attached Appraisal Summary Sheet).

City departments and New Braunfels Utilities have reviewed the request and have no objections to vacating the subject right-of-way provided the conditions at the end of the report are implemented to ensure protection of

the utility infrastructure and provide for the proper termination of the remaining section of East Bridge Street.

The applicant has agreed to purchase the property for the appraised value and with the staff conditions referenced at the end of the report.

Surrounding Zoning and Land Use:

North - Across the Comal River, R-2 / Hinman Island Park

South - M-1 / residential low density and improved East Bridge Street Right-of-Way

West - MU-B/ Applicants Vacant Property

East - C-4 / City Property

ISSUE:

The proposed abandonment is consistent with the following actions from Envision New Braunfels:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

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

FISCAL IMPACT:

The addition of \$435,000 from the sale of unimproved right-of-way which is deposited into the street trust account and can be used for future roadway improvements; addition of 0.972 acres to the tax rolls and less right-of-way to maintain with taxpayer dollars.

RECOMMENDATION:

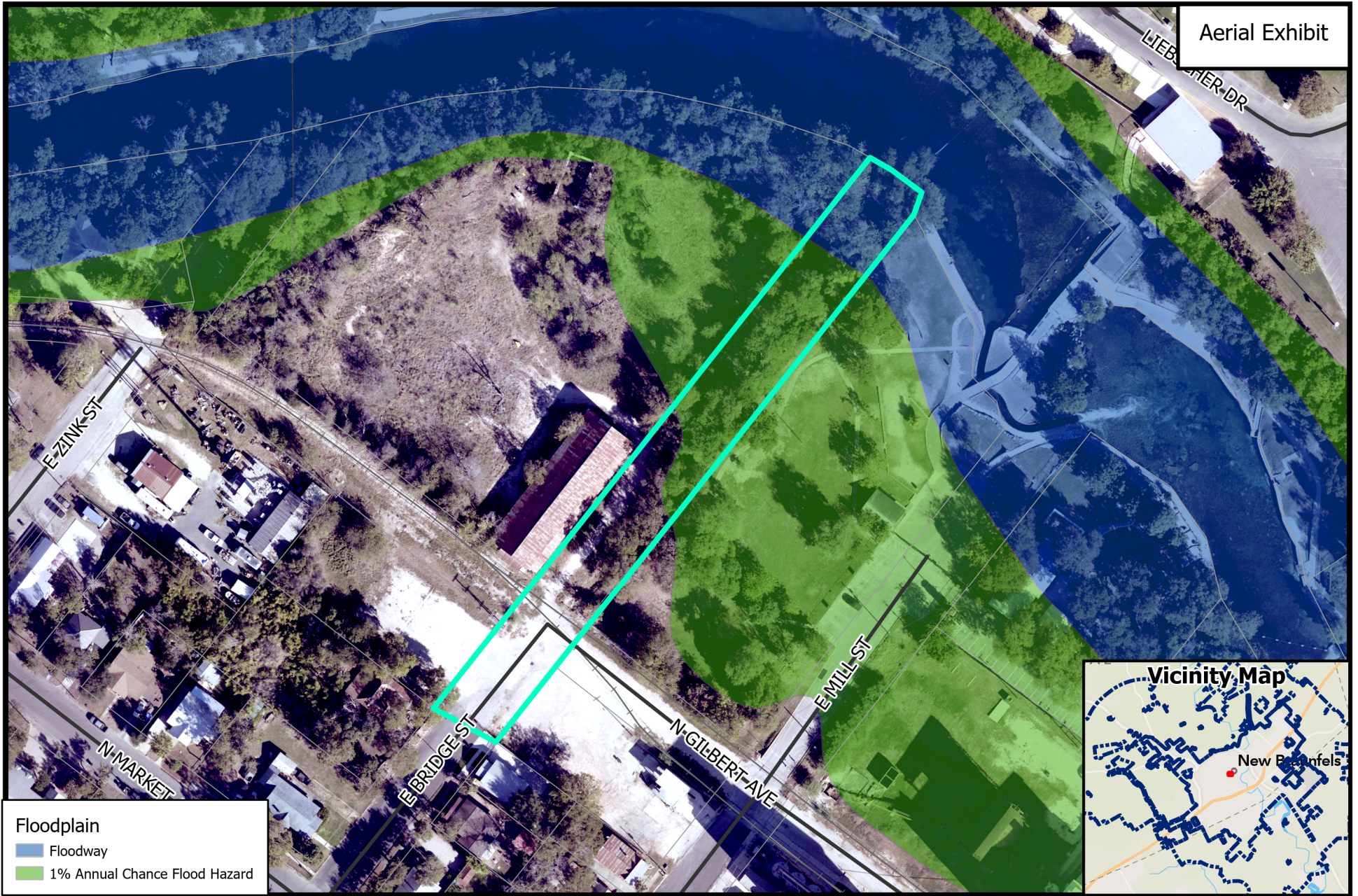
Approval. Multiple City departments and NBU reviewed the request and have no objection if approved with the following conditions:

1. The applicant shall provide for the proper termination of the remainder of E. Bridge Street to be in compliance with Sec. 118-46(k) of the City code of ordinances.
2. The applicant shall provide a Utility Easement equal to the width of the right-of-way for a portion of the property to include the west side of the railroad spur.
3. A Utility Easement is required, minimum 20-feet in width, centered on the existing sewer line continuing northeasterly, covering all sewer equipment within the right-of-way (field-locating by applicant required).
4. The abandoned right-of-way property must be included within a plat of the adjacent property owned by the applicant in compliance with the City's Subdivision Platting Ordinance. A final plat of the property must be submitted and approved by the City prior to ownership transfer. Recordation of the final plat will occur subsequent to the transfer.
5. All conditions of approval are to be reflected on the plat in the form of notes and easements as appropriate.

Resource Links:

Chapter 118-56 Closure, abandonment, and sale of public right-of-way:

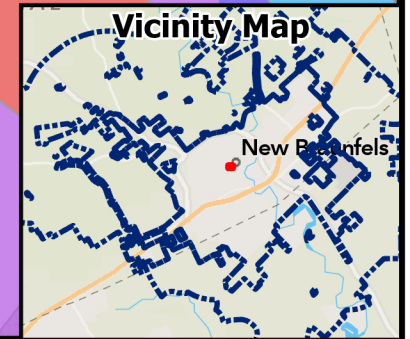
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-56CLABSAPURI-W

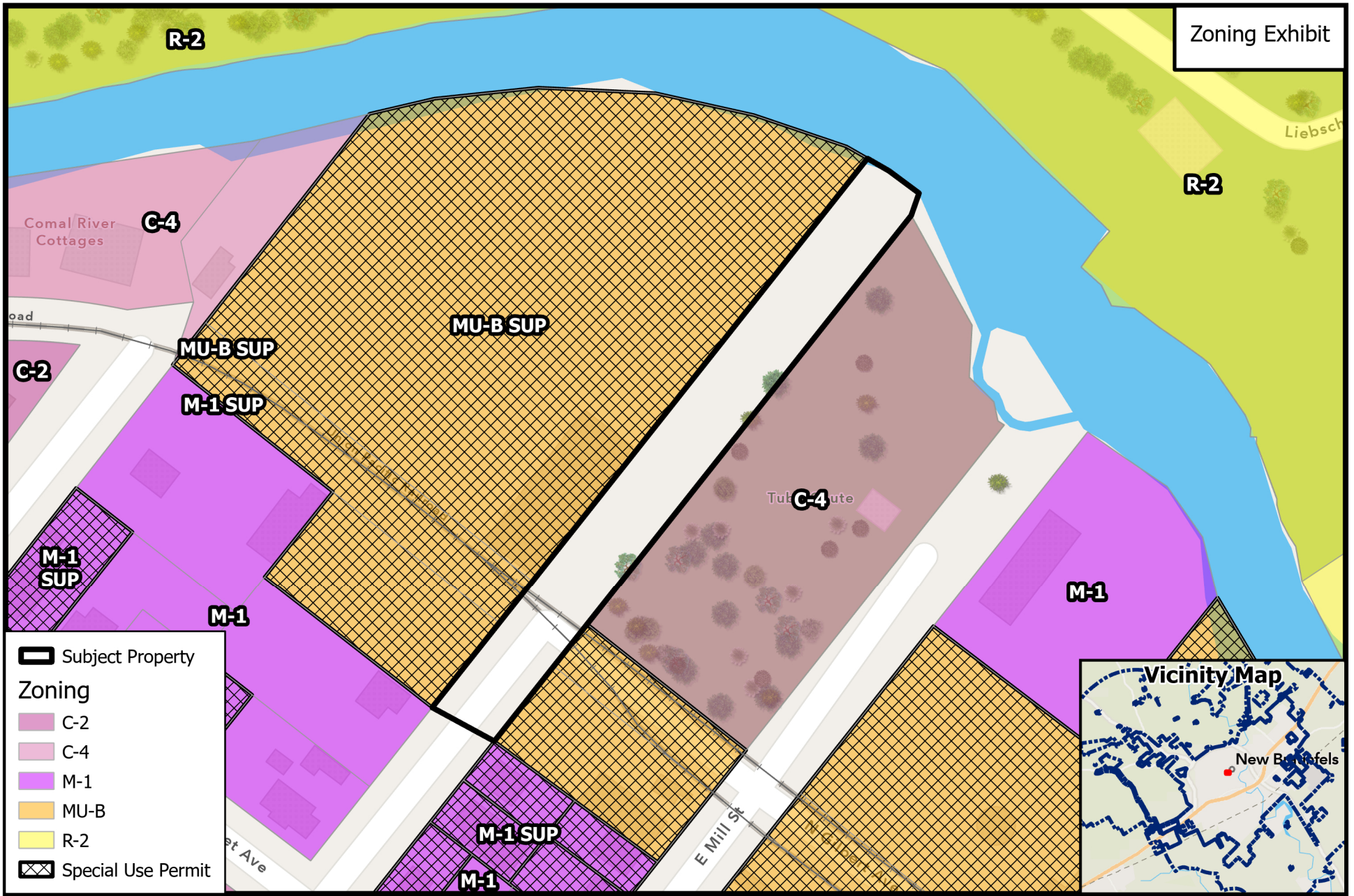


ROW Vacation

Source: City of New Braunfels Planning
Date: 7/17/2025







ROW Vacation

Source: City of New Braunfels Planning
Date: 7/17/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.

Closure & Abandonment of Streets, Alleys or Public Ways Application

1. Applicant: _____

Agent (if applicable): _____

Address: _____

Telephone: _____

Email: _____

2. Location of Street, Alley or Public way to be closed/abandoned: _____

3. Legal Description: _____

4. Reason for closure/abandonment: _____

5. Attachments: ☒ metes & bounds description/legal description (if applicable)
 ☒ letters from abutting owners joining in request (if applicable)
 _____ statement of nonparticipation (if applicable, use City provided document)
 ☒ \$515.00 non-refundable application fee

Note: The New Braunfels Code of Ordinances does not permit the closure or abandonment of *half* streets, alleys or public ways.

6. I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS ACCURATE AND CORRECT.

Please see the attached authorization letter _____

Owner's Signature

_____ Date

FOR OFFICE USE ONLY

Received on: _____ Receipt No.: _____ Check No.: _____

Received by: _____ Case No.: _____ Planning Com. Date: _____

City Council: 1st reading _____ 2nd reading _____ Ordinance No.: _____

Legal Description and Survey

0.972 ACRES OF LAND LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS. BEING A PART OF BRIDGE STREET (66.66' R.O.W.), RECORDED IN VOLUME G, PAGE 127, DEED RECORDS, COMAL COUNTY, TEXAS.

SURVEY NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

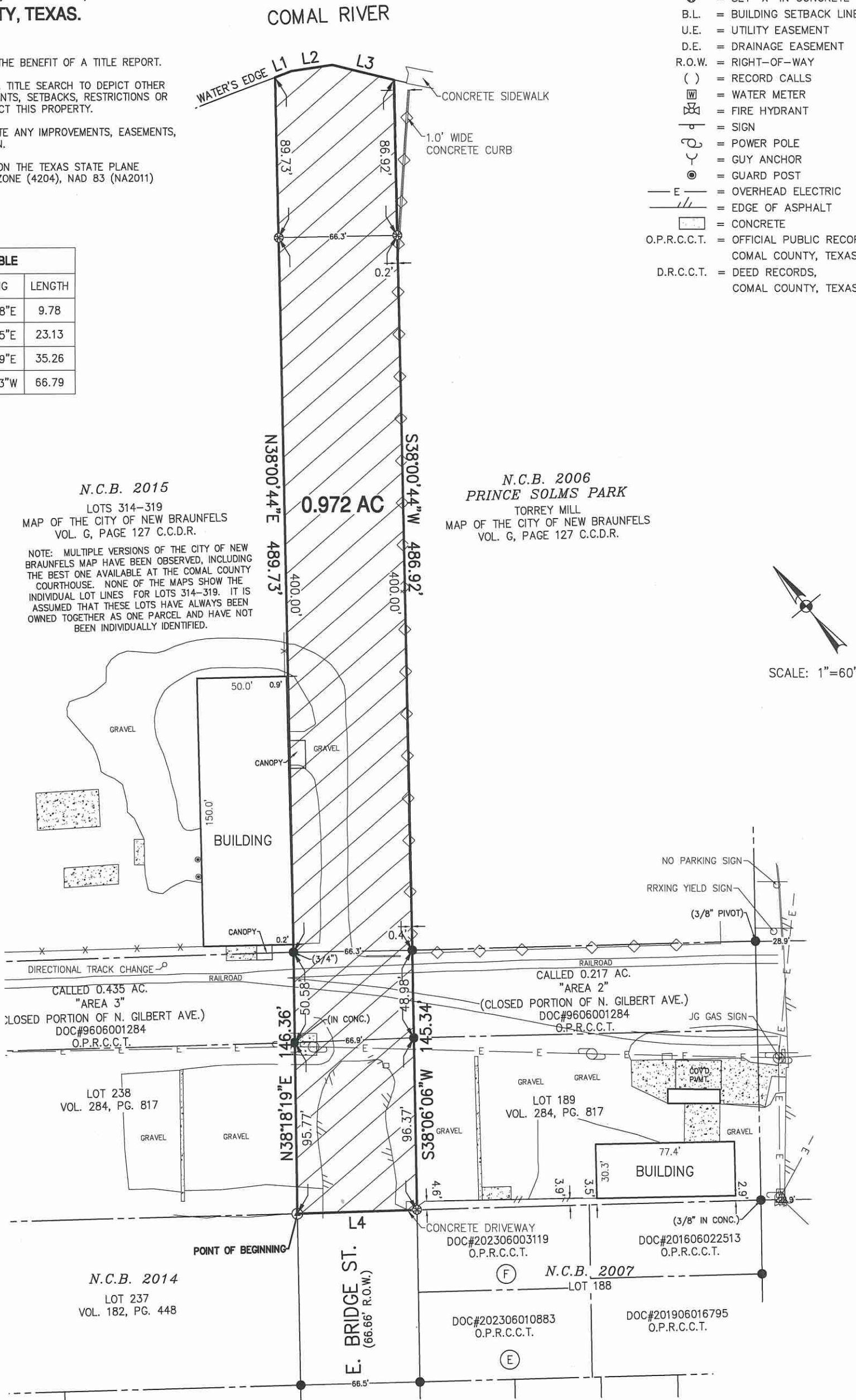
NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S71°58'48"E	9.78
L2	S58°59'15"E	23.13
L3	S37°15'39"E	35.26
L4	N52°51'43"W	66.79

LEGEND:

- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ⊙ = FND. MAG NAIL
- ⊗ = SET "X" IN CONCRETE
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- ⊞ = WATER METER
- ⊞ = FIRE HYDRANT
- ⊞ = SIGN
- ⊞ = POWER POLE
- ⊞ = GUY ANCHOR
- ⊞ = GUARD POST
- E — = OVERHEAD ELECTRIC
- / — = EDGE OF ASPHALT
- ▭ = CONCRETE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS



DRAWN BY: JS
FIELD CREW: MZ



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION

THIS 9TH DAY OF APRIL 2024

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

540.001

METES AND BOUNDS DESCRIPTION
FOR A 0.972 ACRE TRACT OF LAND
PART OF BRIDGE STREET
EXHIBIT "A"

Being a 0.972 of an acre tract of land located in the City of New Braunfels, Comal County, Texas, being a portion of land called Bridge Street (66.66' R.O.W.), recorded in Volume G, Page 127, Deed Records, Comal County, Texas, said 0.972 acre tract of land being more particularly described as follows:

BEGINNING at a found 60D nail in the Northwest right of way line of East Bridge Street for the South corner of Lot 238, New City Block 2014, recorded in Volume 284, Page 817, Deed Records, Comal County, Texas, same point being the East corner of Lot 237, New City Block 2014, City of New Braunfels, recorded in Volume 182, Page 448, Deed Records, Comal County, Texas;

THENCE, along the Southwest line of said Lot 238 and the Northwest line of East Bridge Street N 38°18'19" E, a distance of 95.77 feet, passing through a found 1/2" iron pin marking the East corner of said Lot 238, and the South corner of a called 0.435 acre tract of land called "Area 3" (closed portion of N. Gilbert Ave.), recorded in Document No. 9606001284, Official Public Records, Comal County, Texas, and continuing a distance of 50.58 feet, for a total of 146.36 feet to a found 3/4" iron pin marking the South corner of Lots 314-319, New City Block 2015, Map of the City of New Braunfels, Volume G, Page 127, Deed Records, Comal County, Texas, the same point being the East corner of said 0.435 acre tract;

THENCE, along the Southeast line of said Lots 314-319 and the Northwest line of East Bridge Street, N 38°00'44" E, at a distance of 400.00 feet passing a 1/2" iron rod with cap "HMT" set for a point on line and continuing in all a total distance of 489.73 feet to the edge of water on the Comal River, marking the North corner of the herein described tract, the same point being the East corner of said Lot 314-319;

THENCE, along the common line of the herein described tract and the Comal River the following three (3) calls:

1. S 71°58'48" E, a distance of 9.78 feet to a point for a corner;
2. S 58°59'15" E, a distance of 23.13 feet to a point for a corner;
3. S 37°15'39" E, a distance of 35.26 feet to a point for the East corner of the herein described tract and the North corner of Prince Solms Park, Torrey Mill, New City Block 2006, Map of the City of New Braunfels, recorded in Volume G, Page 127, Deed Records, Comal County, Texas;

THENCE, along the Northwest line of Prince Solms Park and the Southeast line of East Bridge Street, S 38°00'44" W, at a distance of 86.92 feet passing a 1/2" iron rod with cap "HMT" set for a point on line and continuing in all a total distance of 486.92 feet to a found 1/2" iron pin, marking the West corner of Prince Solms Park, and the North corner of a called 0.217 acre tract called "Area 2" (closed portion of N. Gilbert Ave.), recorded in Document No. 9606001284, Official Public Records, Comal County, Texas;

THENCE, along the Southeast line of East Bridge Street and the Northwest line of said 0.217 acre tract, S 38°06'06" W, a distance of 48.98 feet passing through a found 1/2" iron pin marking the West corner of said 0.217 acre tract, the same point being the North corner of Lot 189, New City Block 2007, Volume 284,

Page 817, Deed Records, Comal County, Texas, continuing along the Northwest line of said Lot 189 a distance of 96.37 feet for a total distance of 145.34 feet to a set "X" in concrete marking the West corner of said Lot 189 the same point being the North corner of Lot F, New City Block 2007, Document No. 202306003119, Official Public Records, Comal County, Texas;

THENCE, along the Southwest line of the herein described tract, crossing East Bridge Street, N 52°51'43" W, a distance of 66.79 feet to the POINT OF BEGINNING, containing 0.972 acres of land in Comal County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written April 9, 2024.

Reference survey of said 0.972 acre tract of land prepared this same date.

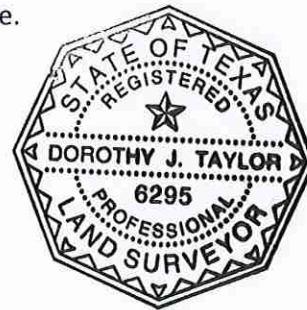


Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

S:\Projects\540 - Colegas Ventures, LLC\Esmt M&B's\BRIDGE STREET.docx

4-10-24



Authorization Letter

March 20, 2024

City of New Braunfels
Planning & Development Services Department
550 Landa Street
New Braunfels, Texas 78130

Re: Authorization to Submit an Application to the City of New Braunfels for the Closure, Abandonment and Sale or Exchange of Approximately 0.7520 Acres of E. Bridge Street Public Right-of-Way

The purpose of this correspondence is to request that the City of New Braunfels close, abandon, and sell or exchange approximately 0.752 acres of E. Bridge Street public right-of-way ("Right-of-Way"). Further, this letter authorizes Killen, Griffin & Farrimond, PLLC (c/o Ashley Farrimond) and HMT Engineering & Surveying to act as applicants/representatives in the filing and processing for approval of the application for the closure, abandonment, and sale or exchange of the Right-of-Way.

ADM Milling Co. is the owner of the adjacent properties located at 403 E. Bridge Street and the abandoned portion of N. Gilbert Avenue. I hereby declare that I represent ADM Milling Co. and have the authority to grant permission to request and process for approval the closure, abandonment, and sale or exchange of the Right-of-Way. Thank you for your time and attention to this matter.

ADM Milling Co.

By: Tedd Kruse

pb

Name: TEDD KRUSE

Title: PRESIDENT

State of Illinois §

County of Macon §

Before me, the undersigned authority, a notary public for the State of Illinois, on this day personally appeared Tedd Kruse, known to me to be the person whose name is subscribed to the foregoing letter and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 23rd day of April, 2024.



Michele L Engle



SUBJECT PHOTOS



Looking northeast at subject from East Bridge Street



Looking southwest at subject from East Bridge Street



Looking northeast at subject from East Bridge Street



Looking southwest from middle of subject



Looking northeast from middle of subject



Looking southwest from middle of subject



View of Comal River looking northeast



View of subject looking southwest from Comal River



View of larger parcel improvement



View of larger parcel looking west



CONCLUSION

In the final analysis of the subject property, similar weight was given to all of the sales. The following is the adjustment table with the concluded opinion of value via the Sales Approach.

	SUBJECT	1	2	3	4	5
Date	Current	Dec-23	Oct-23	Jun-21	May-21	Feb-20
Sale Price		\$632,500	\$1,030,000	\$1,615,000	\$655,000	\$1,730,000
SIZE - SF	219,456	94,569	112,050	152,983	43,778	190,022
Unit Price (\$ / SF)		\$6.69	\$9.19	\$10.56	\$14.96	\$9.10

TRANSACTION ADJUSTMENTS

Property Rights	Fee Simple	Similar 0% \$6.69	Similar 0% \$9.19	Similar 0% \$10.56	Similar 0% \$14.96	Similar 0% \$9.10
Financing Terms	Cash	Similar 0% \$6.69	Similar 0% \$9.19	Similar 0% \$10.56	Similar 0% \$14.96	Similar 0% \$9.10
Conditions of Sale	Arm's Length	Motivated Seller 10% \$7.36	Similar 0% \$9.19	Similar 0% \$10.56	Similar 0% \$14.96	Similar 0% \$9.10
Market Conditions	Current	Dec-23 0% \$7.36	Oct-23 0% \$9.19	Jun-21 0% \$10.56	May-21 0% \$14.96	Feb-20 0% \$9.10

PROPERTY ADJUSTMENTS

Location	Average	Inferior 10%	Inferior 10%	Inferior 20%	Inferior 10%	Inferior 10%
Size - SF	219,456	94,569 -10%	112,050 -10%	152,983 -5%	43,778 -15%	190,022 0%
Physical Features	Flood Plain	Inferior 10%	Similar 0%	Superior -10%	Superior -10%	Similar 0%
Utilities	Available	Similar 0%	Similar 0%	Inferior 5%	Similar 0%	Similar 0%
Zoning	M-1 & C-4	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Total Adjustment		10%	0%	10%	-15%	10%
Adjusted \$ / SF		\$8.09	\$9.19	\$11.61	\$12.72	\$10.01
Adjusted Mean \$ / SF						\$10.33

A value generally in-line with the mean is well supported.

Concluded Unit
Value **\$10.25**

Whole Land Size (SF) **219,456**

Subject Land Size (SF) **42,340**

Value Indication **\$433,985**

Concluded Value \$435,000





RECONCILIATION

In the preceding sections of this report, an indication of value based upon separate appraisal approaches or techniques has been developed by processing data considered applicable and significant to each approach with respect to the subject. As a result, the following opinions of value were developed:

SALES APPROACH

\$ 435,000

The quality and quantity of market data utilized was considered good and a credible opinion of value was indicated via the Sales Approach. Given that it was the only approach utilized herein, it is given full weight.

This appraisal, subject to the assumptions and limiting conditions as expressed herein and conducted according to the Uniform Standards of Professional Appraisal Practice, led us to the opinion that the subject property has a market value of:

VALUE CONCLUSION			
Status	Interest	Date	Value
As Is	Fee Simple	September 4, 2024	\$435,000



8/5/2025

Agenda Item No. B)

PRESENTER:

Garry Ford, Transportation and Capital Improvements Director

SUBJECT:

Public Hearing and recommendation to City Council on proposed updates to the City of New Braunfels Thoroughfare Plan.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** ALL**BACKGROUND INFORMATION:**

The City of New Braunfels Thoroughfare Plan is a long-range transportation plan that identifies the location and type of roadway facilities that are needed to meet projected long-term growth within the area. The Thoroughfare Plan is not a list of construction projects but rather serves as a tool to enable the City to preserve future corridors and construct required improvements for transportation system development.

Under the provisions of Article XI, Section 5 of the Texas Constitution and Title 7, Chapter 212 of the Texas Local Government Code, the City of New Braunfels can require that development plans and subdivision plats conform to "... the general plan of the municipality and its current and future streets ..." and "... the general plan for extension of the municipality and its roads, streets, and public highways within the municipality and its extra-territorial jurisdiction."

Requirements for right-of-way dedication and construction of street improvements apply to all subdivisions of land within the City's incorporated area and its extra-territorial jurisdiction. The Thoroughfare Plan depicts proposed general right-of-way and alignments for new parkway, arterial, and collector roadways, and the widening and extensions of existing roadways. The actual alignments of these roadways may vary from this plan and will be determined through the subdivision development process and the preliminary engineering phase of design.

ISSUE:

The current Thoroughfare Plan was adopted on March 12, 2012. The purpose of this update is to:

- Amend thoroughfares that have been developed and established by City Council;
- Remove collector thoroughfares that are existing and do not serve long-range growth;
- Adjust thoroughfares to reflect existing and future development;
- Establish thoroughfare right-of-way in established and context-sensitive areas; and
- Update existing typical street cross sections.

These are considered mostly minor changes and will be compiled in a final report.

Staff will present the proposed changes for discussion, respond to community-requested modifications received during the previous comment periods, and have the information available for public comment. Staff will present its recommended plan update and request that the Planning Commission make a recommendation to the City

Council.

COMPREHENSIVE PLAN REFERENCE:

This item is consistent with the following actions from Envision New Braunfels:

- **Action 1.10:** Update the Regional Transportation Plan (2012) to plan for future arterials and collectors that connect to regional centers.
- **Action 7.53:** Upgrade existing arterials and major collectors and identify new alignments to create a network of expressway or parkway functional classification roadways. Create a plan by 2020; complete construction by 2040.
- **Action 7.54:** Consider segments of a potential outer loop, parkway or beltway on the City's thoroughfare plan as it pertains to relieving congestion.
- **Action 7.55:** Collaborate with regional partners (MPO, TxDOT, AACOG, other cities, etc.) on future corridors between New Braunfels and Seguin to relieve congestion on SH 46, FM 725, and FM 1044 including extension of FM 306 towards the Airport, an extension of Business 35, an extension Rueckle Road or Solms Road, and a connection to SH 130.
- **Action 7.56:** Identify missing linkages across town that create barriers to efficient mobility (e.g. the Town Creek neighborhood connections to Downtown and Landa Street, Guadalupe River crossings southwest of Cypress Bend Park and another on the east side of IH-35, parallel routes to Hwy 46 South, etc.); implement a plan to construct.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

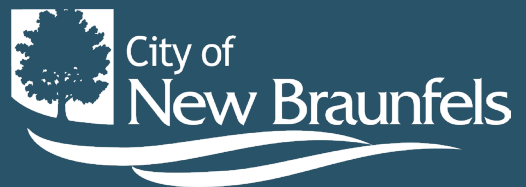
N/A

RECOMMENDATION:

Staff recommends approval.

Thoroughfare Plan Update

Planning Commission
August 5, 2025



Overview

- Regional Transportation Planning
- Thoroughfare Plan Update
- Public Outreach Summary
- Public Comment Requests
- Next Steps



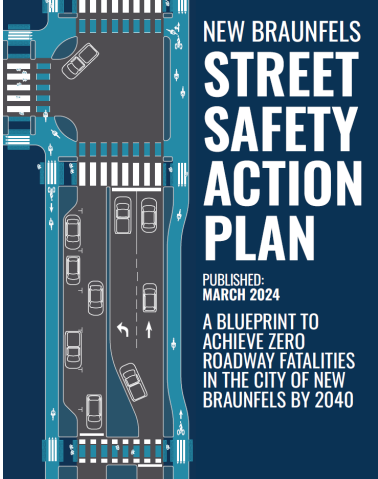
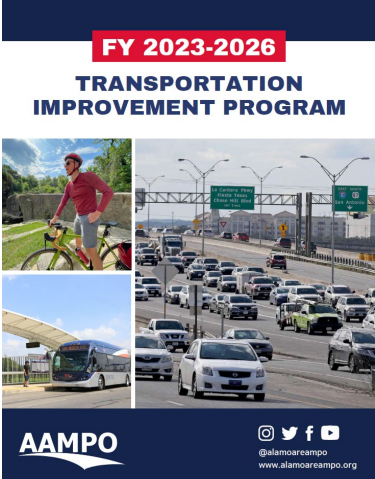
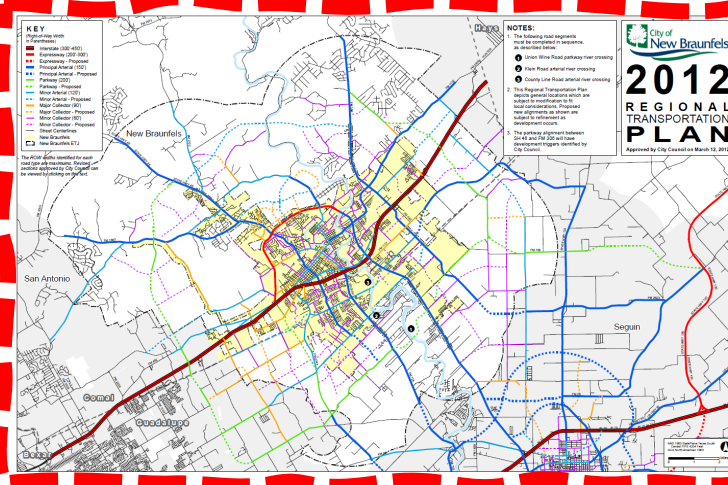
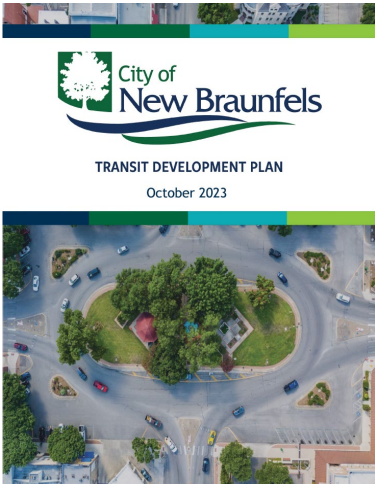
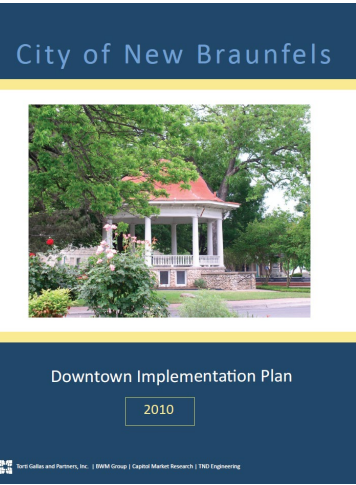
Regional Transportation System

- ▲ The transportation system provides for the mobility of people and goods, and influences development activity
- ▲ The performance of the system affects...
 - Land use
 - Economic development
 - Safety
 - Environment
 - Project development
 - Funding



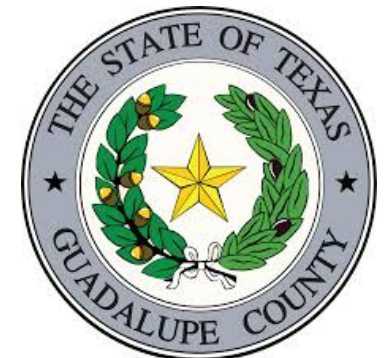
- ▲ Transportation planning plays a fundamental role in the state, region, and community's vision and needs
- ▲ Transportation planning includes:
 - Develop vision and goals
 - Analyze existing and forecast future conditions
 - Identify transportation needs and improvement strategies
 - Develop short and long-range programs for improvements
 - Develop a financial plan for securing funding
 - Ensures new development is aligned and provides for mobility

City and regional plans lay the foundation for transportation planning and project delivery in New Braunfels



Regional Transportation Plan

- ▲ New Braunfels, Comal County, Seguin, and Guadalupe County developed a Regional Transportation Plan in 2012
- ▲ Goals of the plan...
 - Improve traffic circulation and connectivity
 - Manage growth and access to development
 - Consider constraints and other risks
 - Address Guadalupe River crossings
 - Follow existing roadways as much as possible
 - Serve as the city's **Thoroughfare Plan**



What is a Thoroughfare Plan?

Long-range planning document adopted by the City Council

Guides future development and ensures transportation connectivity

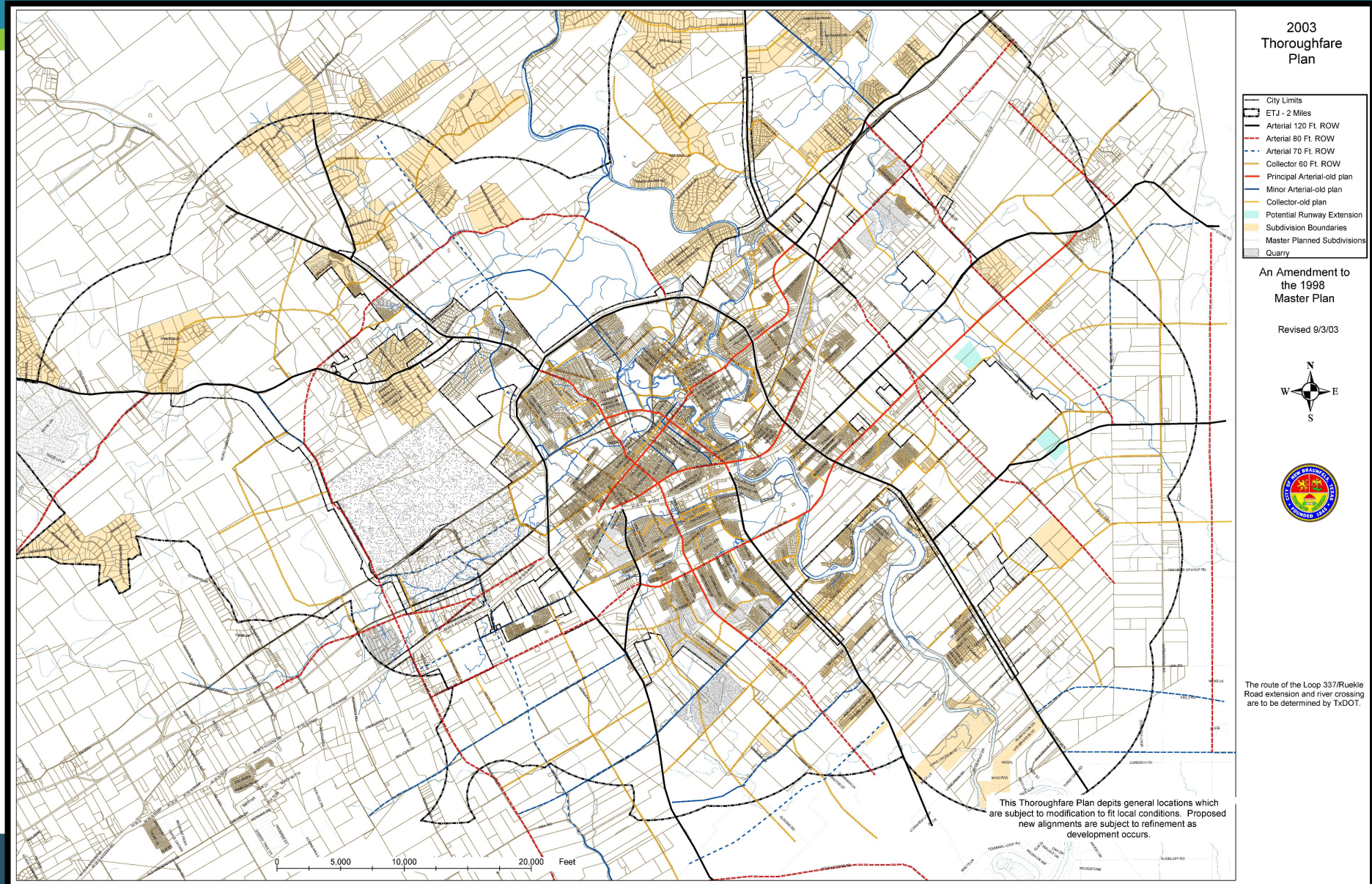
Identifies the location and type of roadway facilities to meet existing, development, and future transportation needs

Enables the city and counties to preserve corridors for the regional transportation network through the subdivision plat process

*1964 Thoroughfare Plan



2003 Thoroughfare Plan

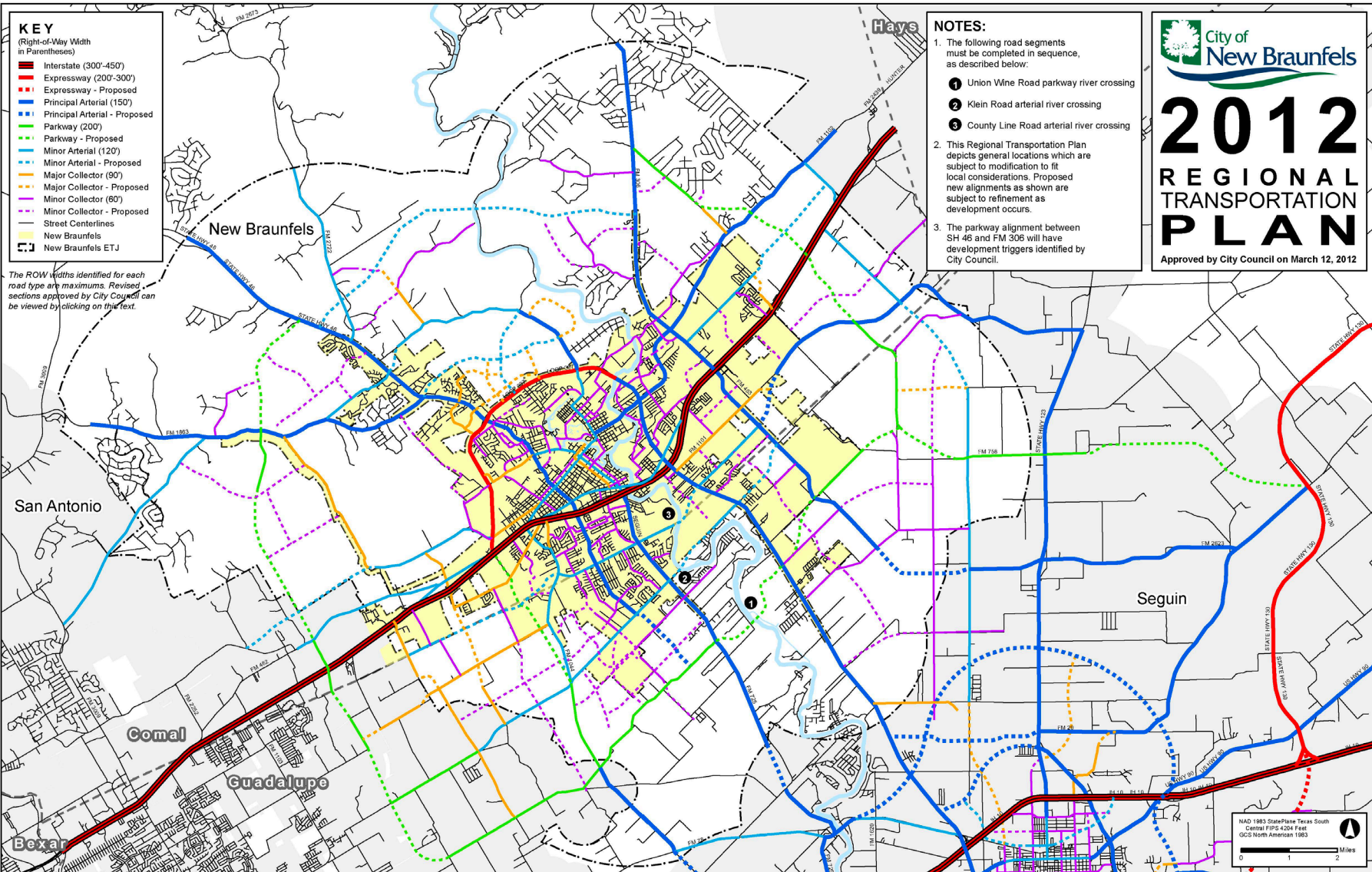


2012 Regional Transportation Plan

KEY

(Right-of-Way Width
in Parentheses)

- Interstate (300'-450')
- - - Expressway (200'-300')
- · - · - Expressway - Proposed
- Principal Arterial (150')
- · - · - Principal Arterial - Proposed
- Parkway (200')
- · - · - Parkway - Proposed
- Minor Arterial (120')
- · - · - Minor Arterial - Proposed
- Major Collector (90')
- · - · - Major Collector - Proposed
- Minor Collector (60')
- · - · - Minor Collector - Proposed
- Street Centerlines
- New Braunfels
- New Braunfels ETJ



Thoroughfare Plan Roadway Classification

Interstate

Expressway

Parkway

Principal Arterial

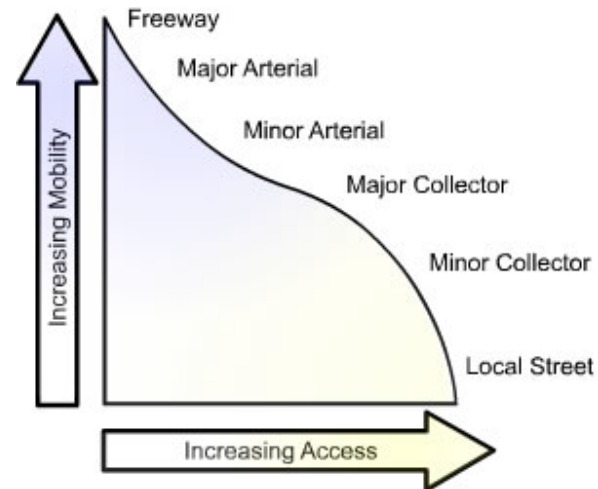
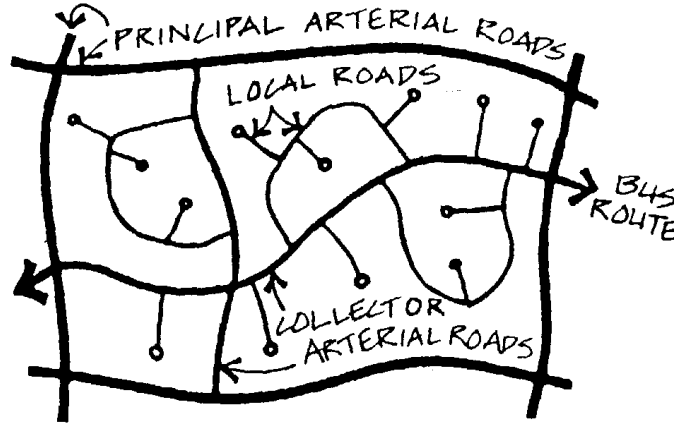
Minor Arterial

Major Collector

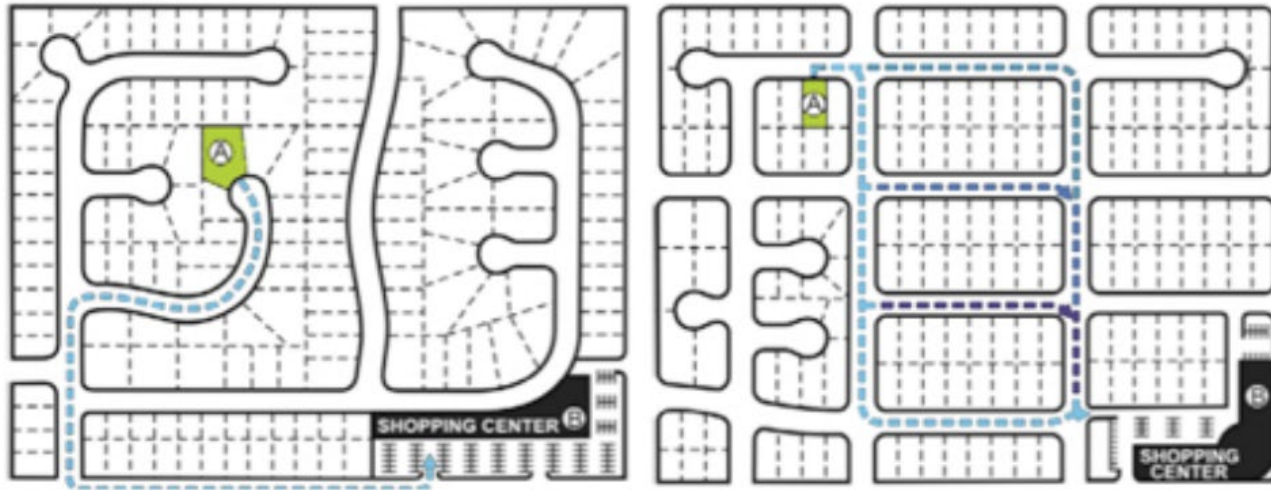
Minor Collector

Residential Collector

Local Streets



Importance of Connectivity



Conventional street networks (left) create longer trips and often deny choice. A network of Complete Streets (right) offers flexibility. *Image: Kimley-Horn and Associates, Inc. and Digital Media Productions*

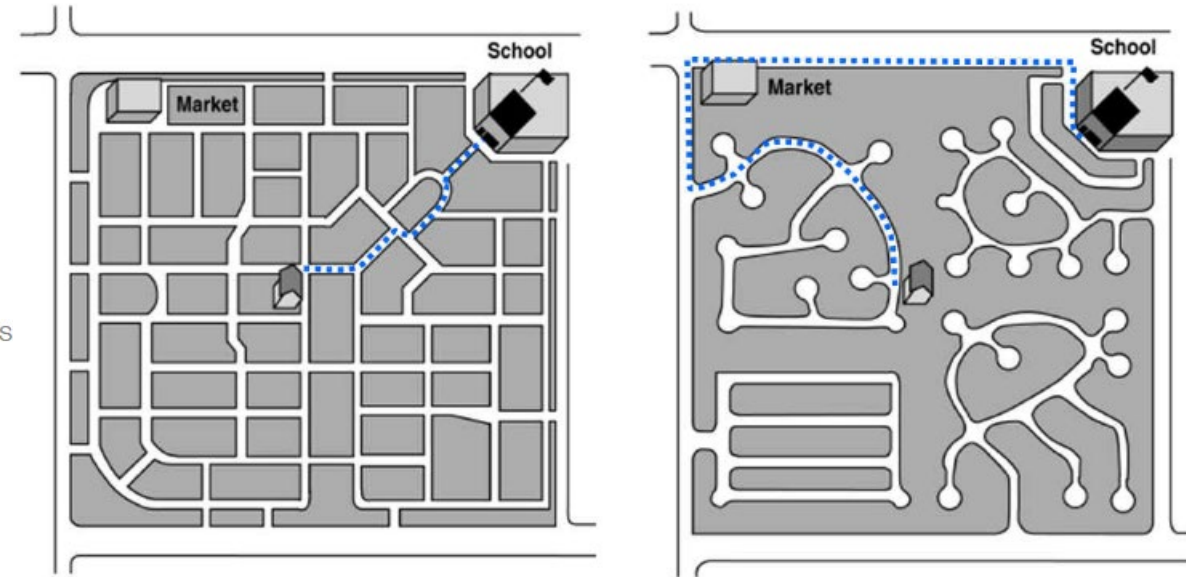
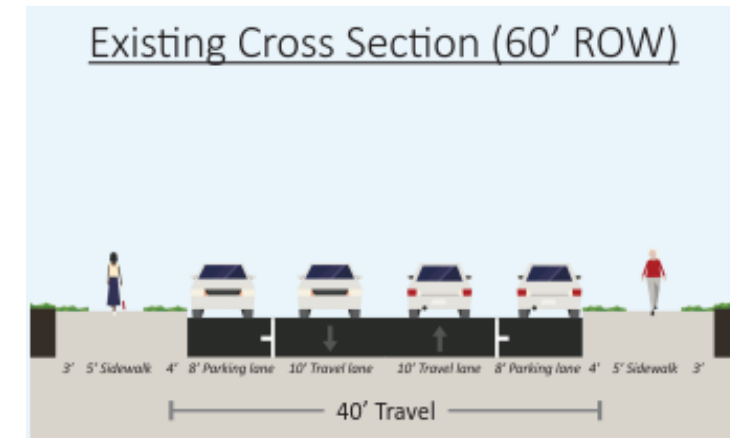


Figure 1: Shorter trip distance with connected network

Roadways and Right-of-way

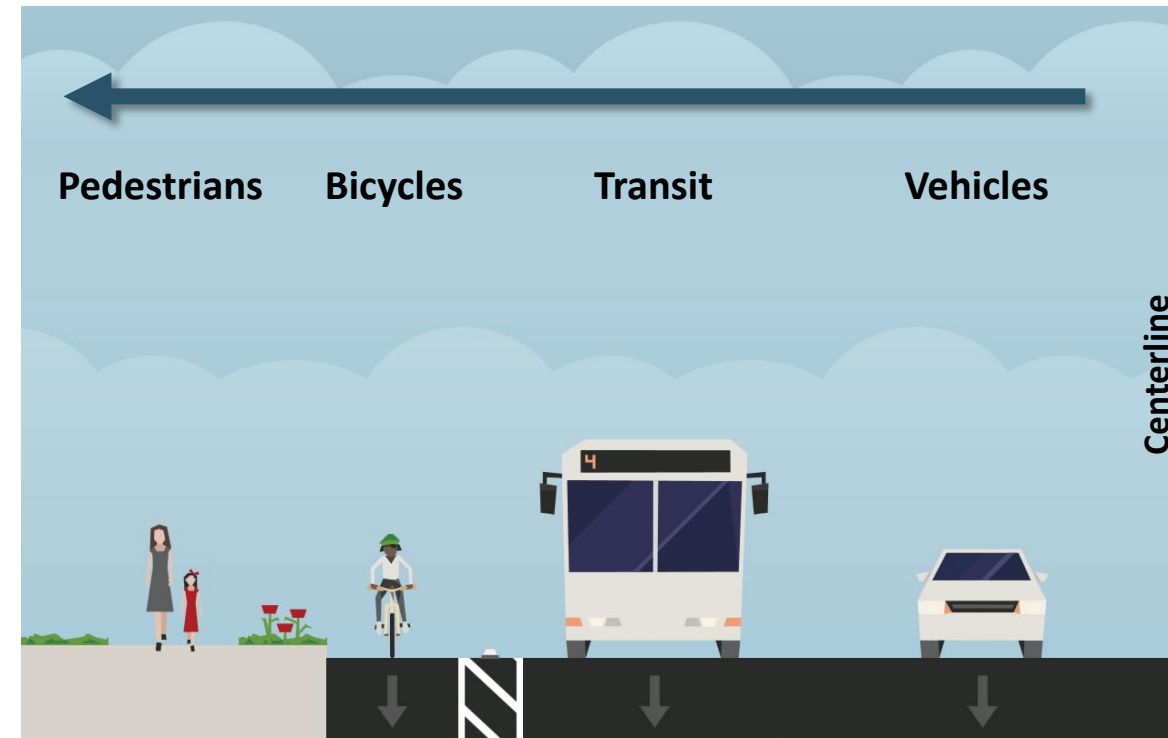
- Right-of-way based on roadway classification and all travel modes
 - Travel lanes
 - Medians and turn lanes
 - Sidewalks and shared-use paths
 - Bikeways
 - Drainage
 - Other roadside requirements
- Design criteria
 - City Code of Ordinances
 - TxDOT Roadway Design Guide
 - NACTO Design Guides

Minor Collector



Network Needs and Flexibility

- ▲ City strategic priority to expand our networks to connect all areas by multiple modes of transportation
- ▲ Ensuring the right-of-way serves all modes of transportation while enabling flexible design in context
- ▲ Consistent layout to create a uniform experience for road users with pleasing aesthetic quality



When is the Thoroughfare Plan used?

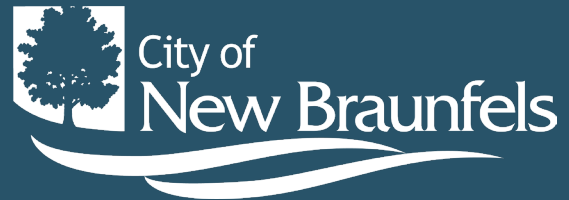
- ▲ Tool used during the development master plan and plat process for right-of-way dedication and street construction
- ▲ Platting Ordinance Section 118-46(t)
- ▲ Internal streets
 - Developer responsible for the dedication and construction of all local and collector streets
 - At least 2 lanes for an arterial street supported by a Traffic Impact Analysis
- ▲ Perimeter (adjacent) streets
 - Developer responsible for dedication
 - All subdivisions shall have 24' adequate access
- ▲ *City code provision to ensure Thoroughfare Plan requirements (and other municipal infrastructure costs) are roughly proportionate to development*

Other Thoroughfare Plan Uses

- ▲ Component of the Comprehensive Plan
- ▲ Basis of the Roadway Impact Fee Program
- ▲ Assists in identifying planning studies, connectivity opportunities, and projects
- ▲ Coordinated with TxDOT, county, and adjacent agencies' thoroughfare plans
- ▲ Coordinated with the Alamo Area Metropolitan Planning Organization



Thoroughfare Plan Update



Thoroughfare Plan Update

- ▲ The existing Thoroughfare Plan was approved by the City Council in 2012
- ▲ Various amendments have been approved by the City Council to date
- ▲ Planned update in 2020 was not completed due to various factors
- ▲ Current effort to update the 2012 plan to reflect current conditions
- ▲ Support the upcoming Pedestrian & Bicycle Network Plan and Roadway Impact Fee Update (2025-2026)



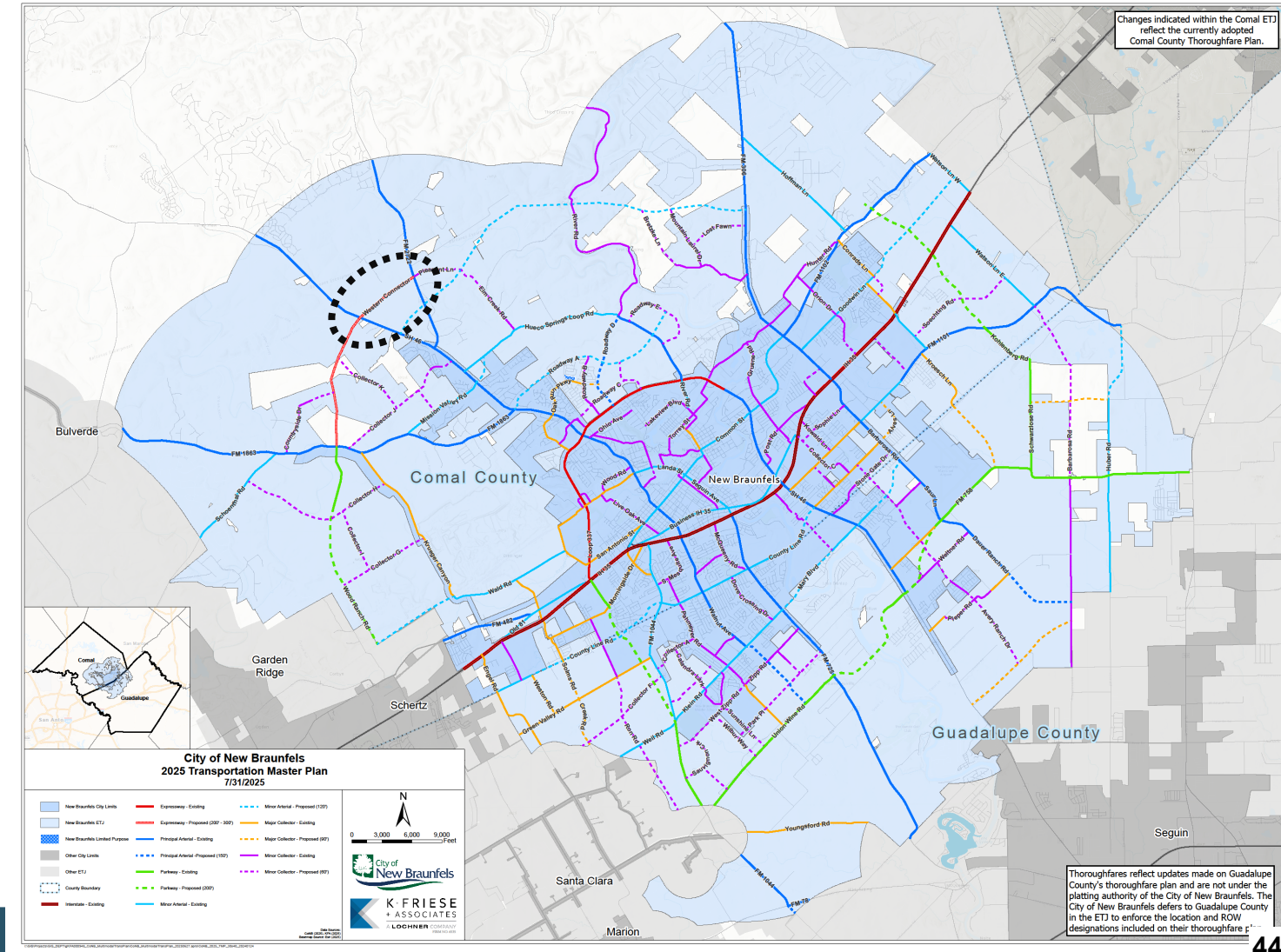
What has been done so far?

- ▲ Updating alignments and including roads and developments that have been built since 2012
- ▲ Removed classifications from roads that do not need dedication as part of the subdivision plat process
- ▲ Regional Coordination
 - Comal County
 - Guadalupe County – *also updating their thoroughfare map*
 - City of Seguin – *also updating their thoroughfare map*
 - TxDOT
 - Veramendi and Mayfair
- ▲ Public Comments and Planning Commission Presentation



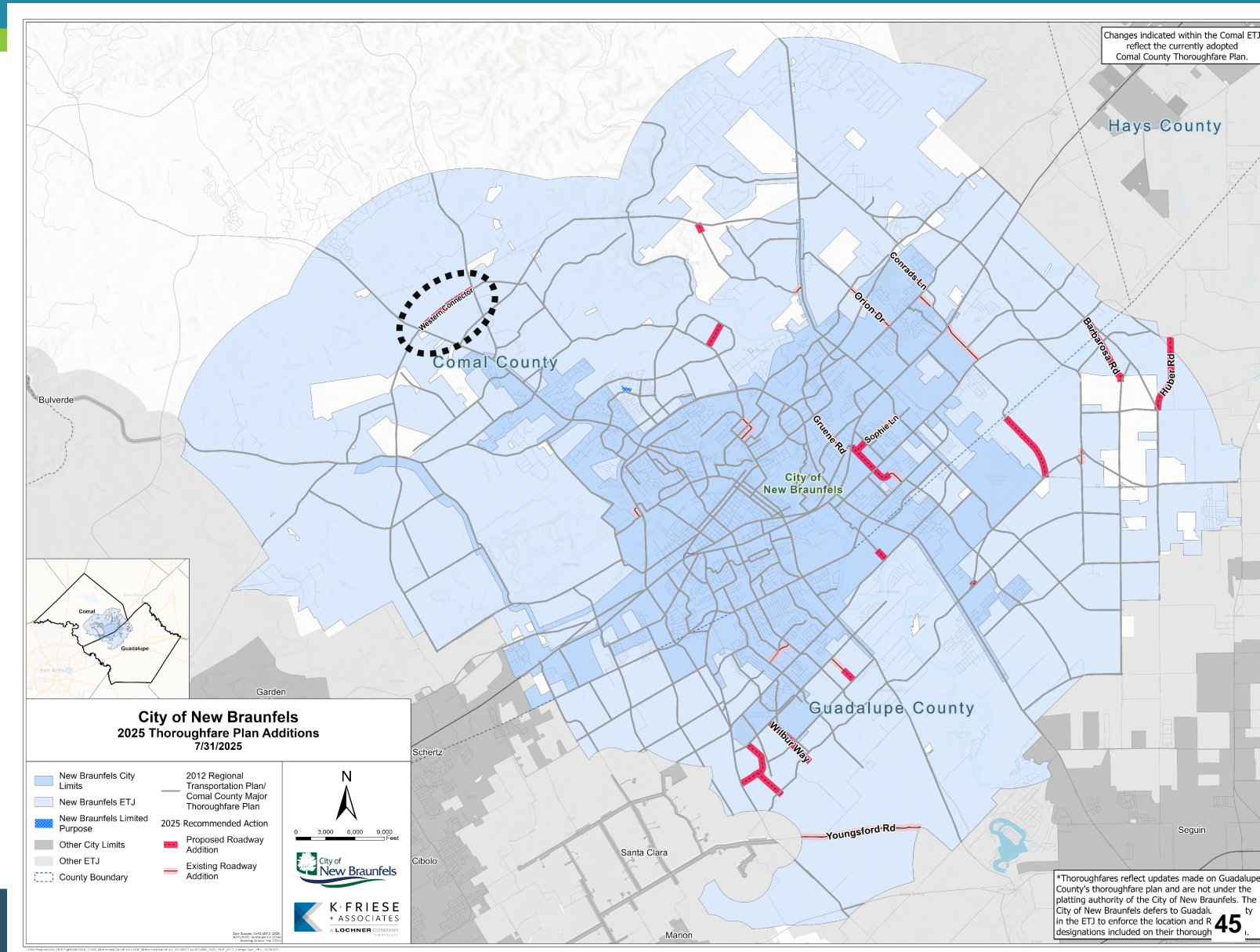
Current Draft Update

- Draft update including all staff/agency/consultant recommended changes
- Final version will be posted online and utilized for the subdivision plat process and transportation planning
- Applicable to city limits and Comal County ETJ
- Guadalupe County ETJ is governed by their thoroughfare plan



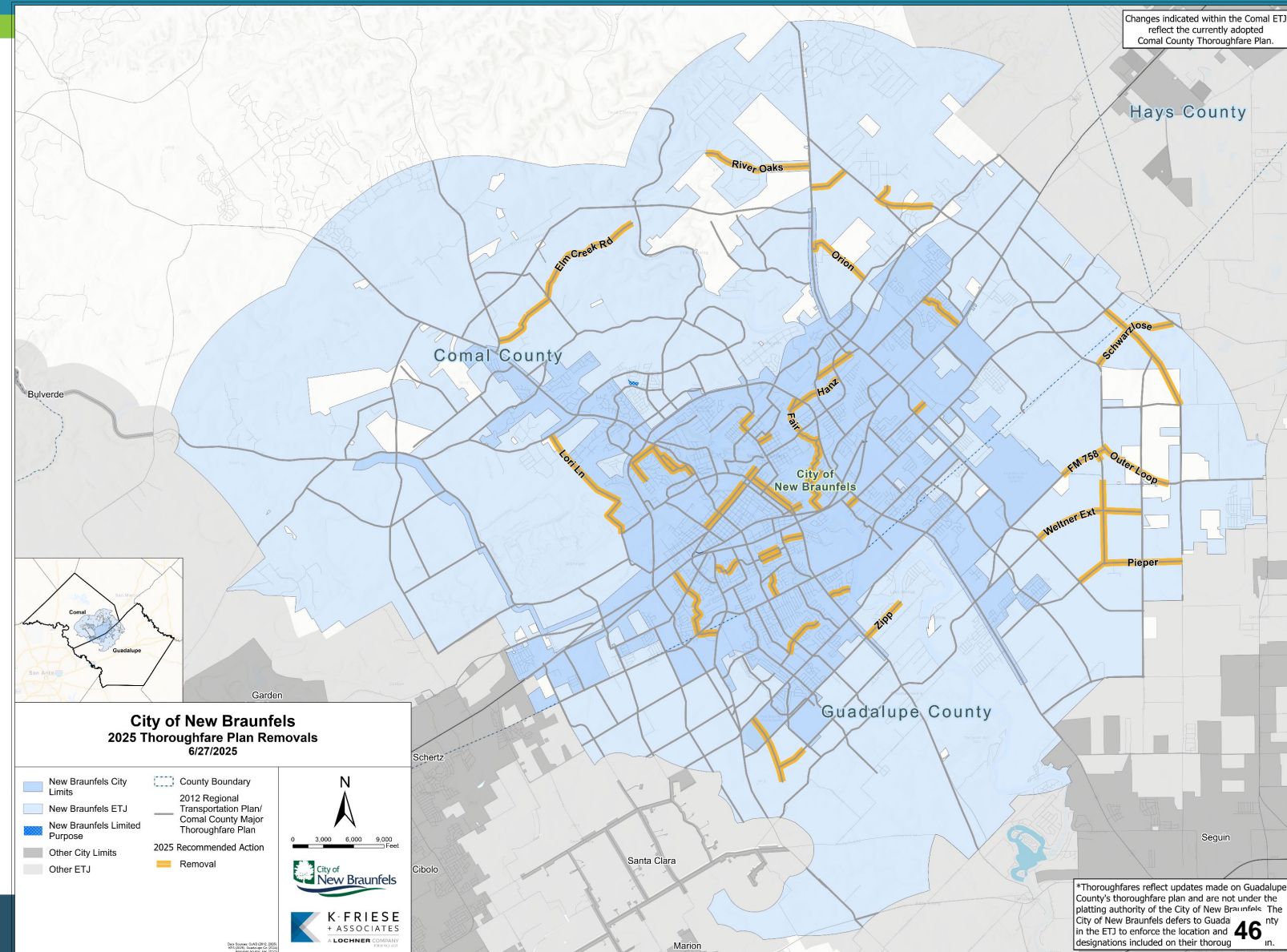
Additions

- Clean-up connections
- Large master planned development coordination
- Developer requests
- Veramendi
- Guadalupe County considerations (not final)



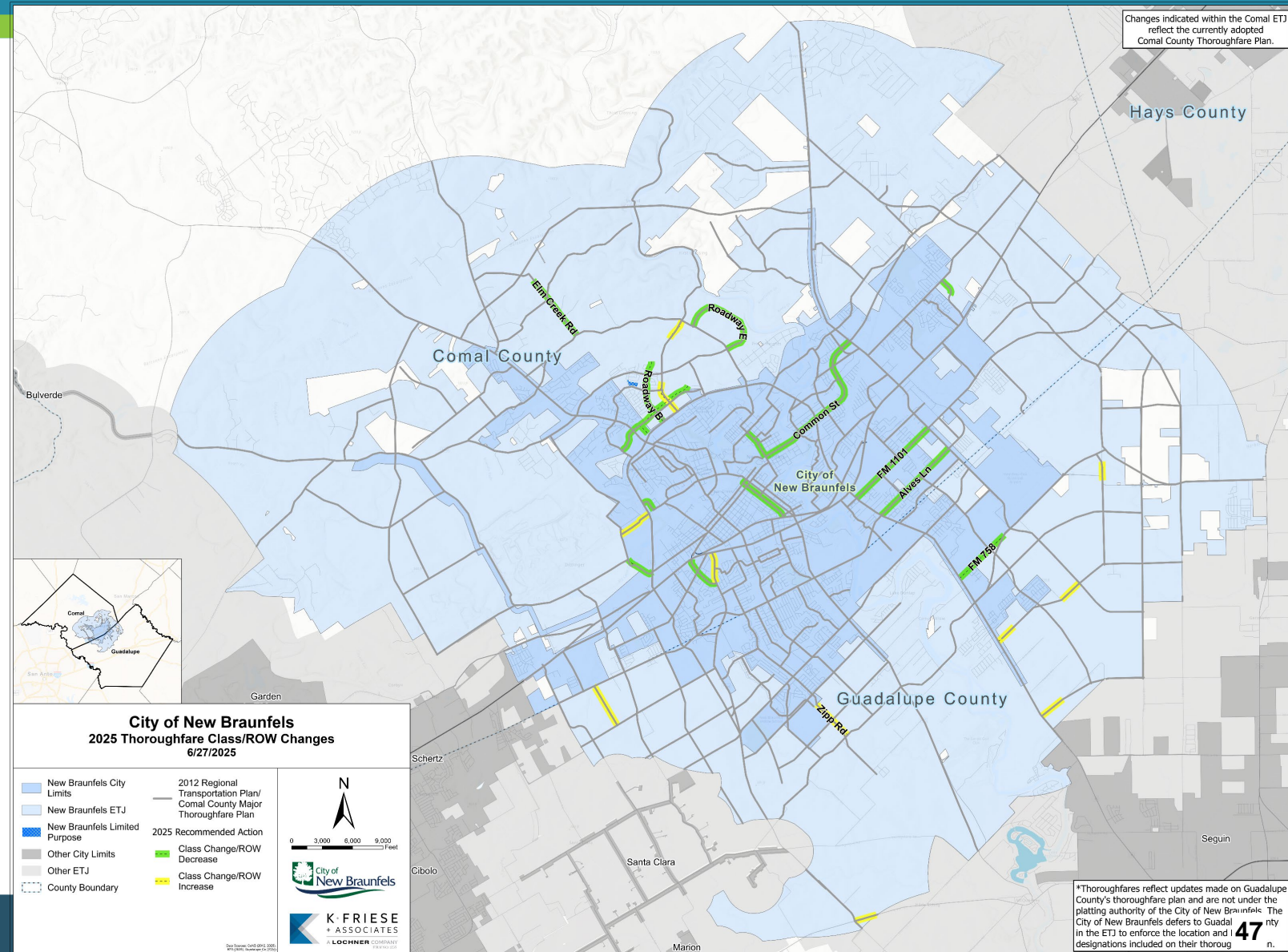
Removals

- Established streets that do not require additional right-of-way
- Existing land use and development opportunities result in infeasible thoroughfare
- Guadalupe County considerations (not final)



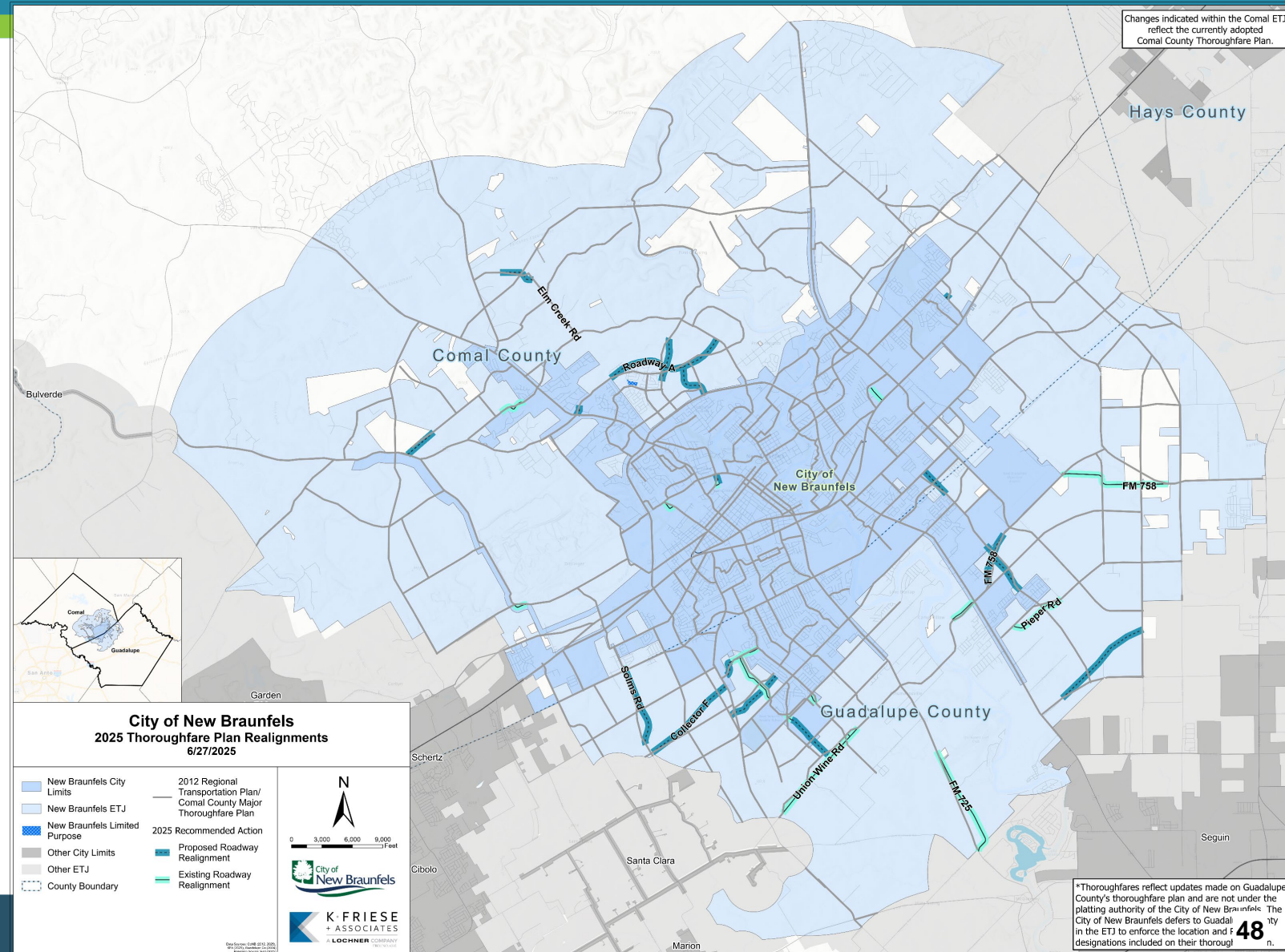
Right-of-Way Changes

- ▲ The majority are a decrease based on surrounding development, constraints, and capital projects
- ▲ Veramendi
- ▲ Consistent with county thoroughfare connections

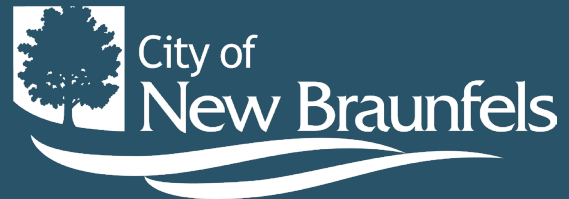


Realignments

- Large master planned development coordination
- Veramendi
- More logical and cleaner connections
- Guadalupe County considerations (not final)



Public Outreach Summary



Public Meeting Overview

▲ PURPOSE

- To introduce the City of New Braunfels' updated draft Thoroughfare Plan
- To receive input from the community on the plan

▲ LOGISTICS

- Thursday, May 22, 2025
- City of New Braunfels City Hall – Tejas Room
- Two (2) workshops held
 - 5 – 6 p.m. **Property Owner Workshop**
 - 6:30 – 8 p.m. **Public Workshop**
- Opportunity to comment/fill out online survey

▲ FEATURES

- Staffed by the City of New Braunfels and consultants
- Interactive stations for attendees to browse
 - Exhibits for the Thoroughfare Plan
 - Map Station
 - Interactive Feedback Boards
 - Survey/Comment Station



Outreach and Promotion

PROPERTY OWNER WORKSHOP

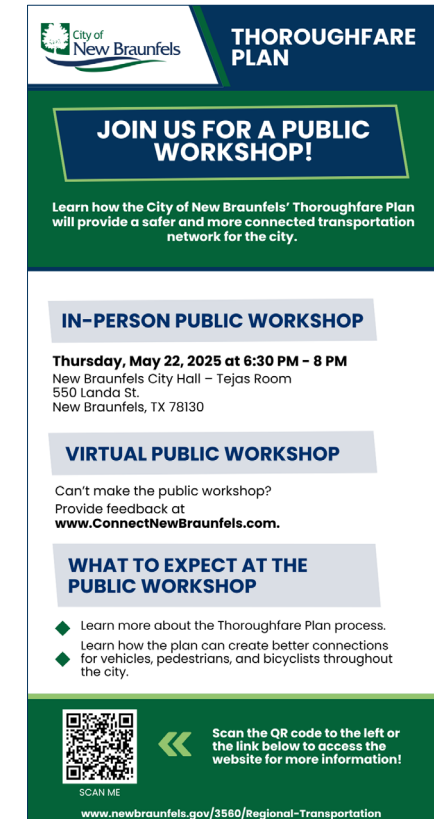
- Postcards mailed to 96 property owners
- Invitation-only

PUBLIC WORKSHOP

- Info posted to the City's website
- Flyers mailed to elected officials, public officials, and stakeholders
- Social media posts
- Advertised in the New Braunfels Herald-Zeitung
- Media Advisory used by the City



Copy of the postcard to property owners



Copy of the display advertisement

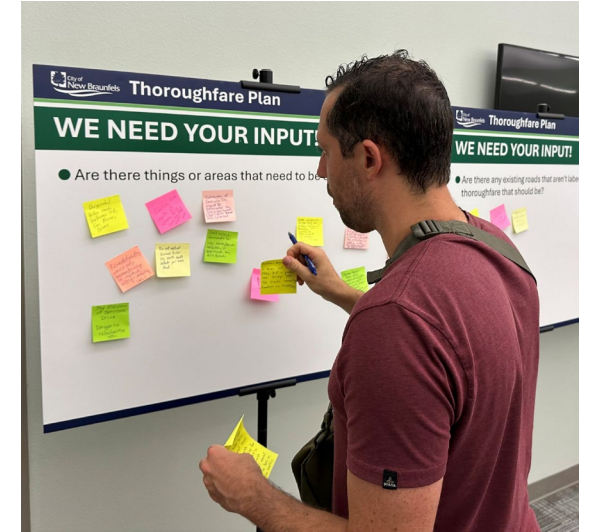
Affected Properties

- ▲ Seeing a significant change on their property from the 2012 plan
 - New proposed alignment has shifted onto their property
 - Right-of-way width has expanded
 - Existing road adjacent to their property was added to the plan
- ▲ NONE OF THESE CHANGES AFFECTS ANY EXISTING PROPERTY LINES.
 - Only comes into effect if/when the property is platted



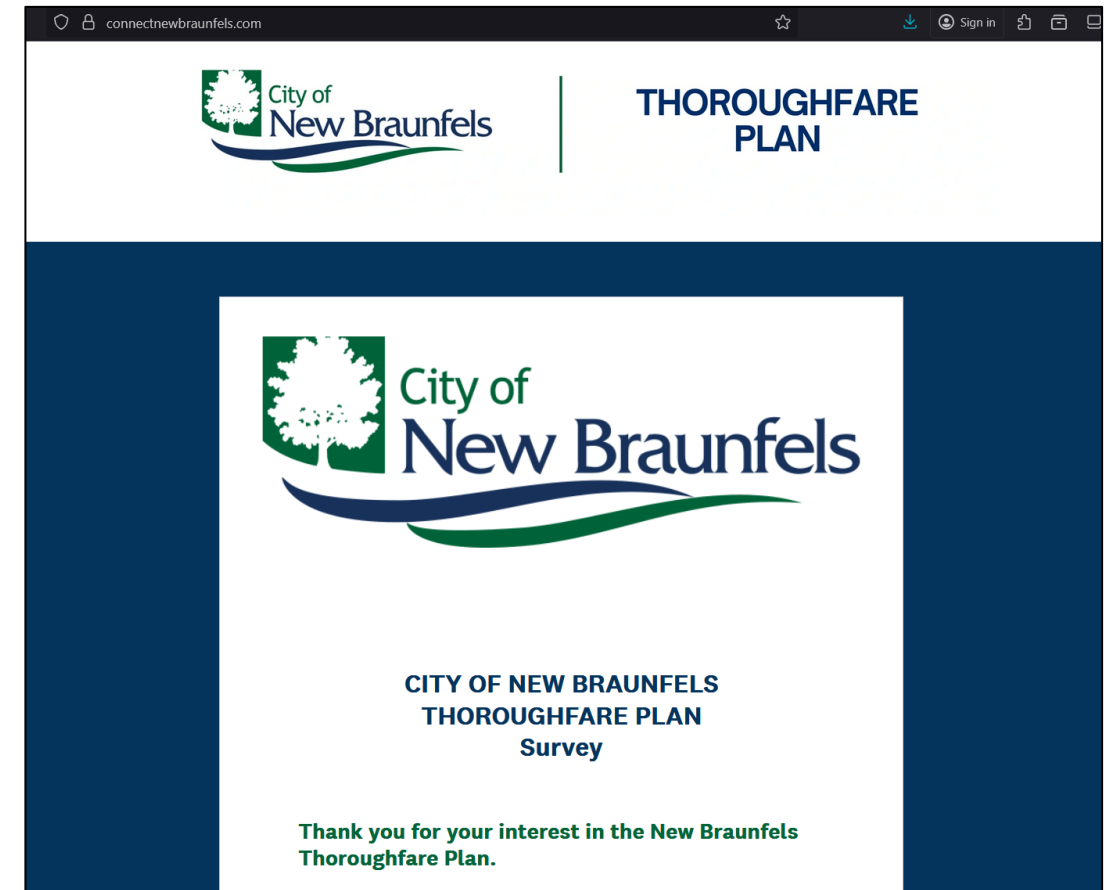
*May 22-June 22, 2025 Comment Period

- ▲ Kicked-off by the Property Owner Workshop and Public Meeting held at City Hall
 - 143 total attendees
- ▲ 235 comments (Online Surveys, Emails, Meeting Activities)
- ▲ 2 meetings with property owners



*July 1-July 15, 2025 Comment Period

- ▲ Comments received after June 22 were also included for consideration in this comment period
- ▲ 43 Comments (Surveys, Emails, Letters, Voicemails)
- ▲ 3 meetings with property owners



- ▲ Concerns about the pace and compatibility of growth with existing infrastructure
- ▲ Strong interest in preserving established neighborhoods and community character
- ▲ Emphasis on protecting environmental resources and maintaining quality-of-life
- ▲ Community desire for continued focus on traffic safety and proactive planning

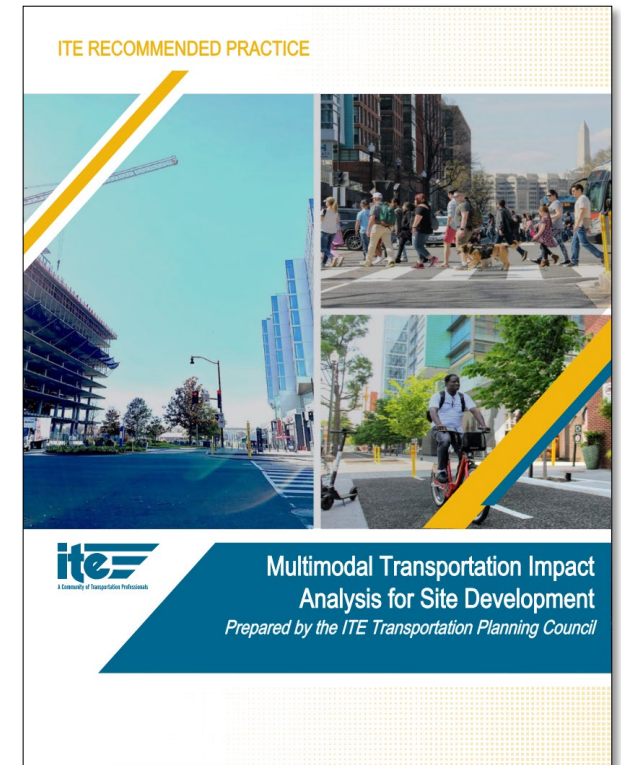
- ▲ Mixed perspectives on long-term growth strategies and need for continued dialogue
- ▲ Heightened awareness of development impacts on water availability and environmental impact
- ▲ Support for collaborative, regional approaches to improving mobility and connectivity
- ▲ Expressed gratitude for opportunity to share feedback and learn more about the plan
- ▲ Willingness to support well-planned improvements

*Updated Themes

- ▲ Minor alignment shifts to account for existing buildings missed during initial review
- ▲ Emphasis on road improvements related to new development
 - Traffic safety
 - New/updated facilities
 - Traffic impacts
 - Development requirements

*Traffic Impact Analysis (TIA)

- ▲ Intended to analyze transportation demands of land use and determine improvements to the adjacent and nearby transportation system
- ▲ Required in the City and Comal County ETJ for master plan, plat, permit, and driveway access
- ▲ TIA type and study area dependent on development type
 - Roadway and intersection capacity
 - Site accessibility – access management, circulation, pedestrian, bicycle, and transit connectivity
 - Neighborhood traffic control plan
 - School accessibility and traffic control plan



*Subdivision Plat Street Requirements

- ▲ *Street layout.* Adequate streets are provided with existing and planned streets, topographical conditions, public safety, convenience, and relationship to land use.
- ▲ *Streets on city comprehensive plan or thoroughfare plan.* All streets shall be provided in accordance with the adopted thoroughfare plan.
- ▲ *Relation to adjoining street system.* Existing streets shall be continued, where necessary, to maintain the neighborhood pattern.
- ▲ *Projection of streets.* Proper projection of streets into unsubdivided areas.
- ▲ *Dead-end streets.* Permanent dead-end streets shall be prohibited except for short stubs to permit future expansion.
- ▲ *Cul-de-sac.* A cul-de-sac street shall not be more than 1,000 ft.



*Emergency Access

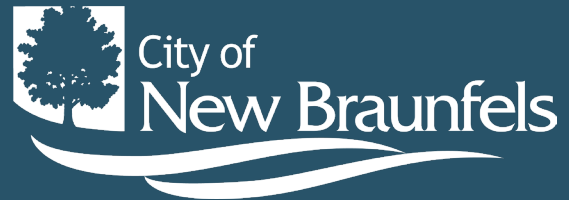
CODE OF ORDINANCES CITY OF NEW BRAUNFELS, TEXAS

Chapter 54 - FIRE PREVENTION AND PROTECTION; EMERGENCY MEDICAL SERVICES[1]

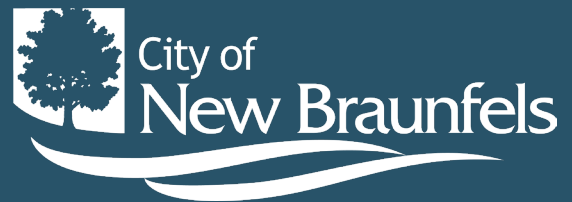
Section D107.1 One-or two-family dwelling residential developments.

- ▲ Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 must provide two separate fire apparatus access roads approved by the City.
- ▲ Exceptions:
 1. Where there are more than 30 but fewer than 126 dwelling units in a development, and all roadways throughout the development have at least 40 feet of pavement width, secondary emergency access is not required.
 2. The number of dwelling units on a single fire apparatus access road may not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Public Comment Requests

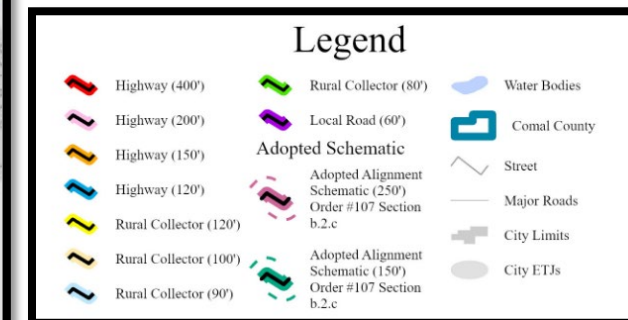
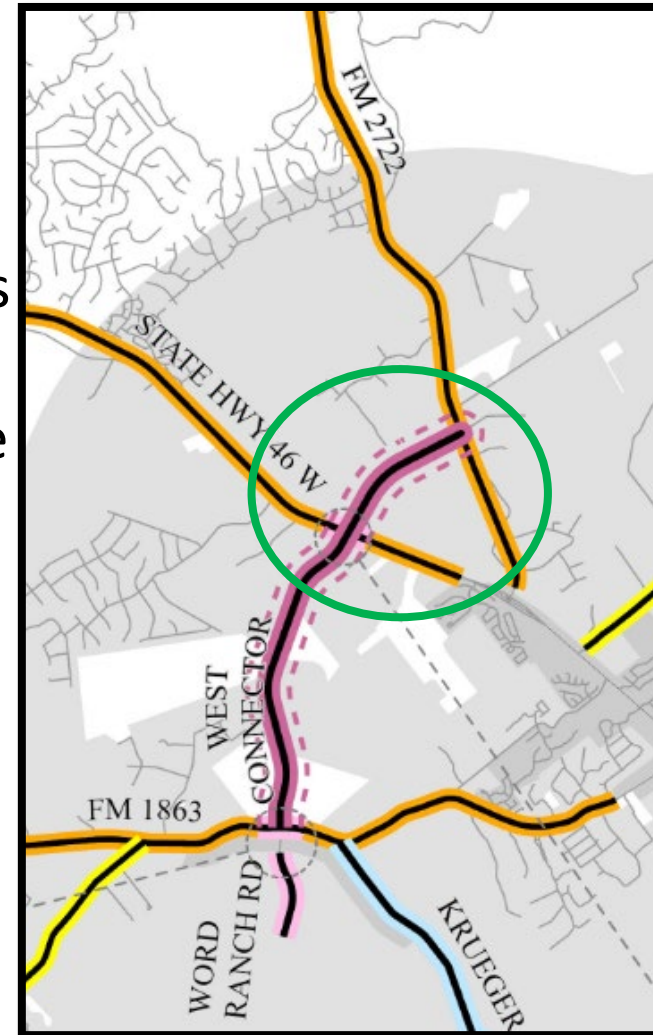


Additions



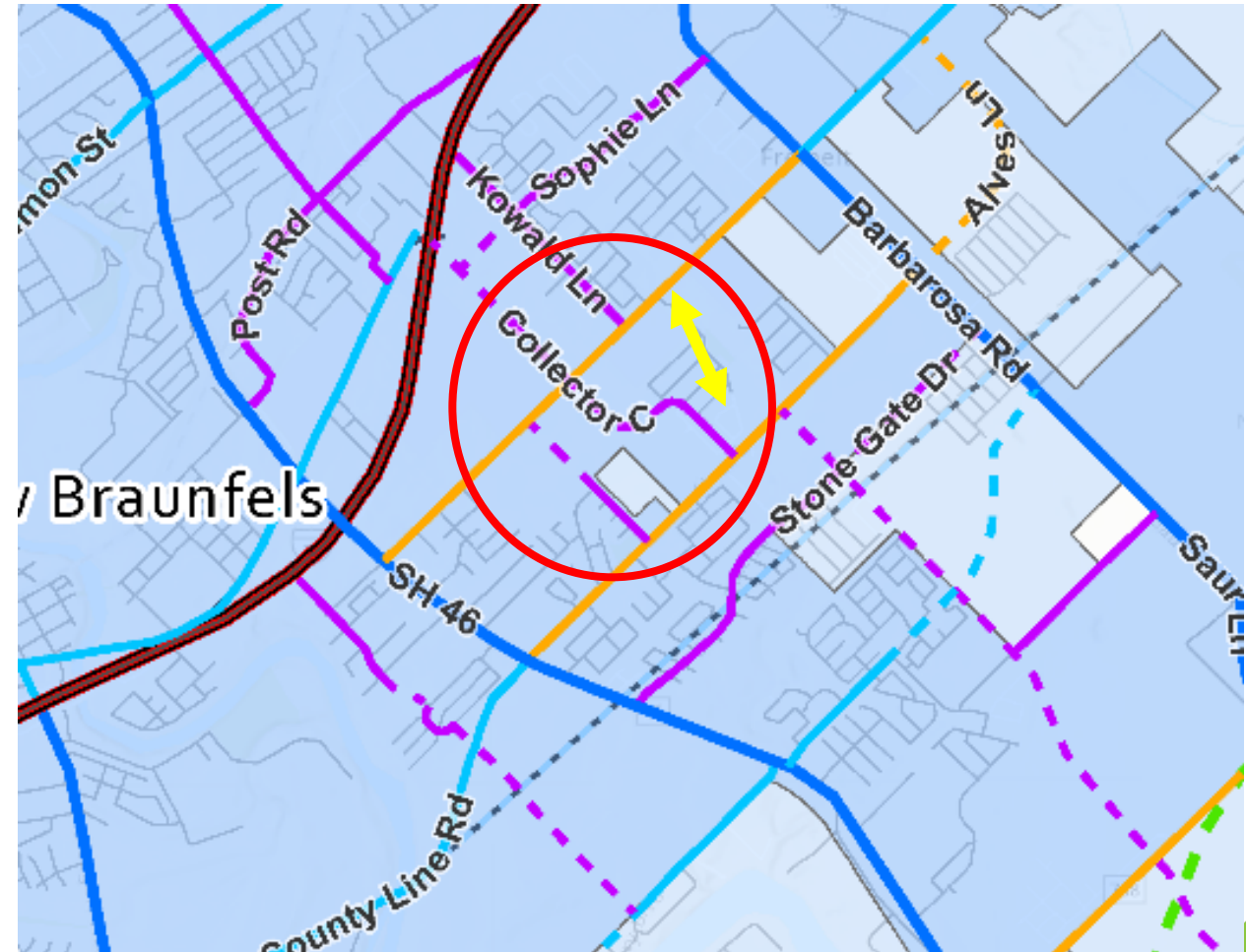
Comal County – West Connector (SH46 – FM2722)

- Added by Comal County
 - “Highway” Thoroughfare added with alignment schematic
 - Adopted by County Commissioners Court on July 31, 2025
 - Included in the City’s Thoroughfare Plan following the Interlocal Agreement with Comal County
- Adopted schematic to continue the connection between SH 46 and FM 2722
- Future road improvements will be led by Comal County

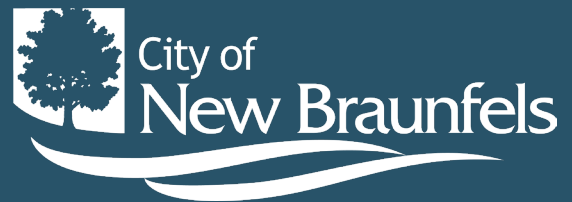


Public Comment – August Fields Area

- ▲ Public Comment Summary
 - 4 comments
 - Additional thoroughfare to relieve traffic on Willowbrook Avenue
- ▲ Willowbrook Ave
 - Local Street
 - 50 ft ROW, 30 ft Pavement
- ▲ Brook Ave
 - Residential Collector Street
 - 60 ft ROW, 36 ft Pavement
- ▲ Brook Ave extension/Collector C is a proposed addition
- ▲ Seminole Dr is in the current Thoroughfare Plan

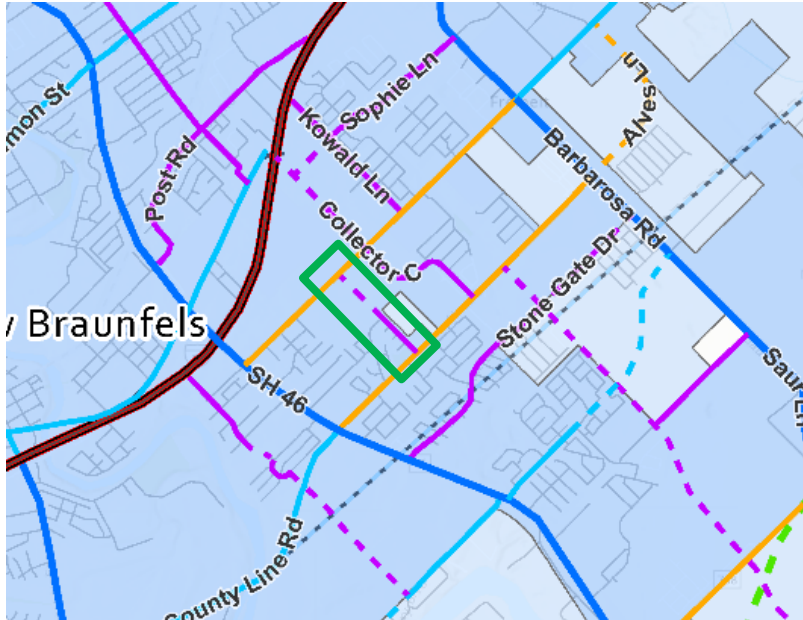


Removals



Public Comment – Seminole Drive Existing Conditions

- Collector Section – 60 ft ROW, 40 ft Pavement
- No sidewalks (Planning Commission variance)
- Stub for roadway extension
- Serves single-family residential lots



Public Comment – Seminole Drive Subdivision History

- ▲ Seminole Drive has been included in the City's thoroughfare plans since 1964
- ▲ Northview Subdivision Master Plan approved in 1985
 - Unit 2 plat approved in 1986
 - Unit 3 plat approved in 1995

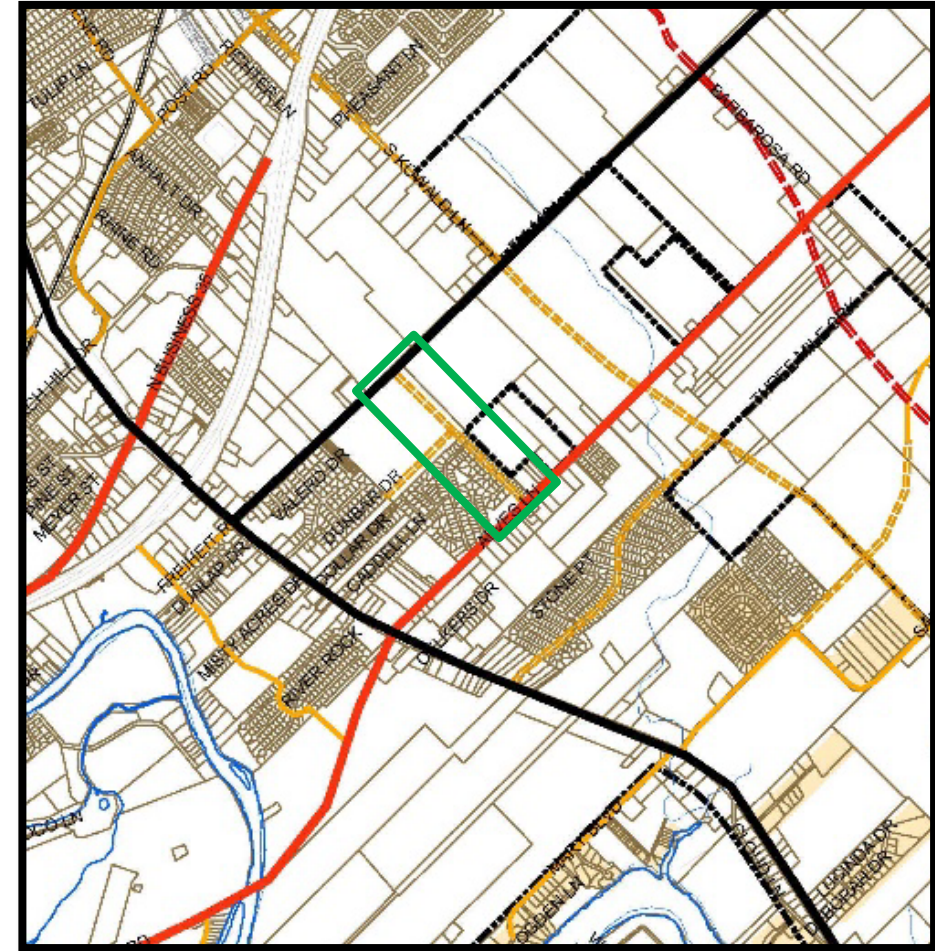


Public Comment – Seminole Drive Thoroughfare Plan History

1964 Thoroughfare Plan

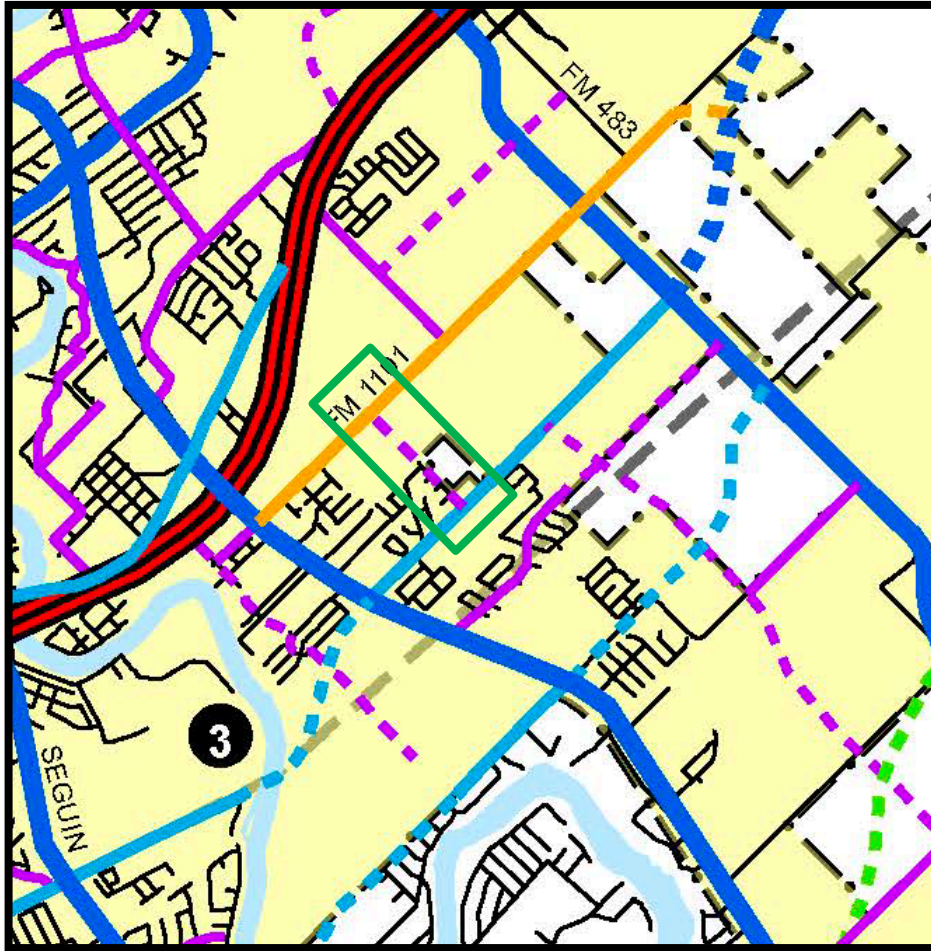


2003 Thoroughfare Plan



Public Comment – Seminole Drive Thoroughfare Plan History

2012 Regional Thoroughfare Plan



- ▲ Removal Request in 2023
 - Remove segment from existing Seminole Dr to FM 1101
 - Associated with an adjacent zoning/special use permit request
 - Processed through the Planning Commission and City Council with public notification and hearing
 - Request Denied by the City Council
- ▲ Special Use Permit in 2024
 - Includes required thoroughfare
 - Approved by the City Council

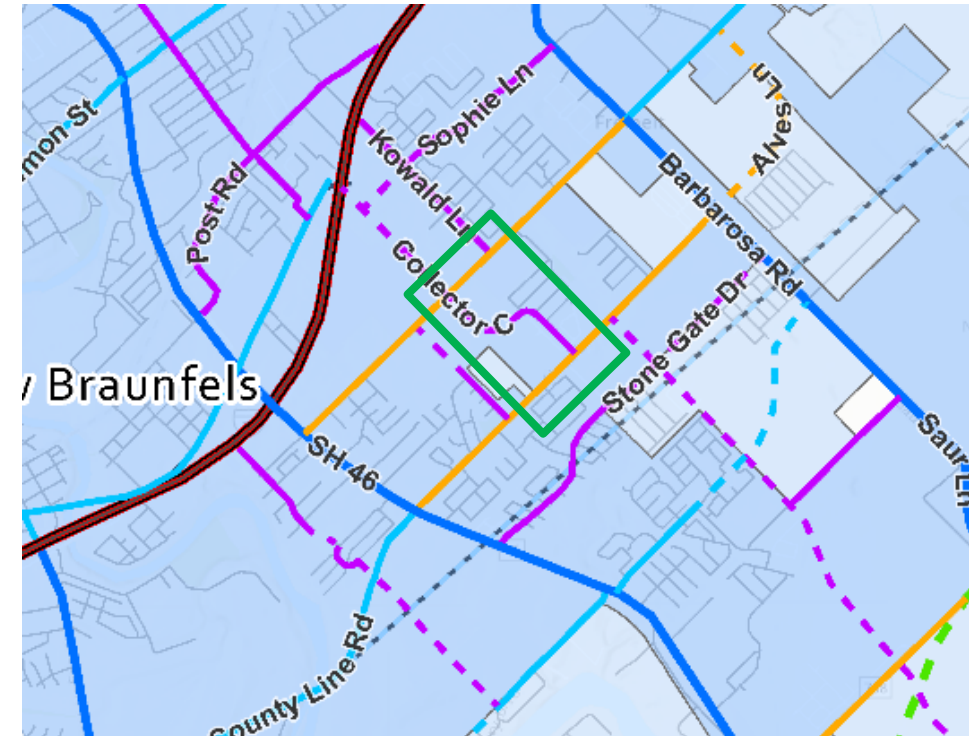
Public Comment – Seminole Drive Staff Review

- ▲ Public Comment Summary
 - 13 requests for removal
 - Street character
 - Traffic safety concerns
 - Comments on the adjacent North-South Collector/Proposed Collector C
- ▲ Thoroughfare extension required with approved Special Use Permit
 - Includes design accommodations to address traffic safety and throughput concerns
 - Requires sidewalk and traffic improvement to existing Seminole Drive
- ▲ Thoroughfare consistent with other Minor Collectors (Stone Gate Dr, Dove Crossing Dr, Orion Dr)
- ▲ Connectivity between FM 1101 and Alves Ln



Public Comment – Seminole Drive Staff Recommendation

- ▲ **Maintain Seminole Drive Minor Collector Thoroughfare with improvements required with Special Use Permit (SUP)**
- ▲ Address resident concerns through Traffic Impact Analysis and development requirements
- ▲ Proposed addition of Collector C to increase connectivity options
- ▲ Thoroughfare removal does not change the requirements of the SUP or extension of a public street



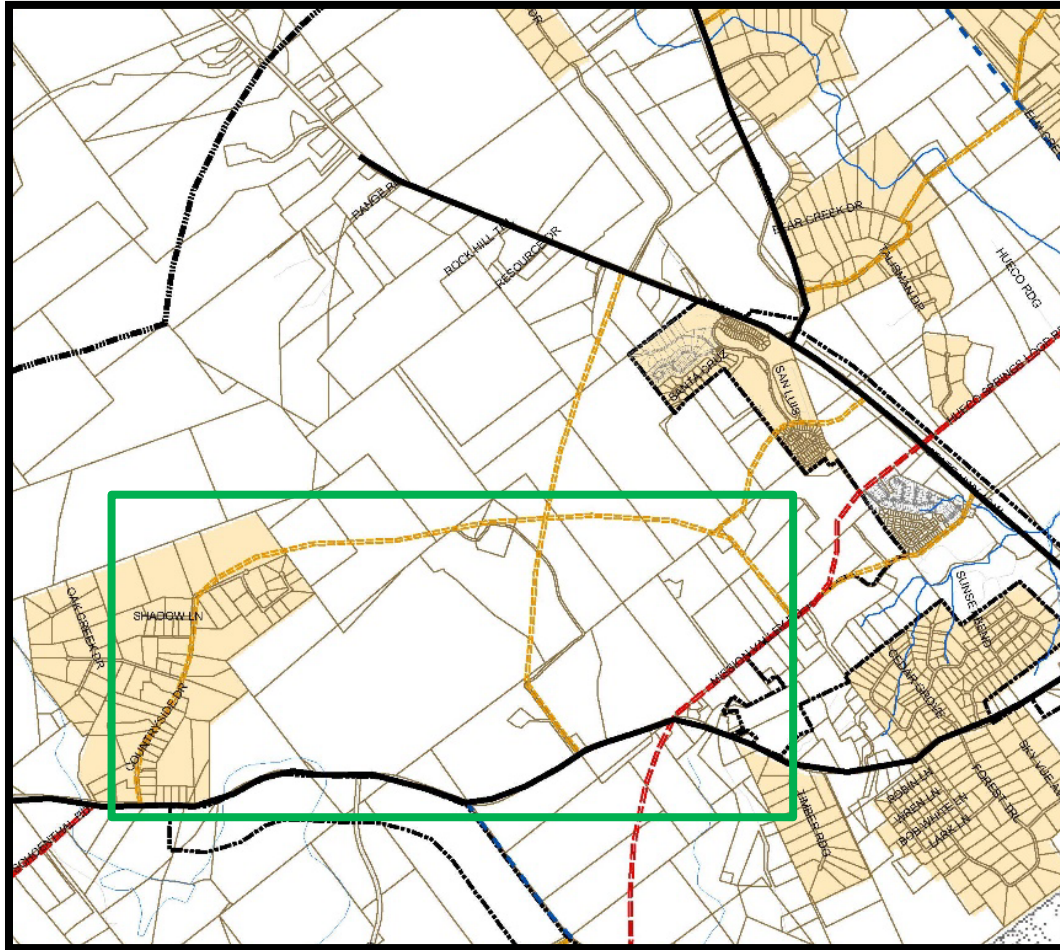
Public Comment – Countryside Drive Existing Conditions

- ▲ Comal County, outside City Limits
- ▲ County rural street
- ▲ 60 ft ROW, ~24 ft Pavement
- ▲ No sidewalks
- ▲ Open ditch drainage
- ▲ Serves primarily large lot residential
- ▲ Cul-de-sac at the end of the existing roadway

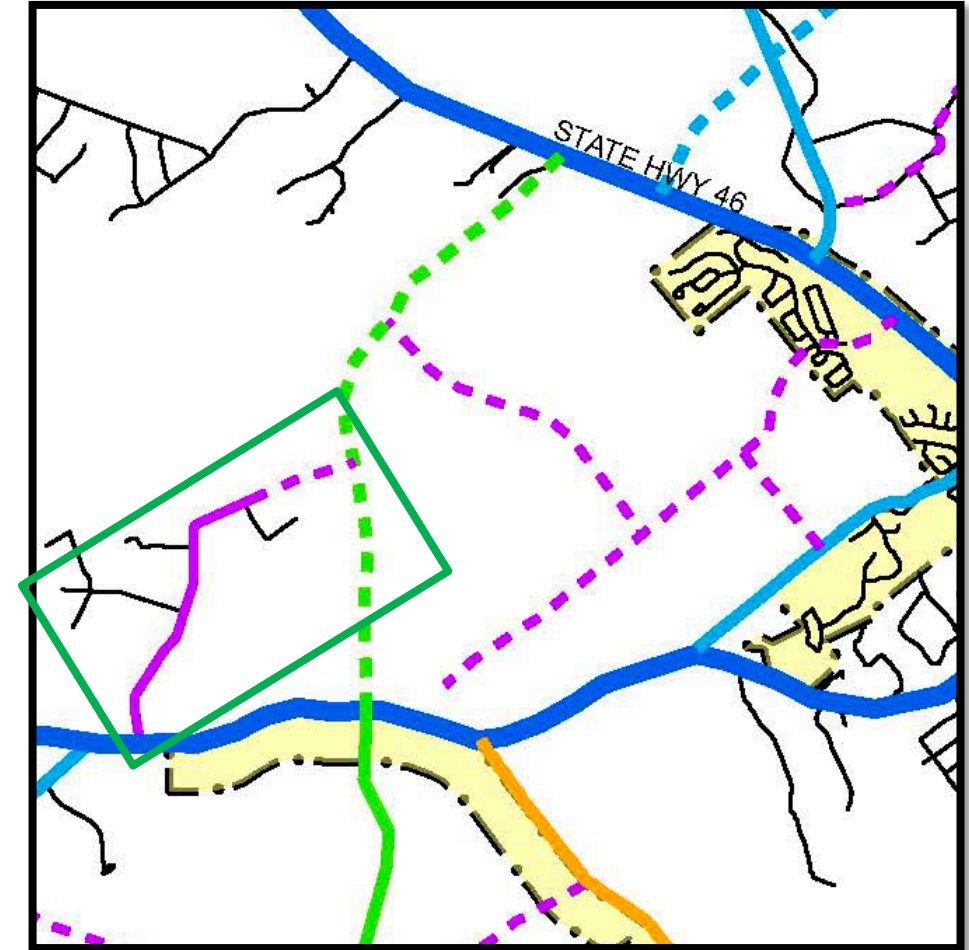


Public Comment – Countryside Drive Thoroughfare Plan History

2003 Thoroughfare Plan



2012 Regional Thoroughfare Plan



Public Comment – Countryside Drive Staff Review

- ▲ Public Comment Summary
 - 10 requests for removal
 - Character of area/road
 - Questions about traffic impact
 - Requests for improvements if it remains on the plan
- ▲ Connection to Proposed West Connector SH 46, FM 1863, and IH 35
- ▲ Large tracts at the end of the roadway



- ▲ **Maintain Countryside Drive Minor Collector Thoroughfare**
- ▲ Recommendation supported by Comal County Engineer
- ▲ Connection and final alignment are dependent on future development
- ▲ Account for improvements to Countryside Drive and environmental concerns in the TIA and development process
- ▲ Future road improvements will be led by Comal County

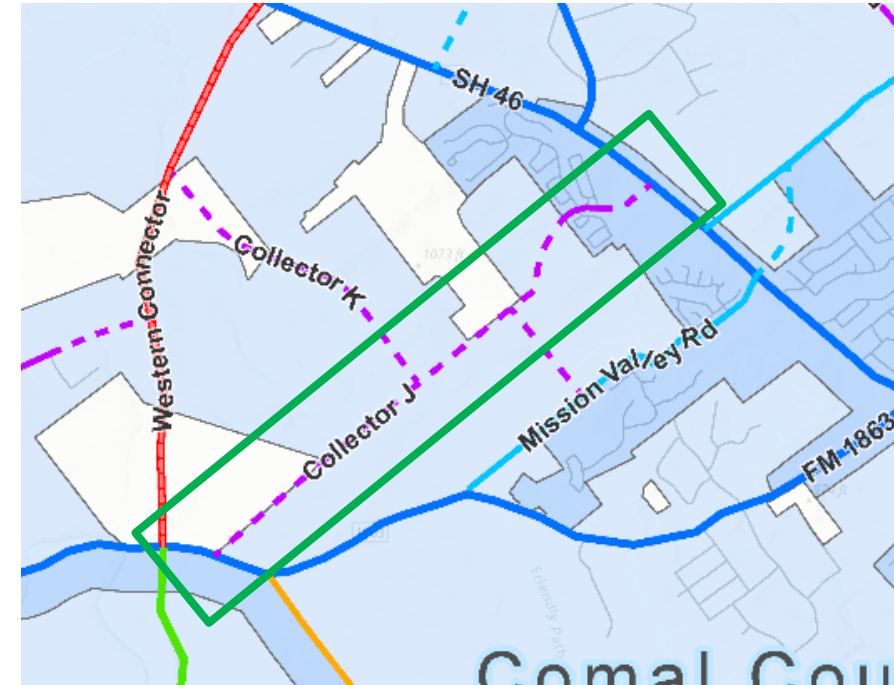
Public Comment – Old Mission Lane/Collector J Existing Conditions

▲ Mission Hills Ranch

- Collector Section – 60 ft ROW, 40 ft Pavement
- Sidewalks on both sides with a buffer to the collector street
- Stubs for collector roadway extensions
- Serves as a collector street for single-family residential lots
- No homes with direct access
- One public access on SH 46 for 400+ lots

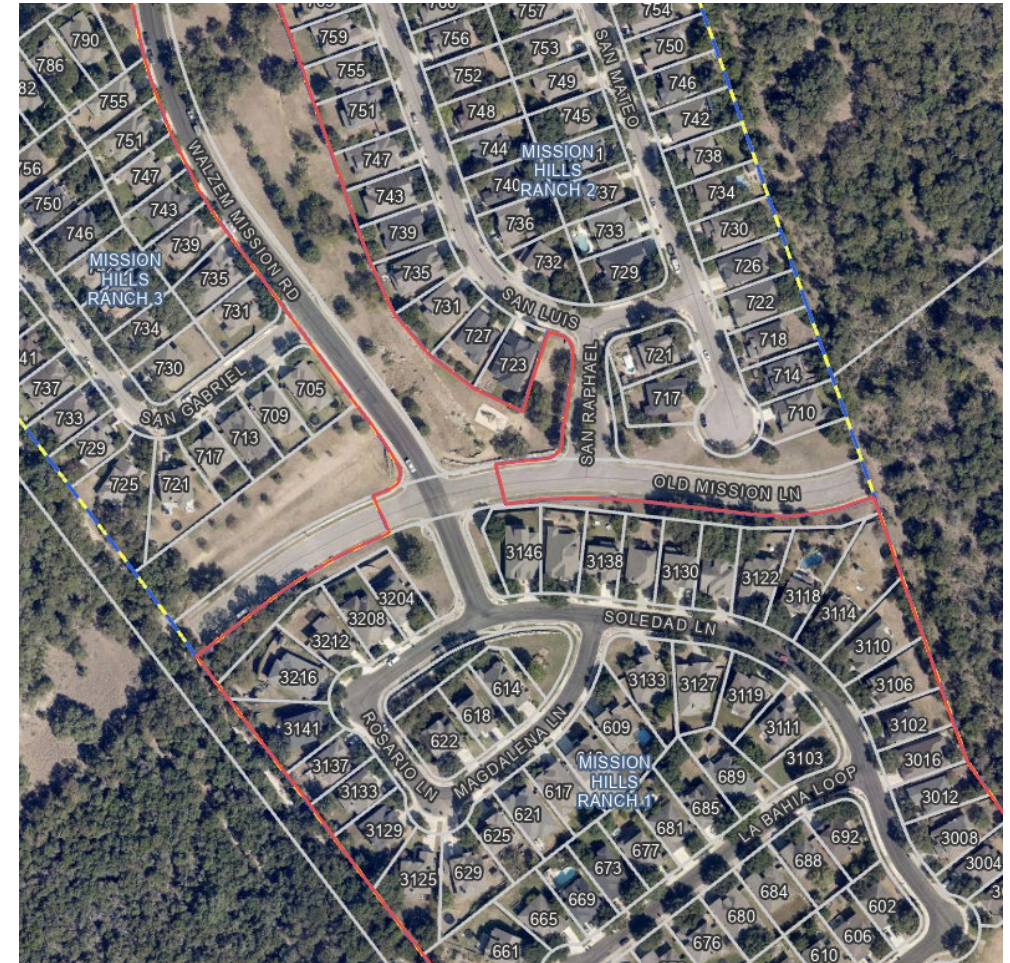
▲ City Limits/Comal County ETJ/Comal County

- ROW reservation/dedication with Purlsong and Porter Tract Developments in Comal County

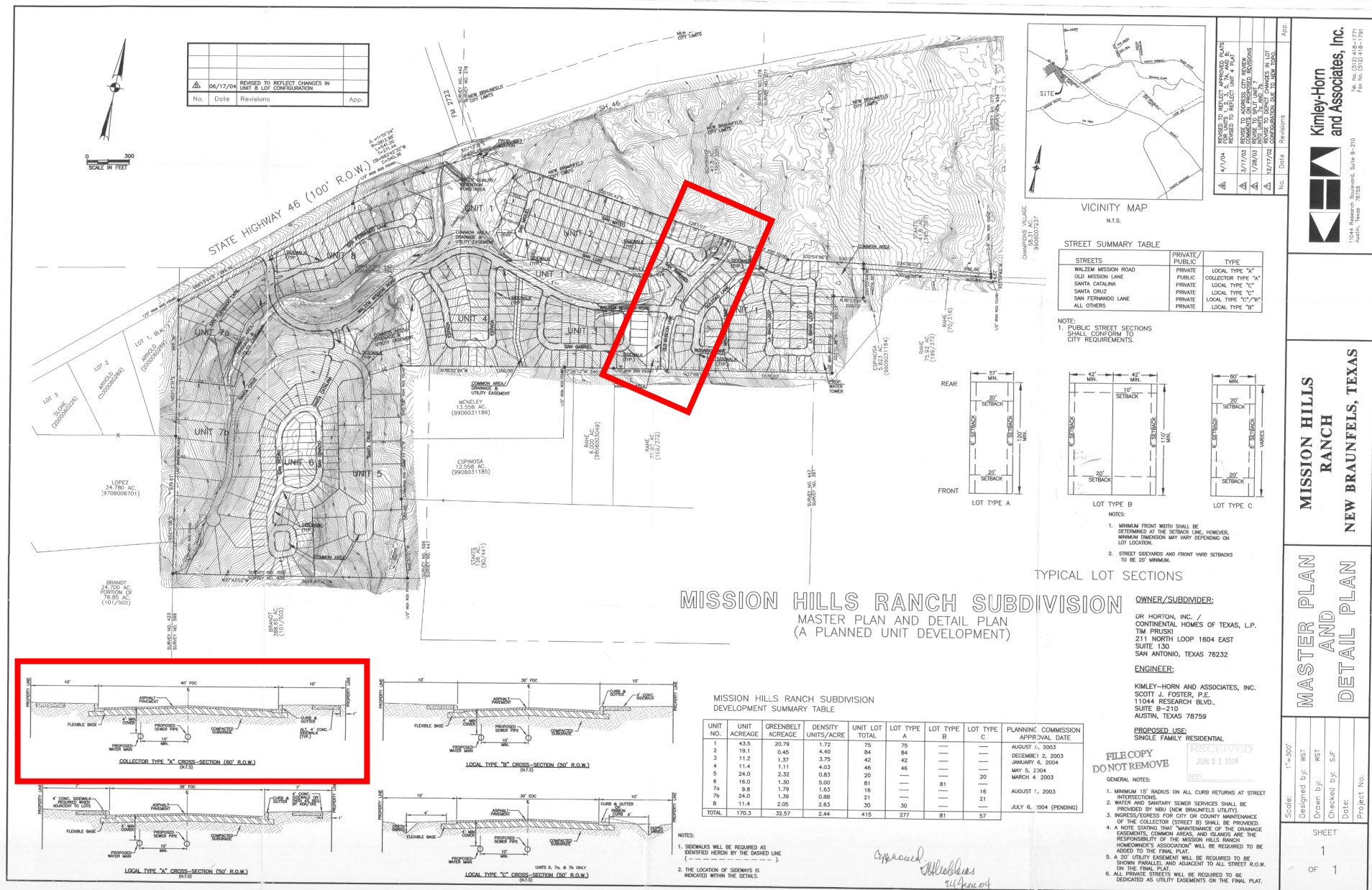


Public Comment – Old Mission Lane/Collector J Subdivision History

- ▲ Old Mission Lane has been included in the City's thoroughfare plans since 2003
- ▲ Mission Hills Ranch Subdivision Master Plan revision approved in 2004
 - Unit 1 plat approved in 2003
 - Unit 2 plat approved in 2004
 - Unit 3 plat recorded in 2005
- ▲ Collector “stubs” provided to meet Fire Apparatus Access requirements with future adjacent development

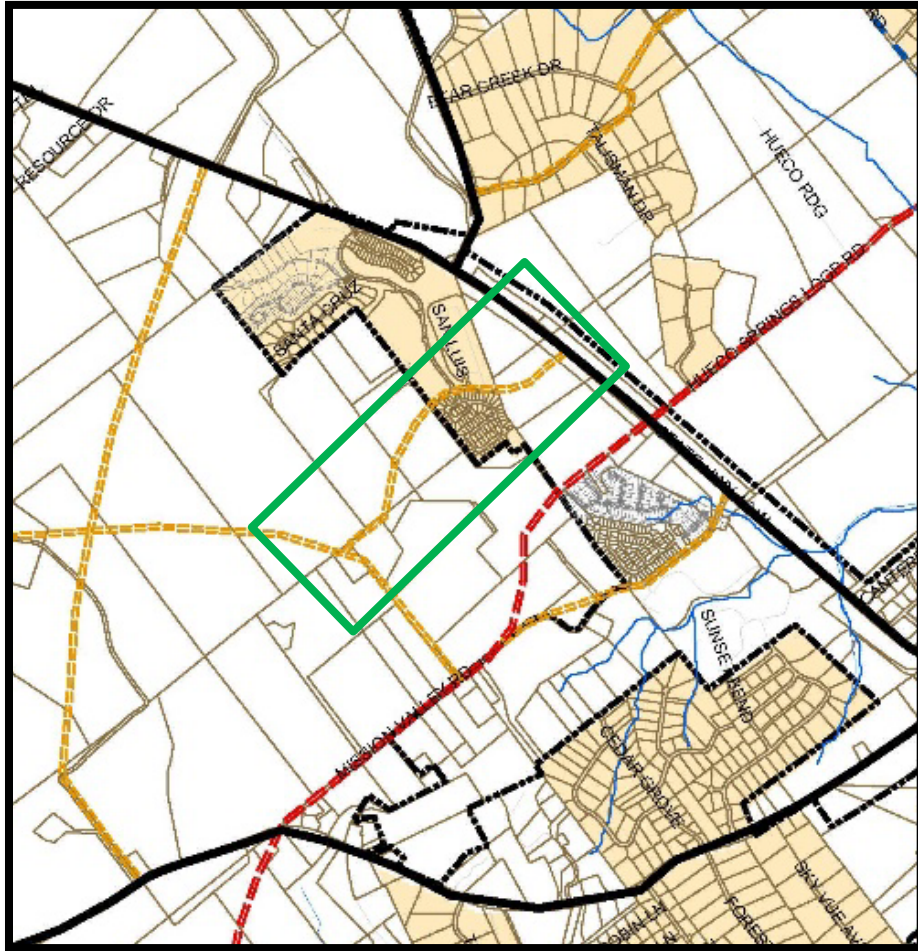


Source: Comal County Engineer's Office Website (cco.org) Subdivision Plats

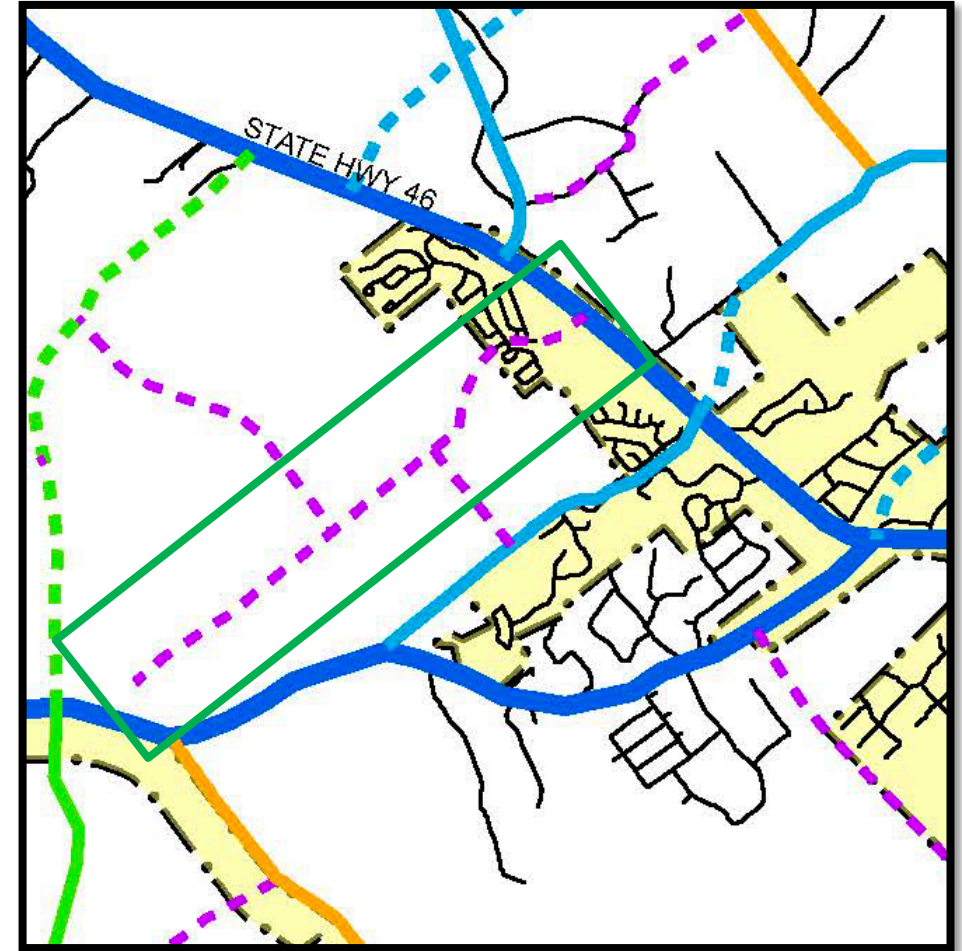


Public Comment – Old Mission Lane/Collector J Thoroughfare Plan History

2003 Thoroughfare Plan



2012 Regional Thoroughfare Plan



Public Comment – Old Mission Lane/Collector J Staff Review

Public Comment Summary

- 22 requests for removal
- Affected property owner request to maintain “as-is”
- Concerns about maintaining community character
- Speed and traffic control
- Alignment concerns around historic cemetery site

Connectivity to SH 46, FM 1863, and future developments

Segment from Walzem Mission Rd to SH 46 is on the City’s Hike and Bike Trail Plan – Future enhanced ped and bike facility

Mission Hills Ranch includes over 400 dwelling units and requires emergency access...

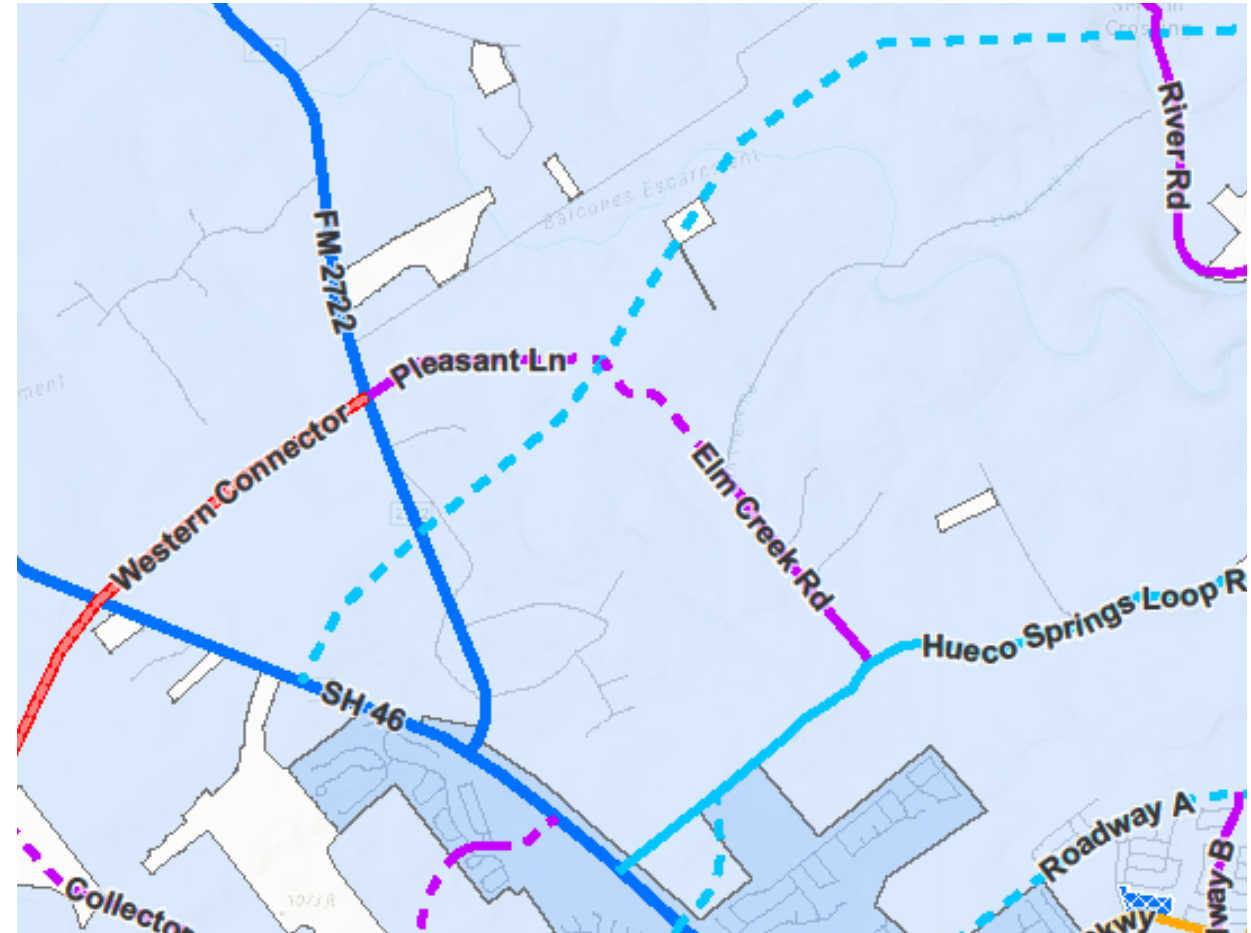


Public Comment – Old Mission Lane/Collector J Staff Recommendation

- ▲ **Maintain Old Mission Lane/Collector J Minor Collector Thoroughfare**
- ▲ Address resident concerns through Traffic Impact Analysis (TIA) and development requirements
 - Appropriate intersection and collector traffic control (signals, markings, signs)
 - SH 46 intersection coordinated with Texas Department of Transportation
- ▲ Removal conflicts with 2004 master plan and plat approval regarding “stubs” and future connections meeting fire code requirements
- ▲ Adjacent development allowed to connect to stubs for access with or without a thoroughfare designation
- ▲ Accounting for historically sensitive areas in final alignment determination

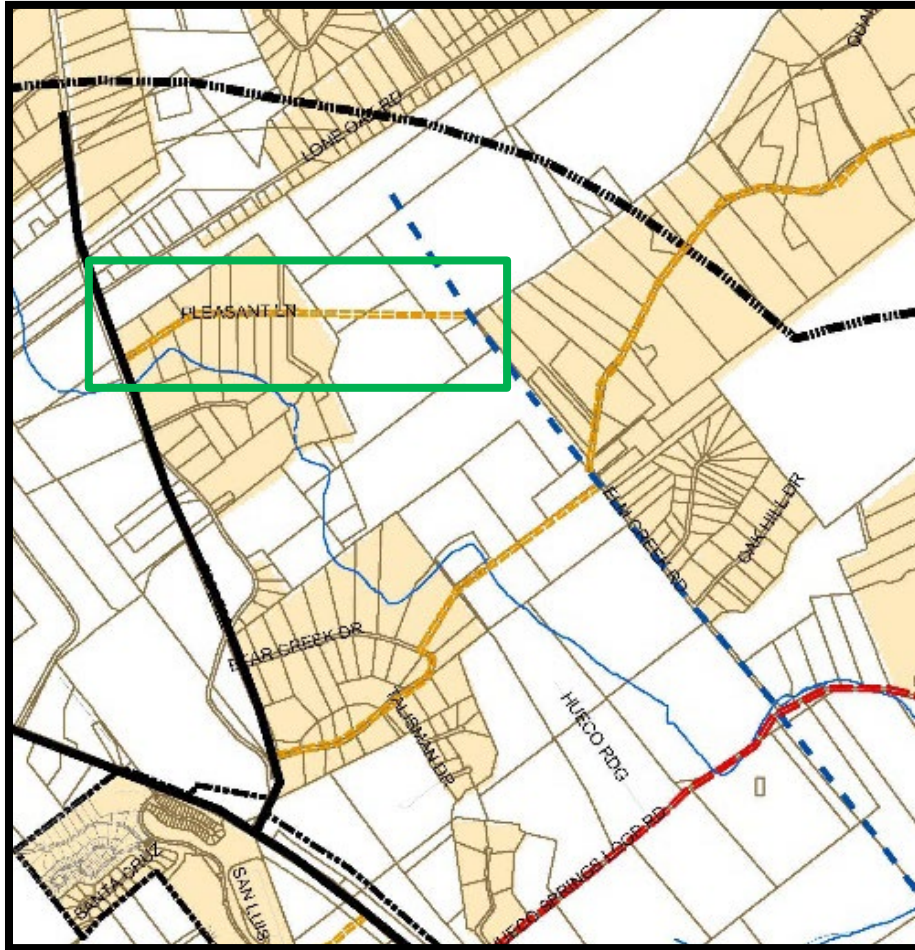
Public Comment – Pleasant Lane Existing Conditions

- ▲ Comal County, outside City Limits
- ▲ County rural street
- ▲ 60 ft ROW, ~24 ft Pavement
- ▲ No sidewalks
- ▲ Open ditch drainage
- ▲ Serves primarily large lot residential
- ▲ Driveway at the end of the existing roadway

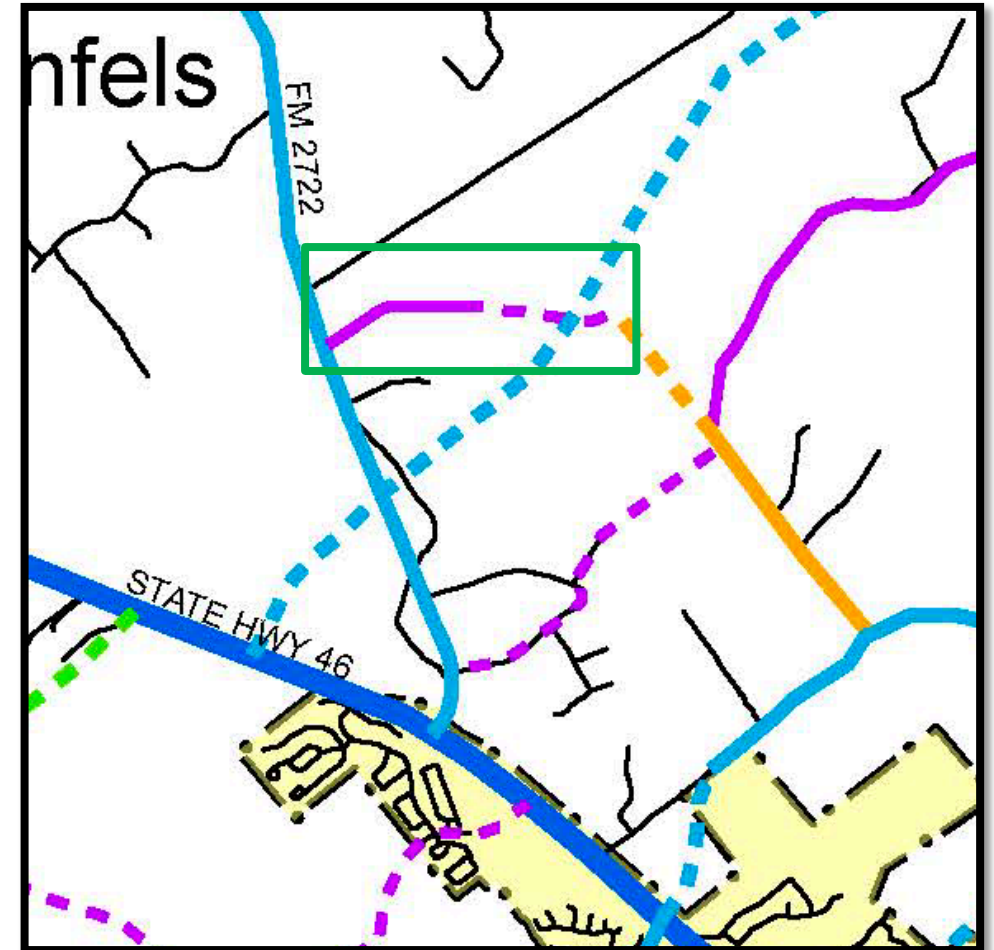


Public Comment – Pleasant Lane Thoroughfare Plan History

2003 Thoroughfare Plan

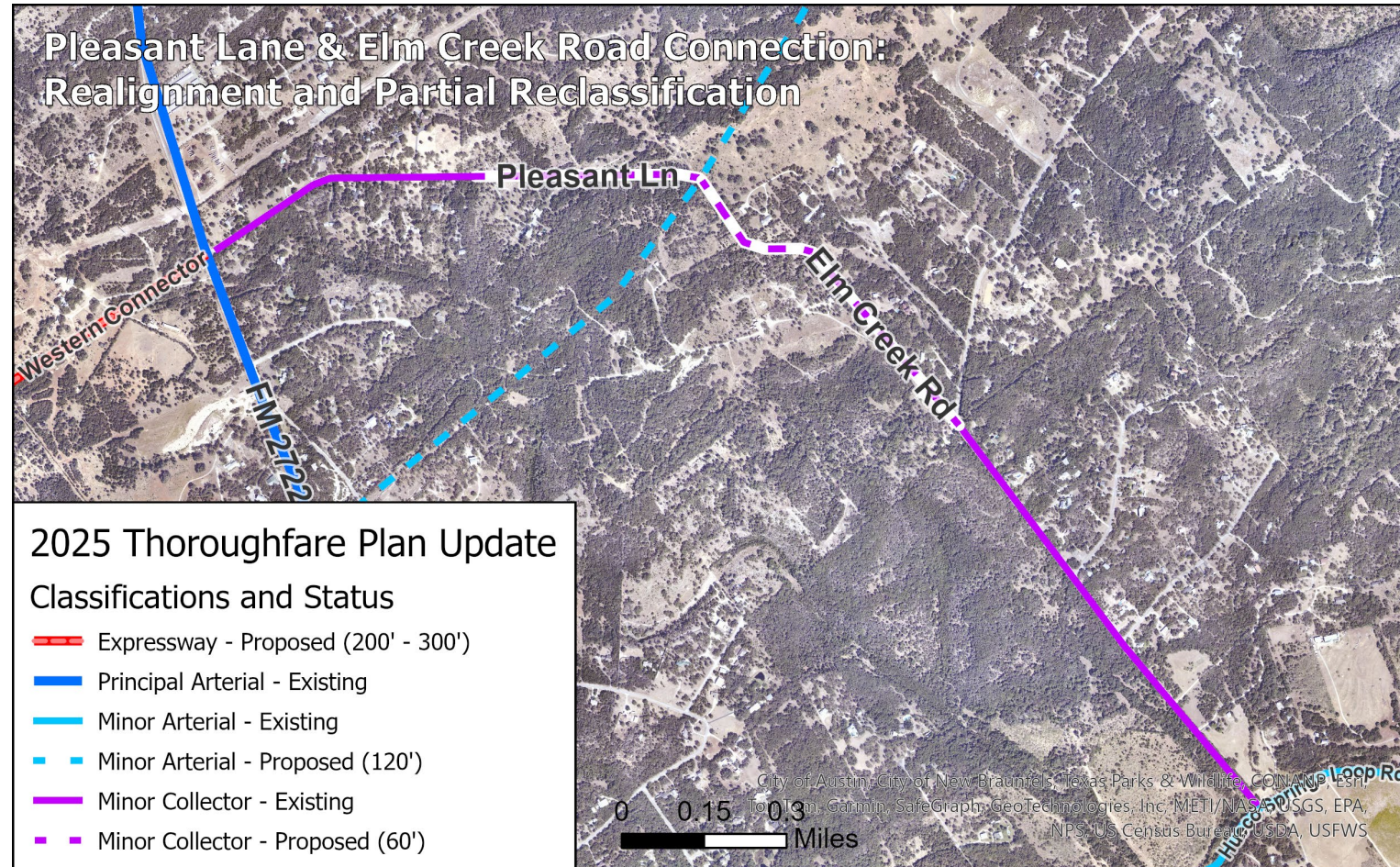


2012 Regional Thoroughfare Plan

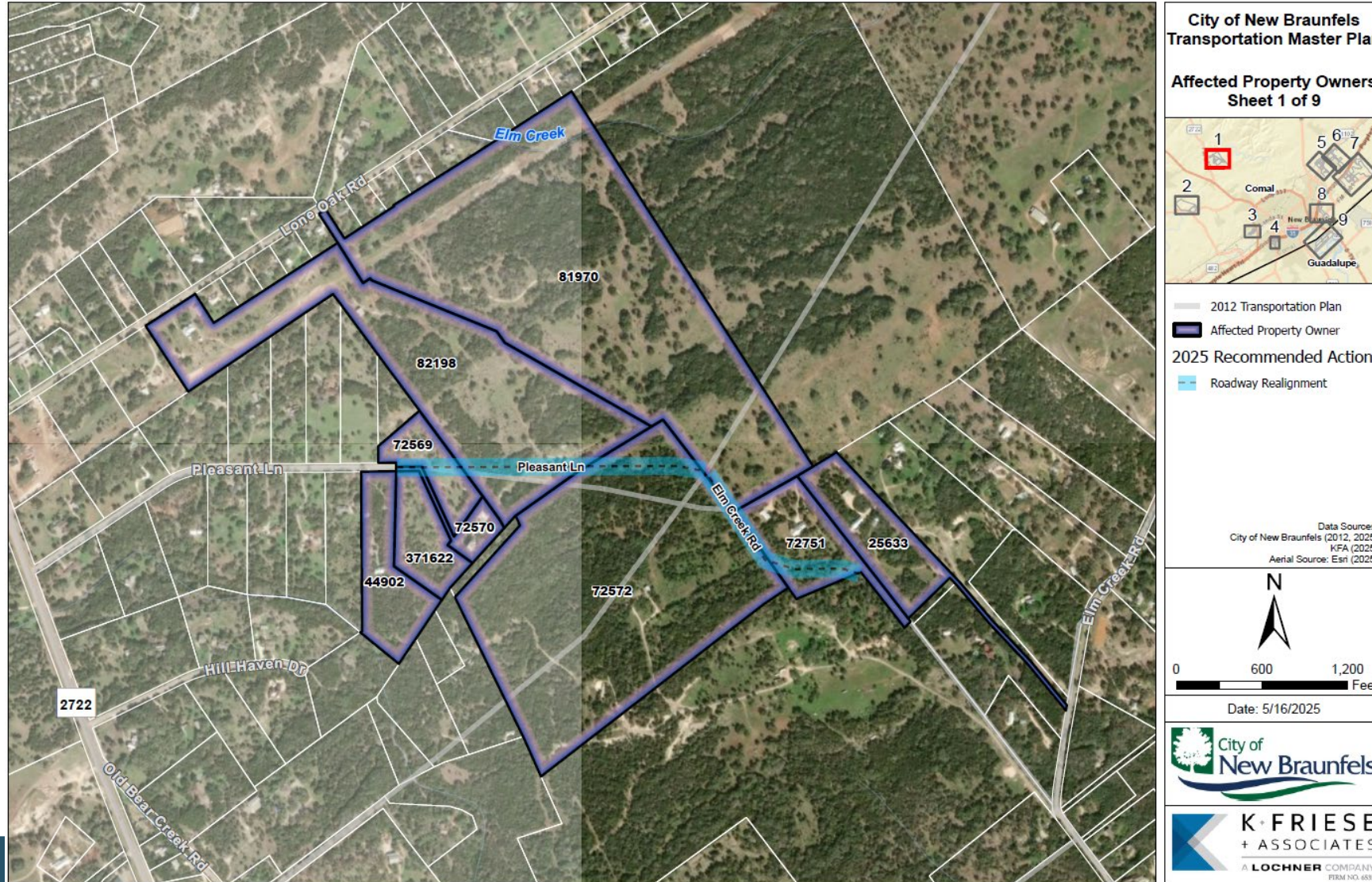


Public Comment – Pleasant Lane Proposed Thoroughfare Plan Update

- Realigned the connection between Pleasant Lane and Elm Creek Road
- Minimize impact on the property owner at 631 Elm Creek Road
- Adjust alignment for Minor Collector curve
- Reduce Elm Creek Rd classification/ROW from Major Collector (90 ft) to Minor Collector (60 ft)
- Affected property owners notified for Property Owner and Public Meetings



Public Comment – Pleasant Lane Property Owner Notification

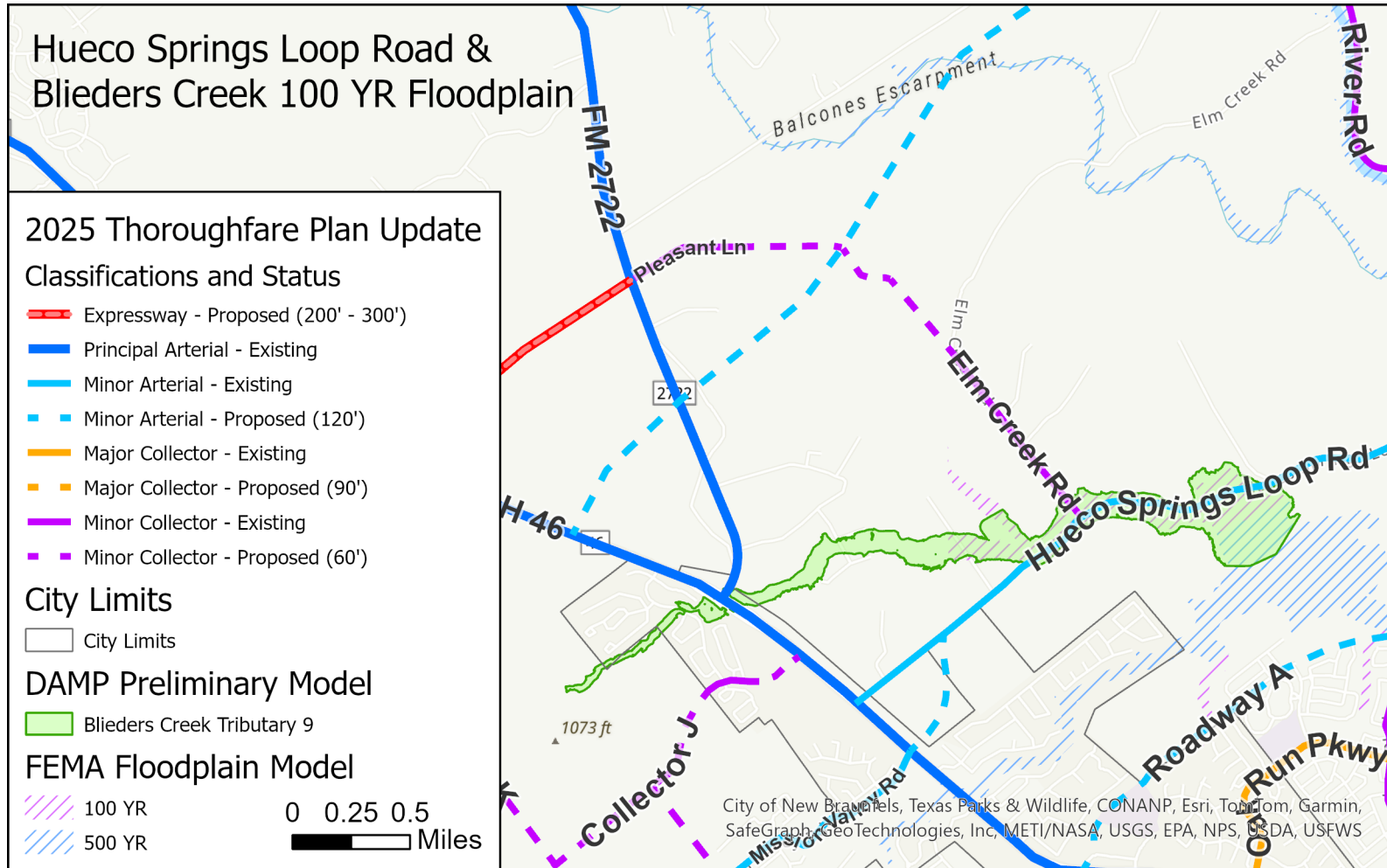


Public Comment – Pleasant Lane Staff Review

- ▲ Public Comment Summary
 - 32 requests for removal (Combined with requests including Elm Creek Road)
 - Cave/Spring near the end of the existing road
 - Character of the area/road
 - Property values
 - Traffic safety
 - Environmental concerns
- ▲ Connection to Proposed Regional Minor Arterial between FM 2722 and FM 306
- ▲ Alternate connection to FM2722 and Hueco Springs Loop Road
- ▲ Hueco Springs Loop Road is currently in the floodplain



Public Comment – Pleasant Lane Hueco Springs Loop Rd Flooding



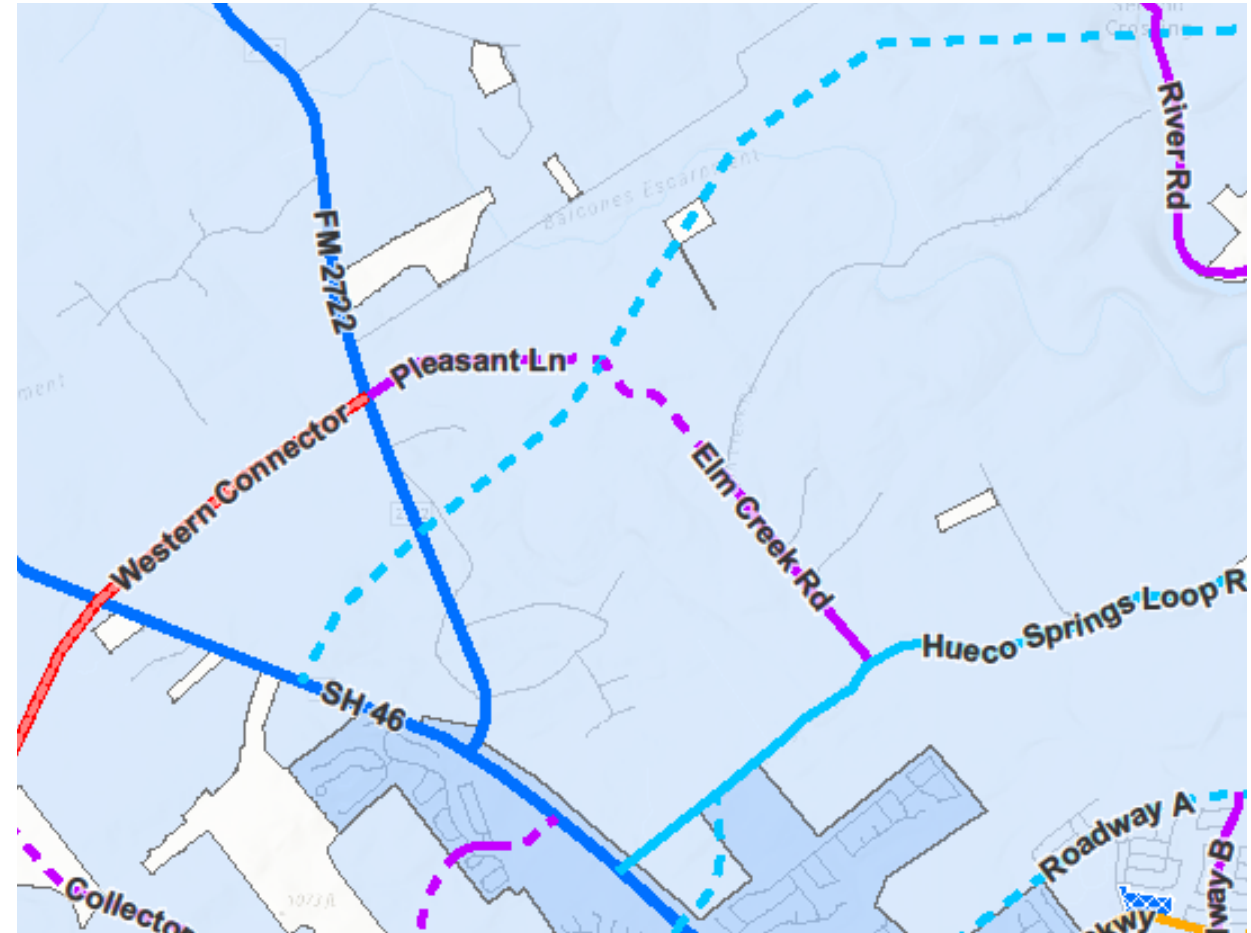
Hueco Spring facing Elm Creek Rd
- 2018 Rain Event

Public Comment – Pleasant Lane Staff Recommendation

- ▲ **Maintain Pleasant Lane Minor Collector Thoroughfare**
- ▲ Realign Pleasant Lane and Elm Creek Road to the proposed alignment
- ▲ Recommendation supported by Comal County Engineer
- ▲ Connection and Final Alignment is dependent on future development
- ▲ Account for improvements to Pleasant Lane and environmental concerns in the TIA and development process
- ▲ Any future road improvements will be led by Comal County

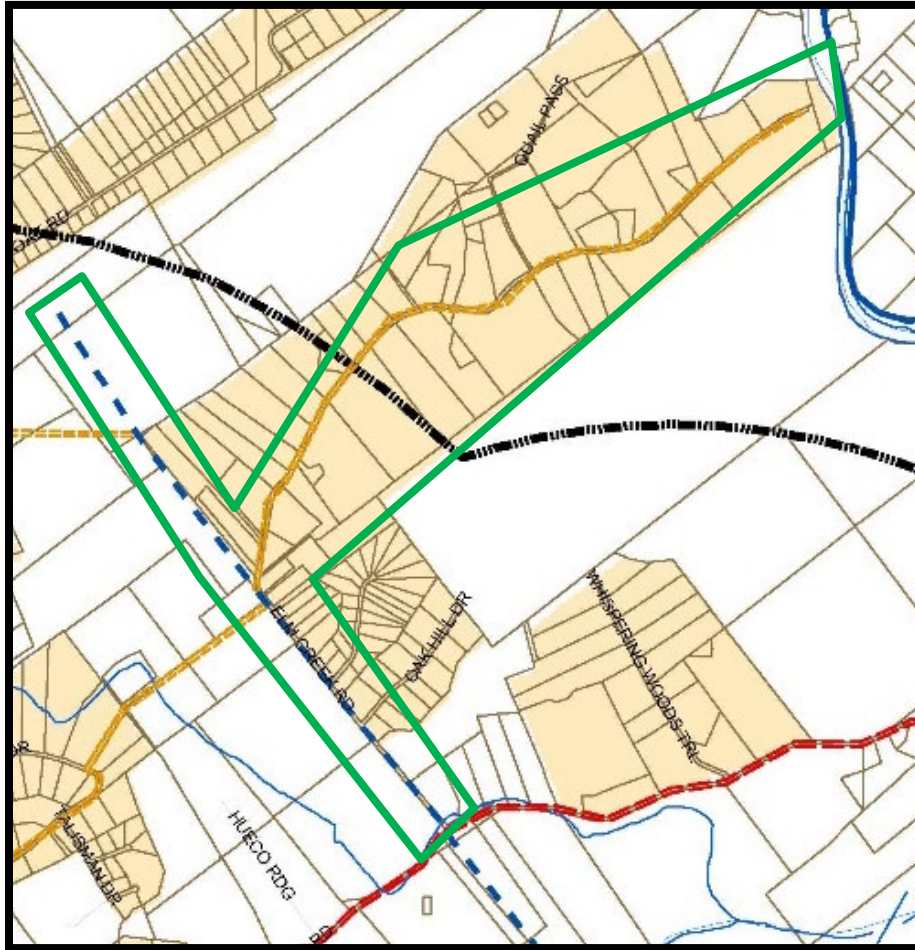
Public Comment – Elm Creek Road Existing Conditions

- ▲ Comal County, outside City Limits
- ▲ County rural street
- ▲ 60 ft ROW, ~24 ft Pavement
- ▲ No sidewalks
- ▲ Open ditch drainage
- ▲ Serves primarily large lot residential
- ▲ Driveway, private street at the extension to Pleasant Lane

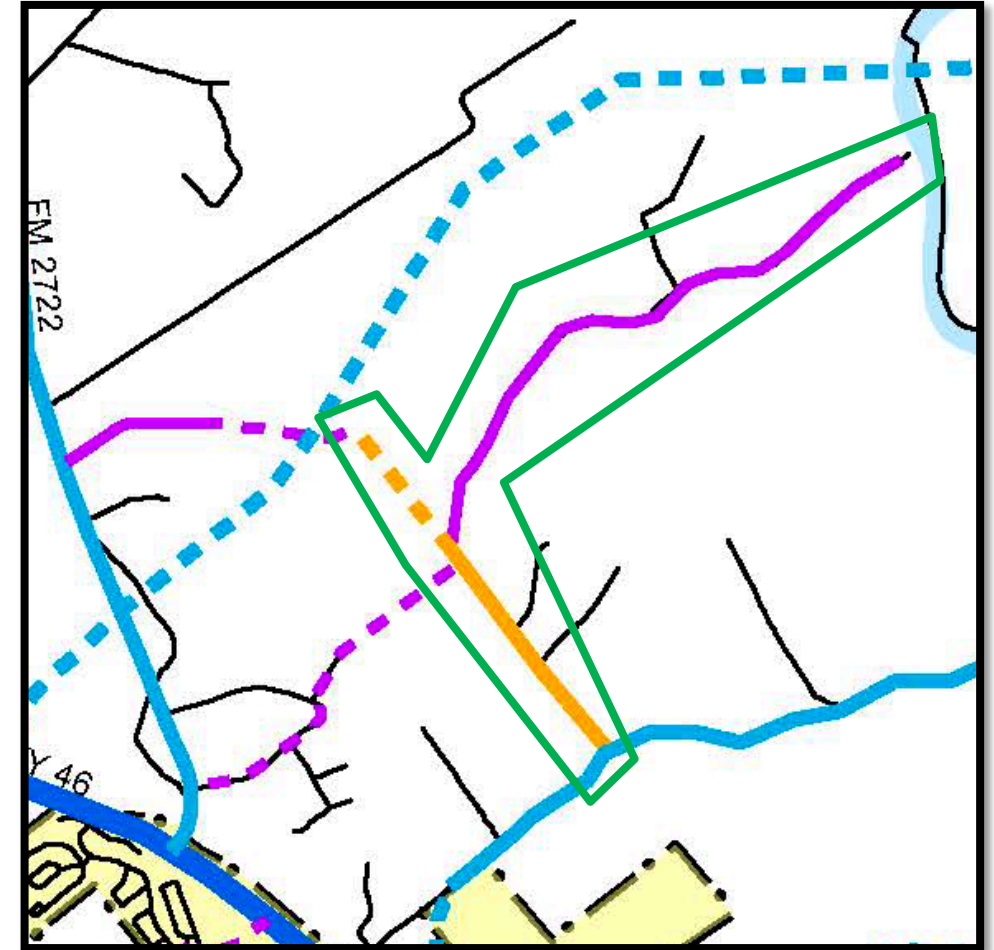


Public Comment – Elm Creek Road Thoroughfare Plan History

2003 Thoroughfare Plan



2012 Regional Thoroughfare Plan

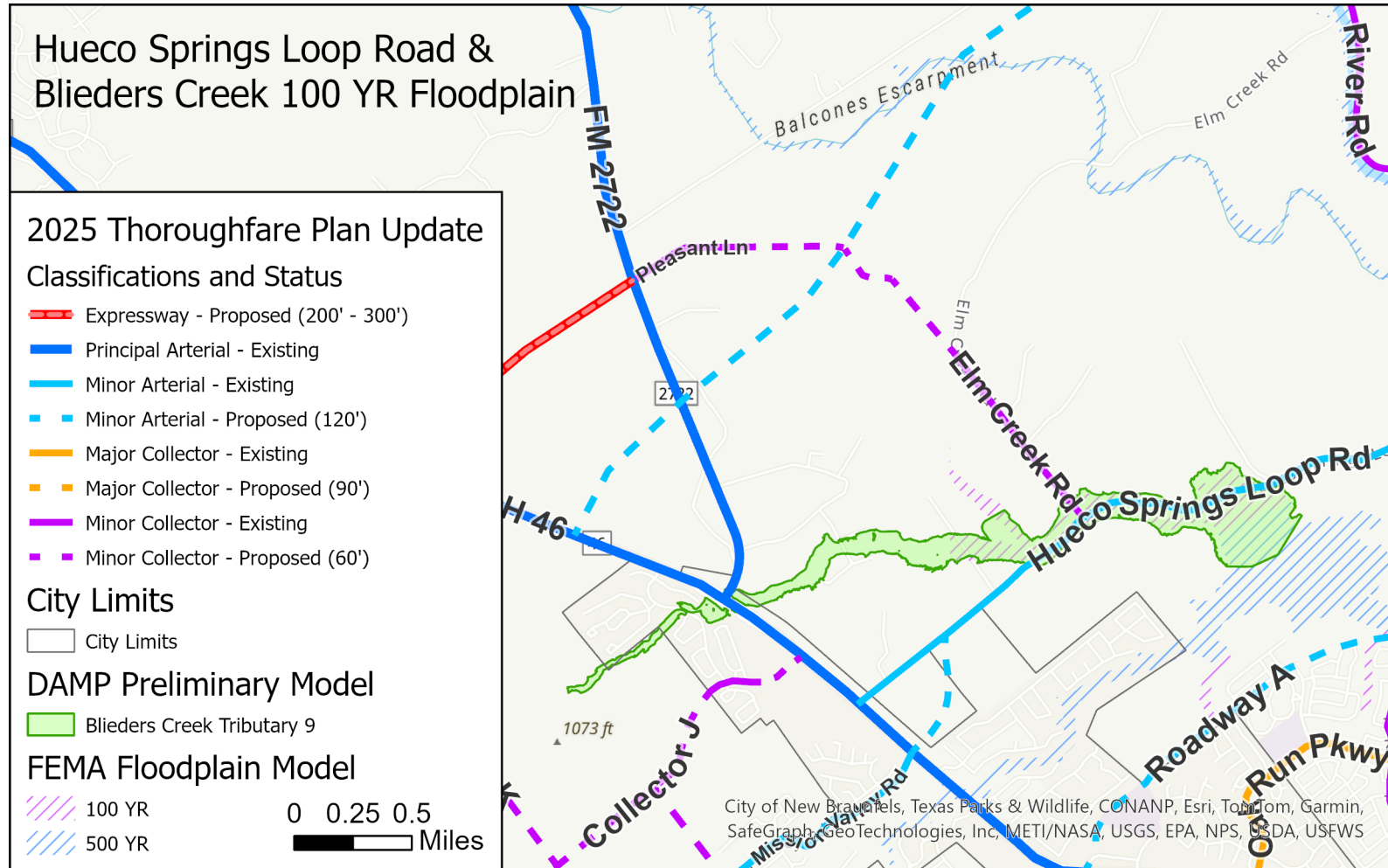


Public Comment – Elm Creek Road Staff Review

- ▲ Resident Concern Summary
 - 32 requests for connection removal (Combined with requests including Pleasant Lane)
 - Character of the area/road
 - Property values
 - Environmental concerns
- ▲ Connection to Proposed Regional Minor Arterial between FM 2722 and FM 306
- ▲ Alternate connection to FM 2722 and Hueco Springs Loop Road
- ▲ Hueco Springs Loop Road is currently in the regulatory floodplain



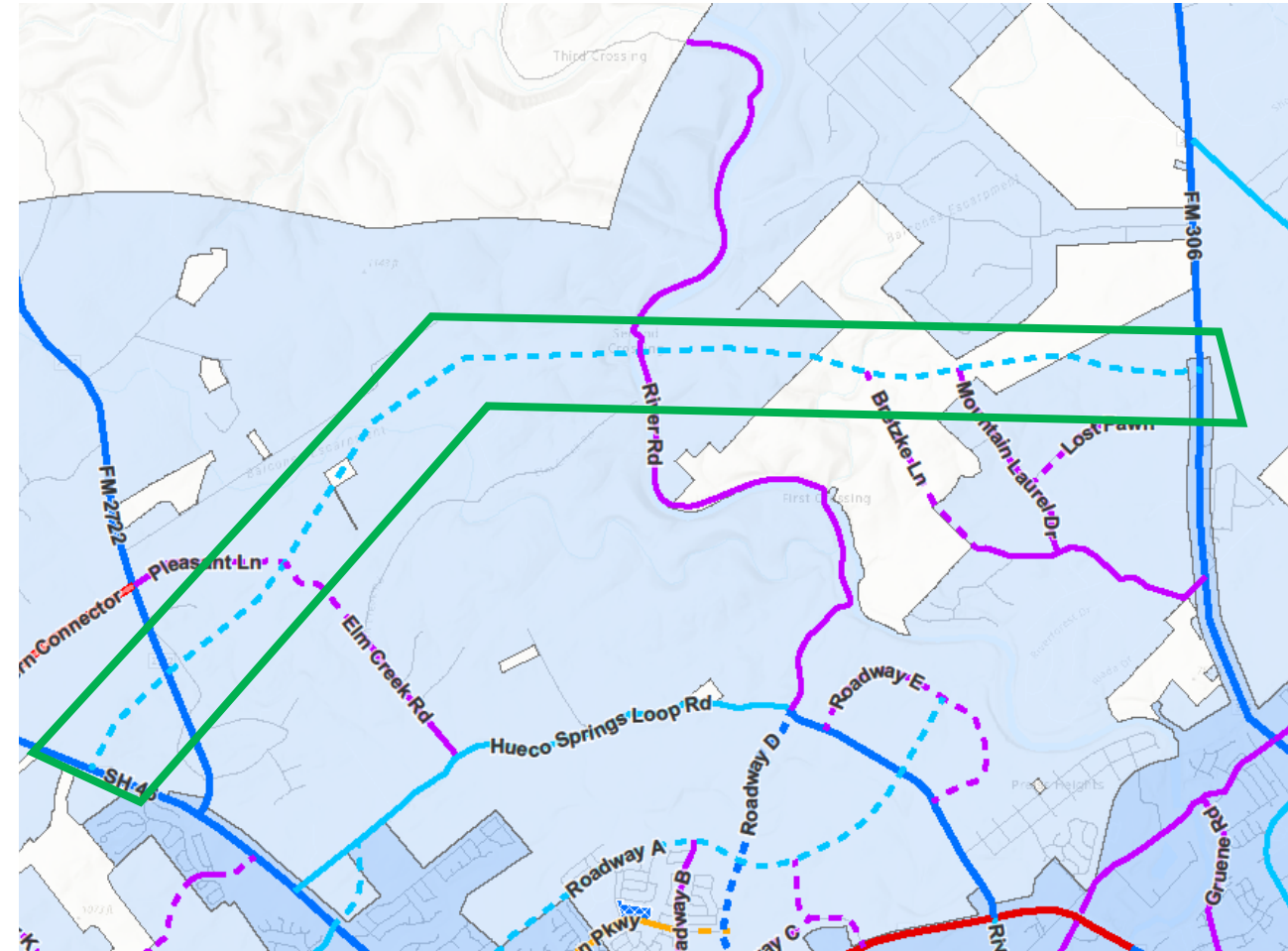
Public Comment – Elm Creek Road Hueco Springs Loop Rd Flooding



- ▲ **Maintain Elm Creek Road Minor Collector Thoroughfare**
 - Update to reclassify from Major Collector to Minor Collector
 - Update to remove Bear Creek Dr and Elm Creek Rd Minor Collector segment to the Guadalupe River
- ▲ Realign Pleasant Lane and Elm Creek Road to the proposed alignment
- ▲ Recommendation supported by Comal County Engineer
- ▲ Connection and final alignment are dependent on future development
- ▲ Account for improvements to Pleasant Lane and environmental concerns in the TIA and development process
- ▲ Any future road improvements will be led by Comal County

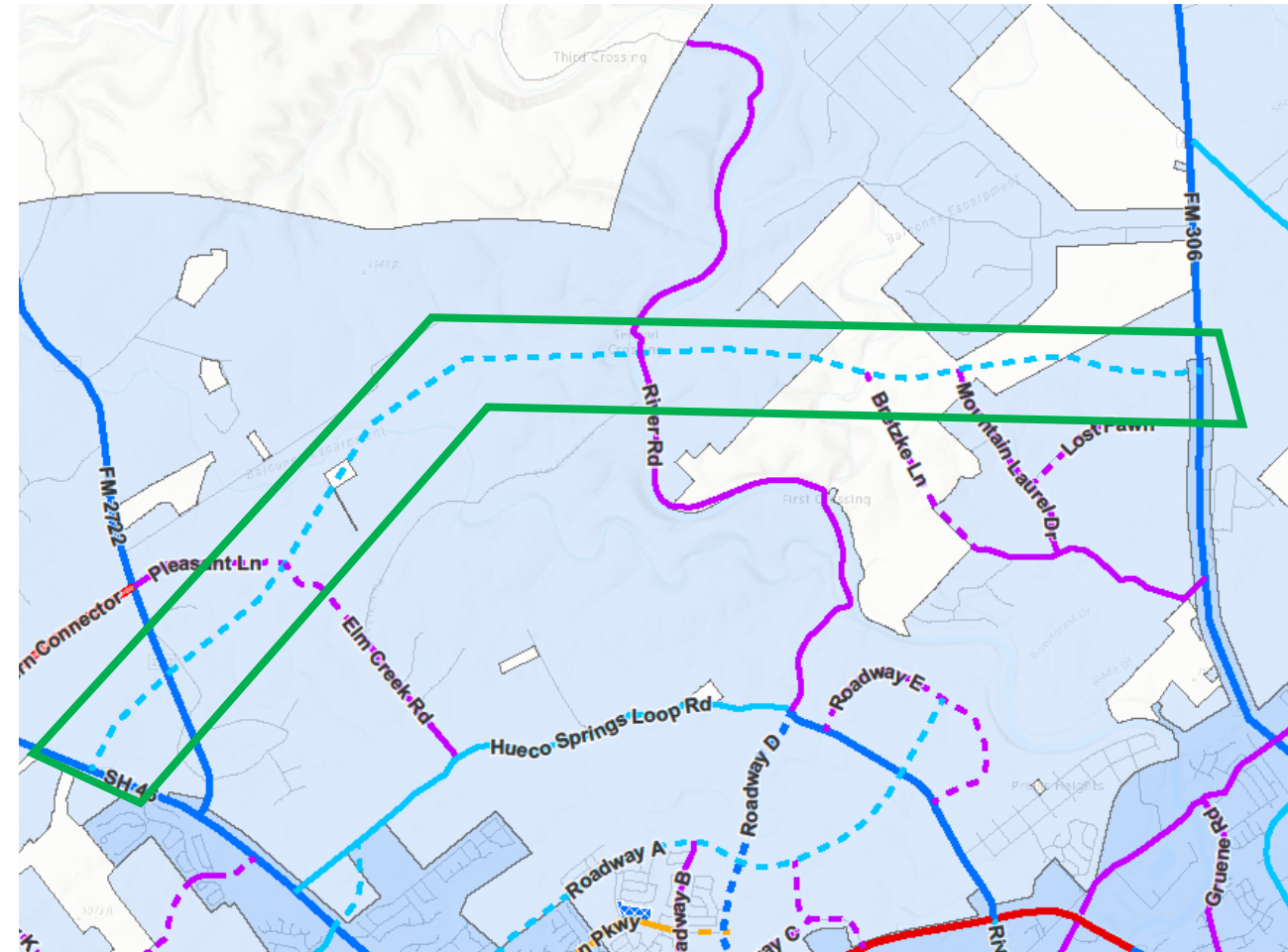
Public Comment – Regional Minor Arterial Between FM 2722 and FM 306

- ▲ “Outer Loop” has been interpreted by staff to be the proposed Minor Arterial that connects FM 2722 and FM 306.
- ▲ River Road
 - Existing Minor Collector
 - Primarily Large Lot Residential
 - Crosses
 - On the Hike and Bike Trail Plan
- ▲ “Outer Loop” direct connection removed from adjacent Parkway/West Connector during 2012 Regional Transportation Plan development



Public Comment – Regional Minor Arterial Between FM 2722 and FM 306

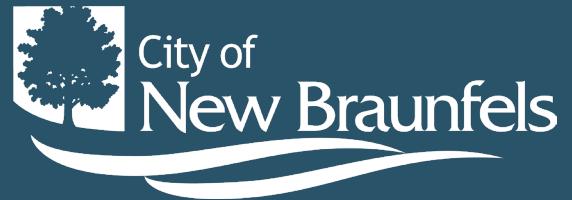
- ▲ 11 comments that request removal
 - Area character
 - Previous thoroughfare history
- ▲ 9 additional comments relate to the interaction with River Road
 - Concerns about intersection with River Road
 - Area character
- ▲ Regional connection between SH46 and FM 306 over the Guadalupe River
- ▲ Complex topology and environmental constraints to cross at River Road



Public Comment – Regional Minor Arterial Between FM 2722 and FM 306

- ▲ **Maintain as Minor Arterial from FM 2722 and FM 306**
- ▲ Important regional connection between major thoroughfares in the county
- ▲ Recommendation supported by Comal County Engineer
- ▲ Connection and final alignment are dependent on future development or detailed schematic engineered design led by Comal County
- ▲ Account for environmental impact considerations during the design process
- ▲ Any future road improvements will be led by Comal County

Next Steps



Next Steps – Planning Commission

- ▲ Planning Commission Public Hearing – August 5, 2025
 - Present community-requested changes, including removals and additions
 - Present staff recommendations on requested changes
 - Planning Commission Recommendation to the City Council
 - Public comment period open August 5 – September 5, 2025
- ▲ Summary of Public Comments received during Public Meeting and Planning Commission process will be posted on the Thoroughfare Plan Webpage prior to City Council Presentation in September.

Next Steps – City Council

- ▲ City Council Presentation – September 15, 2025*
 - Present background, process, public comments, and Planning Commission and staff recommendations
 - Receive feedback from the City Council
 - Public comment period open September 15 – October 15, 2025*
- ▲ City Council Public Hearing and **Approval** – October 27, 2025*
 - Present public comments and staff recommendations
 - Approve the final thoroughfare plan
 - Establish an effective date

**Subject to change based on the City Council's schedule*

Next Steps - Schedule



Thoroughfare Plan Update Information

- ▲ All meeting and presentation information available on the city's website: **newbraunfels.gov/thoroughfare**
- ▲ Staff available to meet with residents and property owners throughout the process
- ▲ Staff contact info:
 - Elizabeth Dupont, Transportation Planner
edupont@newbraunfels.gov
830-221-4639

Questions?

