



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



**COUNCIL CHAMBERS  
550 LANDA ST.**

**MONDAY, OCTOBER 16, 2023 at 5:00 PM**

Neal Linnartz, Mayor  
Andres Campos, Councilmember (District 1)  
Christopher Willis, Councilmember (District 2)  
Harry Bowers, Mayor Pro-Tem (District 3)  
Lawrence Spradley, Councilmember (District 4)  
Mary Ann Labowski, Councilmember (District 5)  
April Ryan, Councilmember (District 6)  
Robert Camareno, City Manager

***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 -AMENDED 10-12-23**

**CALL TO ORDER**

**CALL OF ROLL: CITY SECRETARY**

**INVOCATION: COUNCILMEMBER SPRADLEY**

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

**PROCLAMATION**

- A) Wurstfest Proclamation [23-1371](#)
- B) Chamber of Commerce Week [23-1414](#)

**1. WORKSHOP**

- A) Presentation - Update and possible direction to City staff on Urban Wildlife Management Efforts. [23-1262](#)  
Amy Niles, River & Watershed Manager
- B) Presentation on the 2023 River Season Report. [23-1305](#)  
Amy Niles, River and Watershed Manager
- C) Presentation and discussion on the results of the sale of the Series 2023 GO and Refunding Bonds, Series 2023 Certificates of Obligation (CO's), and the Series 2023 Tax Notes. [23-1325](#)  
Angie Harris, Assistant Director of Finance and Ryan Cunningham, SAMCO Capital
- D) Presentation on the Mobile Integrated Health Program. [23-1405](#)  
Ruy Lozano, Fire Chief

- E) Presentation and possible direction on the Transit Development Plan and New Braunfels Small Urban Area Transit Funding. [23-1330](#)  
Garry Ford, Transportation and Capital Improvements Director
- F) Presentation and update on City of New Braunfels Capital Projects and Initiatives. [23-1286](#)  
Scott McClelland, Assistant Transportation and Capital Improvements Director
- G) Presentation and possible direction on a resolution for removal of the proposed Minor Collector identified in the City of New Braunfels Regional Transportation Plan as the future extension of Seminole Drive from the dead end of Seminole Drive from 1400 feet northwest of Alves Lane to FM 1101. [23-1372](#)  
Garry Ford, Transportation and Capital Improvements Director
- H) Presentation on the New Braunfels Vision Zero Action Plan. [23-1378](#)  
Garry Ford, Transportation and Capital Improvements Director
- I) Presentation and possible direction to staff regarding the contract between the City of New Braunfels and the Humane Society of the New Braunfels Area. [23-1394](#)  
Jared Werner, Assistant City Manager

### **3. 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.

- A) Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:
- Specplay Equipment Co. and A-OK Playgrounds, LLC
  - Cause No. 2022-0386D, City of New Braunfels, Texas vs. In Rem 420 BUS 35 N, New Braunfels, Texas 78130; and Jimon Inc. d/b/a River Ranch RV Park Resort

4. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.
5. 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 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

**10/16/2023**

Agenda Item No. A)

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# Proclamation

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

**WHEREAS**, Wurstfest humbly began as a one day festival but is now celebrated as a “Ten Day Salute to Sausage;” and

**WHEREAS**, Wurstfest has been celebrating the rich German culture of New Braunfels for 62 years; and

**WHEREAS**, the festival features great food, music, dancing, beer, carnival rides, special events, and the finest in German style entertainment; and

**WHEREAS**, as President of Wurstfest, David Huddleston chairs all meetings of the board and provides leadership and guidance to the organization; and

**WHEREAS**, as Festival General Chairman and President-Elect, Sherman Krause works closely with festival committee chairmen and assists in planning and executing duties assigned to each committee during the festival; and

**WHEREAS**, as Grosse Opa, Rob Johnson, Jr. was selected in honor of his many years of loyal and dedicated participation since 2007, and will attend special functions and demonstrate Gemuetlichkeit – fun and fellowship in the German tradition; and

**WHEREAS**, the mission of Wurstfest is to promote the economy through tourism and promote and preserve the community’s rich German heritage.

**NOW THEREFORE**, be it proclaimed that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, proclaim November 3<sup>rd</sup> through November 12<sup>th</sup>, 2023 as

## WURSTFEST

in New Braunfels, and I urge all citizens to participate in and enjoy the fun activities planned for the occasion and extend our appreciation to all who have worked so hard to make this festival one of the highlights of New Braunfels.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of New Braunfels to be affixed this 16<sup>th</sup> day of October 2023.

**CITY OF NEW BRAUNFELS, TEXAS**

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Neal Linnartz, Mayor



## City Council Agenda Item Report

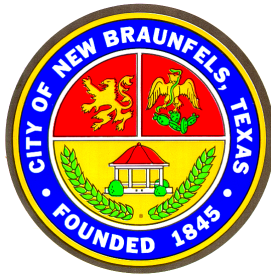
550 Landa Street  
New Braunfels, TX

**10/16/2023**

Agenda Item No. B)

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# Proclamation

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

**WHEREAS**, the State of Texas has witnessed unparalleled economic growth and prosperity, driven by the relentless dedication and innovative spirit of its residents, a diverse community of entrepreneurs and visionaries committed to improving their own lives, the lives of their families, and the wellbeing of their communities; and

**WHEREAS**, local chambers of commerce, including our area chambers, have consistently demonstrated their unwavering commitment to the promotion of local communities and projects. Their steadfast efforts have laid the foundation for countless Texas communities and have significantly contributed to a brighter future for all Texans by fostering job creation, improving education, and developing infrastructure; and

**WHEREAS**, every year, a dedicated week in October is set aside to honor the outstanding achievements of the more than 600 local chambers of commerce across the state of Texas. Here in New Braunfels, we proudly take this time to extend our heartfelt appreciation and support to our local community chambers of commerce; and

**WHEREAS**, we encourage all residents of the greater New Braunfels area to recognize the vital and constructive accomplishments of these organizations, which have been instrumental in shaping the past, present and future development of our great communities.

**NOW THEREFORE**, be it proclaimed that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, proclaim October 16-20 2023, as

**CHAMBER OF COMMERCE WEEK**

in New Braunfels, Texas, and I do thereby encourage all citizens to join us in expressing their sincere appreciation for the service and dedication of our Chamber of Commerce.

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 October 2023.

**CITY OF NEW BRAUNFELS**

NEAL LINNARTZ, Mayor

**10/16/2023**

Agenda Item No. A)

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**PRESENTER:**

Amy Niles, River &amp; Watershed Manager

**SUBJECT:**

Presentation - Update and possible direction to City staff on Urban Wildlife Management Efforts.

**DEPARTMENT:**Public Works**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

City staff has taken action to help manage urban wildlife populations within the City. Current management efforts include public education/ outreach, trapping of non-native waterfowl in Landa Park and enforcement of an ordinance prohibiting the feeding of wildlife.

Wildlife management efforts in the City were initiated in part due to increasing bacteria levels within the Dry Comal Creek and Comal River that were to a large extent caused by overabundant urban wildlife. The Dry Comal Creek and Comal River Watershed Protection Plan, that was developed by local stakeholders and technical advisors, included wildlife management as a bacteria reduction measure.

Texas Parks and Wildlife Department (TPWD) assisted the City previously in providing options for the City to consider. A representative from TPWD will be on-hand to co-present and/ or answer questions.

**ISSUE:**

Overabundant urban wildlife within the City and inclusion of the Dry Comal Creek and the Comal River on the Texas Impaired Waterbody list for bacteria impairment.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

N/A



**10/16/2023**

Agenda Item No. B)

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**PRESENTER:**

Amy Niles, River and Watershed Manager

**SUBJECT:**

Presentation on the 2023 River Season Report.

**DEPARTMENT:** Public Works

**COUNCIL DISTRICTS IMPACTED:**

**BACKGROUND INFORMATION:**

Presentation over the 2023 river season and upcoming work to prepare for the 2024 river season.

**ISSUE:**

N/A

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**10/16/2023**

Agenda Item No. C)

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**PRESENTER:**

Angie Harris, Assistant Director of Finance and Ryan Cunningham, SAMCO Capital

**SUBJECT:**

Presentation and discussion on the results of the sale of the Series 2023 GO and Refunding Bonds, Series 2023 Certificates of Obligation (CO's), and the Series 2023 Tax Notes.

**DEPARTMENT:** Finance**COUNCIL DISTRICTS IMPACTED:** N/A**BACKGROUND INFORMATION:**

The sale of the Series 2023 GO and Refunding Bonds, Series 2023 CO's, and the Series 2023 Tax Notes took place on September 7, 2023. Ryan Cunningham with SAMCO Capital will be providing information on the results of those sales.

These issuances funded on October 4, 2023. As a reminder, the GO issuance (\$35,000,000) was the first issuance of the 2023 Bond Program. The Refunding issuance was to refund the Series 2014 GO Bonds and the Series 2014A CO's (\$4,640,000). The Series 2023 CO's issuance (\$10,000,000) was the Economic Development Corporation's (EDC) contribution to the Sports Complex Project and will be fully supported by the EDC. The Series 2023 Tax Note (\$2,000,000) was the first issuance of the rolling tax note vehicle and equipment replacement program.

These issuances and the related debt service requirements were included in the FY 2024 Adopted Budget.

**ISSUE:**

N/A

**FISCAL IMPACT:****RECOMMENDATION:**

N/A



## City Council - Special Agenda Item Report

550 Landa Street  
New Braunfels, TX

10/16/2023

Agenda Item No. D)

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**PRESENTER:**

Ruy Lozano, Fire Chief

**SUBJECT:**

Presentation on the Mobile Integrated Health Program.

**DEPARTMENT:** Fire

**COUNCIL DISTRICTS IMPACTED:** All districts

10/16/2023

Agenda Item No. E)

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**PRESENTER:**

Garry Ford, Transportation and Capital Improvements Director

**SUBJECT:**

Presentation and possible direction on the Transit Development Plan and New Braunfels Small Urban Area Transit Funding.

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

The New Braunfels community identified the need for improved public transit in the comprehensive plan, Envision New Braunfels, and through community surveys and feedback. The City worked with the Alamo Area Metropolitan Planning Organization (AAMPO) to fund a planning study to evaluate public transportation service options in the City of New Braunfels. The study, completed in 2021, introduces alternatives and strategies to guide the development of a New Braunfels public transportation system.

The City is continuing the planning process and exploring public transportation options within the city limits as part of a Transit Development Plan. The Transit Development Plan will help shape the future of transportation in New Braunfels and provide a framework for implementing improved public transit. The plan was initiated in February and is expected to be completed this fall.

In addition to the transit planning activities, the Federal Transit Agency (FTA) informed the City in March of the new Small Urban Area designation associated with the 2020 Census and eligibility to receive federal transit funds directly. New Braunfels was previously in the San Antonio Large Urban Area, with VIA Metropolitan Transit receiving federal funds and maintaining the Alamo Area Council of Governments (AACOG) Alamo Regional Transit (ART) demand response service in New Braunfels. The City can be a direct recipient of federal and state transit funds or designate AACOG ART as the direct recipient for the New Braunfels UZA.

This presentation provides an update on transit-related items:

- Presentation of the Transit Development Plan.
- Direct Recipient activities, options, and next steps.

**ISSUE:**

Create a self-sustaining public transit system.

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**FISCAL IMPACT:**

The City of New Braunfels is now eligible for state and federal transit funding, including 5307 Urbanized Area Formula Funds.

**RECOMMENDATION:**

N/A

**10/16/2023**

Agenda Item No. F)

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**PRESENTER:**

Scott McClelland, Assistant Transportation and Capital Improvements Director

**SUBJECT:**

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

**DEPARTMENT:** Transportation and Capital Improvements

**COUNCIL DISTRICTS IMPACTED:** All

**BACKGROUND INFORMATION:**

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

**ISSUE:**

N/A

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

10/16/2023

Agenda Item No. G)

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**PRESENTER:**

Garry Ford, Transportation and Capital Improvements Director

**SUBJECT:**

Presentation and possible direction on a resolution for removal of the proposed Minor Collector identified in the City of New Braunfels Regional Transportation Plan as the future extension of Seminole Drive from the dead end of Seminole Drive from 1400 feet northwest of Alves Lane to FM 1101.

**DEPARTMENT:** Transportation & Capital Improvements, Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:**

City Council postponed the decision to remove Seminole Drive from the Regional Transportation Plan (RTP) to August 14, 2023. Additional planning initiatives and improvements to address the area mobility needs and residents' concerns were requested. City staff has reviewed and prepared options and recommendations for the City Council, including meeting with stakeholders. Additionally, the formal update to the RTP started August 8, 2023, and additional system planning efforts will assist with the recommendation to City Council.

The City of New Braunfels received an application for a Regional Transportation Plan (RTP) Amendment, requesting removal of the proposed Minor Collector extending from existing Seminole Drive to FM 1101. Existing Seminole Drive is a Minor Collector between Alves Lane and its dead end 1400 feet northwest of Alves Lane. The proposed segment continues the connection to FM 1101.

This request is concurrent with the application for the SUP23-063 "Parc Haus" Special Use Permit (SUP) for a multifamily complex with two phases at 1450 FM 1101. The SUP site plan submitted with the application assumes the removal of the Seminole Drive Minor Collector RTP requirement and shows Seminole Drive terminating in a public cul-de-sac at the southern portion of the property. The SUP site plan also shows the connection of two existing public street stub outs, Apache Drive and Dunbar Drive, making a local public street connection between Alves Lane and FM 1101.

The removal of Seminole Drive allows for four apartment buildings and portions of other apartment buildings to be constructed in the right-of-way of the proposed thoroughfare. Emergency access for the proposed multifamily development is provided at Seminole Drive and Apache Drive/Dunbar Drive.

An application for a zoning change (PZ22-0429) from R-2A to R-3H for the subject property was submitted and ultimately withdrawn in late 2022. A traffic impact analysis (TIA) worksheet was also submitted in late 2022, and staff indicated that a full TIA report will be required prior to approval of a master plan, plat, or building permit. Residents on existing Seminole Drive and in the Northview subdivision have expressed opposition to the extension of Seminole Drive, citing the possibility of increased traffic through the neighborhood between FM 1101 and Alves Lane.

The RTP is the City's adopted plan for guiding thoroughfare system improvements, including the existing and planned extension of city streets and highways. The thoroughfare system is comprised of existing and planned

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interstates, expressways, parkways, arterials, and collectors which require wider or new rights-of-way. The primary objective of the RTP is to ensure the dedication of adequate right-of-way on appropriate alignments and of enough width to serve existing and future transportation needs. The Texas Local Government Code allows the City to require development plans and subdivision plats to conform to the general plan for current and future roadways.

A Minor Collector is defined in the City of New Braunfels Code of Ordinances as “a street that primarily carries traffic from local or residential streets to major thoroughfares and highways, including the principal entrance streets for circulation to schools, parks, and other community facilities within such a development.” A Minor Collector has a minimum right-of-way of 60 feet and pavement width of 40 feet. The proposed Minor Collector on Seminole Drive represents a connection between FM 1101 and Alves Lane that connect to State Highway 46, Barbarosa Road, and other collector and local streets. If extended, it would provide automobile as well as potential pedestrian and bicycle connections to Canyon High School, Canyon Middle School, and Freiheit Elementary School. Existing Seminole Drive runs adjacent to Alves Lane Park, which is being considered for park improvement planning. Similar Minor Collector thoroughfares include:

- Stone Gate Drive
- Dove Crossing Drive
- Orion Drive
- Sungate Drive
- Pahmeyer Road

It is important to note that the City’s development requirements allowed residential lots to have access on Minor Collector streets that require backing maneuvers onto the street. Despite opposition from the development community, City Council amended the Code of Ordinances in 2018 to not allow access to collectors or major thoroughfare streets that require backing maneuvers onto the street, or that other provisions be provided.

Seminole Drive has been on the City’s Thoroughfare Plan since 1964 and included in various thoroughfare plans up to the adopted 2012 RTP. The Northview Subdivision Master Plan was approved in 1980s and shows Northview Drive, which was renamed to Seminole Drive at platting, as a thoroughfare road with larger right-of-way. Northview Unit 2, which contains Seminole Drive from Alves Lane to Dakota Circle, was platted in 1986 and provided 60 feet of right-of-way for the Minor Collector. Northview Unit 3, which contains Seminole Drive from Dakota Circle to its current terminus, was platted in 1995 and provided 60 feet of right-of-way for the Minor Collector. The Planning Commission granted a sidewalk variance for the subdivision unit. The Seminole Drive extension subject to removal is also a project (6-AE) in Service Area 6 on the Roadway Impact Fee Capital Improvement Plan.

Existing Seminole Drive contains 60 feet of right-of-way and accommodates single family driveway access and street parking on both sides. Sidewalks are absent on Seminole Drive and its cross streets, as Planning Commission granted waivers to the sidewalk requirements. Two more stub-outs connect to the proposed development on Apache Drive and Dunbar Drive. These were platted as part of separate subdivisions, also lacking sidewalks.



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This RTP amendment request demonstrates a trade-off between the need for north-south connections between FM 1101 and Alves Lane, land use, development requirements, and the lack of thoroughfares and street connections in adjacent neighborhoods to support traffic in the area. Seminole Drive is the only designated street on the RTP connecting Alves Lane and FM 1101 between State Highway 46 and Barbarosa Road. The other local street connection is from Brook Avenue to Willowbrook Avenue through the August Fields Subdivision. The continuation of Brook Avenue as a Minor Collector from its current terminus to FM 1101 and ultimately IH 35 was recommended as an additional thoroughfare in the 2019 RTP update effort; however, the update was paused in 2020 and it planned to continue later in 2023.

Land use and development requirements are also an important factor in this case. The traditional development of single-family and two-family zoning districts typically provided the projection of streets, or street stub-outs, to undeveloped areas to continue the public street network. This is apparent in the Northview Subdivision master plan and subsequent plats with stub-outs for Seminole Drive, Salado Drive, Apache Drive, and Caddell Lane. Street projections are also provided for in adjacent single-family and two-family subdivisions in the area. The transition to multifamily development through rezoning or in the areas outside the city limit that don't have zoning are resulting in the properties being developed as private and the streets connections providing emergency access only or becoming a dead-end street without the proper dead-end turn around. This results in few thoroughfares and street connections. This is evident by the delays on State Highway 46 and Barbarosa Drive and limited options for all transportation modes during peak periods.

Staff submitted the request to its third-party transportation planning professional, Freese & Nichols, to assist in the review. It is recommended to keep the Seminole Drive connection due to the projected traffic growth in the area, lack of transportation connections and routes to schools in the area, and fire/EMS access. It is noted that traffic will not deviate to State Highway 46 if the connection is removed but may instead shift to the August Fields neighborhood via Willowbrook Avenue and Brook Avenue. Additionally, the Seminole extension is consistent with the need for regional connections highlighted in the 2021 Southeast Sector thoroughfare plan analysis and the Roadway Impact Fee Capital Improvement Plan.

Staff agrees with the third-party review recommendations and does not recommend removal of the proposed Minor Collector identified in the RTP as the future extension of Seminole Drive. Staff reached out to property owners within 200 feet and received responses in support of the removal. Staff understands the concerns of increased traffic and safety concerns; however, the continuation of the thoroughfare meets the City's development requirements and additional roadway improvements to the existing Seminole Drive may be considered. These improvements may include sidewalks, pavement markings, and traffic calming measures. Roadway capacity improvements to State Highway 46 and Barbarosa Road are not anticipated to be completed until 2030 at the earliest, and the need for additional thoroughfare connections is high.

Another option in lieu of removal is to maintain a public shared-use path corridor to allow for pedestrian and bicycle mobility between Alves Lane and FM 1101 connecting recent pedestrian improvements on Alves Lane and FM 1101, area schools, and Alves Lane Park.

#### **ISSUE:**

The Regional Transportation Plan designates existing Seminole Drive as a Minor Collector requiring 60 feet of right-of-way, and it further proposes the extension of the Minor Collector to FM 1101. The applicant has requested removal of the proposed segment to accommodate a site plan and SUP for multifamily development at 1450 FM 1101.

#### **FISCAL IMPACT:**

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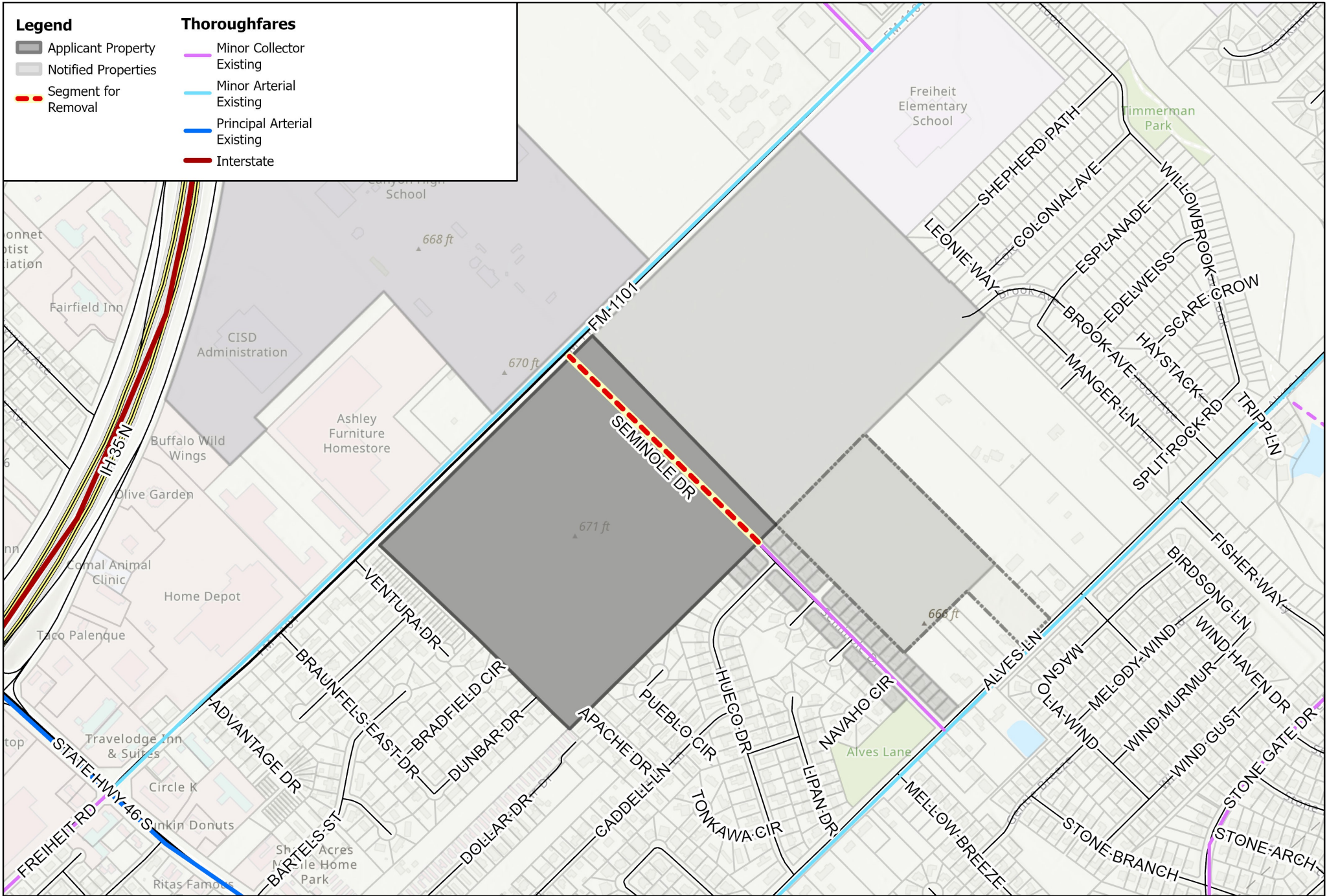
The RTP amendment will remove the requirement of, and costs associated with the right-of-way dedication and street construction of a Minor Collector facility. Though the exact costs and impact are unknown, the City will likely have to pick up the cost of area mobility improvements that will be lost with the removal.

**RECOMMENDATION:**

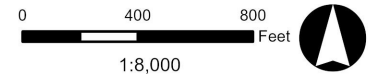
Staff does not recommend the removal of the proposed Minor Collector identified in the City of New Braunfels Regional Transportation Plan as the future extension of Seminole Drive from 1400 feet northwest of Alves Lane to FM 1101.

On May 2, 2023, the Planning Commission voted unanimously to recommend approval of this request.

At the same meeting, the Planning Commission voted unanimously to recommend approval of the Special Use Permit (SUP 22-063) with conditions.



# AMD23-072 Parc Haus



# MEMORANDUM



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**TO:** Lauren Simcic, AICP  
City of New Braunfels  
550 Landa Street  
New Braunfels, Texas 78130

**CC:** Garry Ford, PE  
Edmund Haas, AICP

**FROM:** Ellen Emeric

**SUBJECT:** Seminole Drive Extension

**DATE:** 3/16/2023

**PROJECT:** Espinoza Property Development Review; Review of Thoroughfare Plan Amendment Request

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Freese and Nichols, Inc. ("FNI") has reviewed the request submitted to the City of New Braunfels ("the City") in February 2023 by Ink Civil ("Applicant") to remove the proposed extension of Seminole Drive east of FM 1101 from the adopted 2012 Regional Thoroughfare Plan (RTP) to accommodate proposed development of Espinoza Property along 1400/1500 FM 1101. In response to this request, we offer the following comments.

### Accommodating Growth

In 2021, FNI initiated a comprehensive thoroughfare plan analysis of the southeast sector of the city. This analysis assessed projected growth and the thoroughfare plan's compatibility with projected growth. The analysis made use of the AAMPO regional travel demand model (TDM), the adopted regional thoroughfare plan, local and regional GIS data, and several other qualitative and quantitative sources. Following this analysis and subsequent planning efforts undertaken since by the City, it is reasonable to conclude that removal of the Seminole Drive link from the RTP is generally inconsistent with the City's goals.

- A major finding of this effort focused on the city's limited capacity to accommodate daily travel demands as growth trends continue. According to demographic forecast data obtained from the Alamo Area Metropolitan Planning Organization's (AAMPO) TDM in 2021, the number of households in the TAZ where the subject property is located is expected to increase by 250%. Many new, parallel facilities will be needed, and corridor preservation should be prioritized as already rapid growth accelerates. SH 46 alone is not able to accommodate all East-West travel through the area.
- The 2021 Southeast Sector thoroughfare plan analysis recommended the preservation of not only existing future connections, but also additional ROW to further support continued growth and development. This points to the need to maintain the connection that would be provided more promptly by the construction of Seminole Drive.

Many natural barriers in the city (natural environmental features, built environment, continued residential development) are further narrowing the options for alternative connections in this sector of the city. This makes preservation of the Seminole alignment paramount to meeting the goals of the Thoroughfare Plan and the Comprehensive Plan. Preserving ROW for future alternative connections is also consistent with the City's ongoing efforts to analyze and responsibly prepare for future growth.

#### Connectivity and Network Redundancy

The existing New Braunfels transportation network currently does not provide sufficient redundancy in this area. There is a lack of alternative east-west connections between FM 1101 and Alves Lane north of SH 46 and south of Barbarosa Road, a nearly two-mile stretch. The extension of Seminole Drive is clearly shown not only on the City's RTP, but on the Roadway Impact Fee Capital Improvement Plan (IFCIP) map.

- SH 46 consistently experiences more congestion during peak hours than most other links within the city, furthering the need for supplemental routes to accommodate local area circulation. This impact is compounded by the ongoing construction near SH46 and IH 35.
- The only available connection in this focus area is via local roads through the August Fields neighborhood just south of Freiheit Elementary School. With no other link in the area, it will likely attract internal neighborhood traffic trying to avoid SH 46 and potentially higher-intensity, regional traffic trying to circumvent area traffic congestion. As such, there is a need for supporting linkages such as Seminole Drive to support neighborhood circulation, particularly to/from area schools.
- Maintaining the Seminole Drive link is more consistent with livable communities, better Emergency/EMS response and access, etc.

#### Available Alternatives

Brooks Avenue provides a favorable potential alternative to Seminole Drive as an east-west connection. However, plans for the North-South arterial that would connect FM 1101 to the IH 35 Frontage Roads/Elliot Knox Boulevard are not finalized, nor is an understanding of development that will occur on the property north of the subject tract and thereby substantiate the linkage provided by Brooks. These two elements are critical to understanding the long-term effects of Seminole's removal from the RTP, and the need for an alternative connection is immediate for aforementioned reasons.

To preserve the goals of the City of New Braunfels RTP, maintain safe community access to the nearby schools and commercial locations, create opportunities for more efficient fire and EMS routes, and provide neighborhood connectivity and alternative safe routes to schools for area students, Seminole Drive extension should be maintained on the RTP and implemented through the development process. Based on our understanding of the City's planning and engineering related priorities, it is our recommendation that the City defer the acceptance of the Applicant's realignment until other relevant planning initiatives are finalized for acceptance/approval by the City.

Please contact us with any questions or clarifications related to this review.

*[End of memo]*



OWNER ACKNOWLEDGEMENT NOTE

I, SARA ESPINOZA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES/ORDINANCES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS. NOR DOES IT RELIEVE ME FROM ADHERENCE TO ANY/ALL STATE OR FEDERAL RULES AND REGULATIONS.

NOTES:

THE DENSITY PROVIDED IS APPROXIMATE AND NOT FINAL, IF ANY CHANGES OCCURS, IT WILL BE MINOR (<5%) AND WILL ONLY REDUCE. WHILE THIS LAYOUT IS CLOSE TO THE FINAL VERSION, THERE MAY BE MINOR ADJUSTMENTS TO DRIVES, BUILDING SIZES, ETC AS THE DESIGN IS FINALIZED. THE MAXIMUM DWELLING UNIT DENSITY ON THE PROJECT WILL NOT EXCEED 12 UNITS PER ACRE OR 616 DWELLINGS UNITS IN TOTAL, FOR THE ENTIRE PROPERTY.

THE BUILDING TYPES AND NUMBERS SHOWN IN PHASE 1 MAY BE RE-ARRANGED WITHIN THEIR RESPECTIVE PODS BUT THE OVERALL SITE PLAN CONFIGURATION WILL MATCH THE LAYOUT BELOW, BUT THE DENSITY WILL NOT BE INCREASED.

DENSITY SUMMARY			
PHASE	DWELLING UNITS	ACREAGE	UNIT/ACRE
PHASE 1	266	22.23	12
PHASE 2	350	29.17	12
TOTAL	616	51.40	

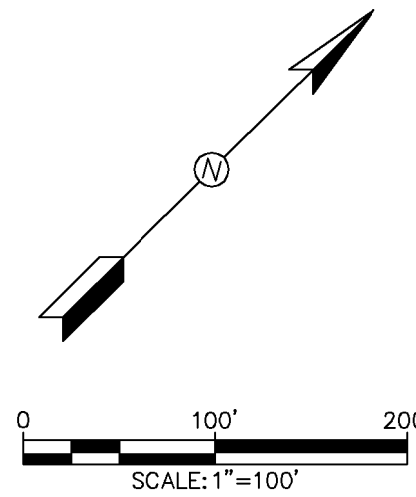
PARKING SUMMARY			
PHASE	PARKING - OPEN	GARAGE	TOTAL
PHASE 1	266	266	532
PHASE 2	499	96	595
TOTAL	765	362	1127

DEVELOPMENT STANDARDS (R-3L)

- THIS SPECIAL USE PERMIT WILL COMPLY WITH ALL OF THE CURRENT DEVELOPMENT STANDARDS, SUPPLEMENTAL STANDARDS, RESIDENTIAL BUFFER REQUIREMENTS, AND PARKING LOT BUFFER AND SHADE REQUIREMENTS UNDER THE CURRENT R3-L ZONING DISTRICT.
- WITHIN THE AREA SHOWN THE STANDARDS LISTED UNDER 2.1-2.12 ARE DIRECTLY FROM THE R3-L ZONING ORDINANCE.
  - ALLOW MULTI FAMILY (APARTMENTS/CONDOMINIUM/DUPLEX/QUADPLEX) RESIDENTIAL UNITS TO BE CONSTRUCTED, BUT ON A SINGLE LOT
  - BUILDING HEIGHT = 35 FT OR 50 FT WITH PITCHED ROOF
  - FRONT AND REAR BUILDING SETBACK = 25 FT
  - SIDE BUILDING SETBACK = 20 FT TO RESIDENTIAL, 15 FT TO STREET, AND 25 FT WHEN ON A CORNER
  - SIDE TO SIDE DISTANCE BETWEEN BUILDINGS = 10 FT
  - FRONT TO FRONT DISTANCE BETWEEN BUILDINGS = 40 FT
  - FRONT TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT
  - REAR TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT
  - RESIDENTIAL SETBACK = 20 FT PLUS 1 FT PER BUILDING HEIGHT OVER 20 FT
  - LOT WIDTH = 60 FT TYP. AND 70 FT CORNER LOTS
  - DENSITY = 12 UNITS PER ACRE
  - PARKING = 1.5 SPACES FOR ONE BEDROOM APARTMENTS, 2 SPACES FOR TWO BEDROOM APARTMENT AND 1.5 SPACE FOR EACH ADDITIONAL BEDROOM
- CONNECT DUNBAR DR (50' ROW) AND APACHE DR (50' ROW)
- EMERGENCY ACCESS GATE SHALL BE SOLID (AS TO NOT BE SEE THROUGH)
- "NO-PARKING" SIGNS ARE TO BE INSTALLED IN CUL-DE-SAC
- CONSTRUCTION WILL FOLLOW NEW BRAUNFELS CITY CODE SEC. 14-7
- PHASE 1 BUILDING TYPES ARE PODS WITH 8-9 UNITS, THE LAYOUT OF THE UNITS IS PROVIDED ON SHEET 2 OF 2. THE CONFIGURATION WITHIN THE POD MAY ROTATE WITHIN THE POD.
- PHASE 2 BUILDING TYPES IS A GARDEN STYLE MULTI-FAMILY BUILDING, THE LAYOUT OF THE UNITS

ARE PROVIDED ON SHEET 2 OF 2.

- FENCE LOCATION SHOWN IS APPROXIMATE WITH THIS SITE PLAN AND MAY BE SUBJECT TO RELOCATION, FENCE WILL BE ON OR WITHIN THE PROPERTY LINE AND WILL NOT BLOCK ROADWAYS OR UTILITY EASEMENTS
- ALL PARKING SPACES WILL BE A MINIMUM OF 9' WIDE AND 18' DEEP.
- ALL INTERNAL DRIVES ON PHASE 1 WILL BE A MINIMUM OF 24', ALLOWABLE TO ACT AS A FIRE LANE, ALL INTERNAL DRIVES ON PHASE 2 WILL BE A MINIMUM OF 26', ALLOWABLE ACT AS A FIRE LANE.
- ALL INTERNAL PAVEMENT (PARKING, DRIVES, AND PUBLIC STREETS) CONSTRUCTED WILL BE OF ASPHALT (HMAC) OR CONCRETE PAVEMENT DESIGNED IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DESIGN REQUIREMENTS, AND DESIGNED BY A GEOTECHNICAL ENGINEER.
- DIMENSIONS ARE PROVIDED, THESE ARE INTENDED TO BE TYPICAL TO OTHER SIMILAR LOCATIONS SHOWN ON THE SITE PLAN. ALL FINAL COMMERCIAL AND RESIDENTIAL BUILDING PERMITS WILL COMPLY WITH THE CITY OF NEW BRAUNFELS STANDARDS, ORDINANCES AND DESIGN GUIDELINES. DIMENSIONS NOT SHOWN ON THIS SITE PLAN, DOES NOT IMPLY A VARIANCE OR WAIVER FROM THE CITY'S STANDARDS AND CODES.
- AMENITIES PROPOSED IN THE AMENITY AREAS IN BOTH PHASES WILL INCLUDE A NEIGHBORHOOD CLUBHOUSE AND OFFICE AT A MINIMUM.
- DUMPSTER LOCATIONS WILL BE PROVIDED AND WILL BE LOCATED IN LOCATIONS COORDINATED AND APPROVED BY CITY OF NEW BRAUNFELS SOLID WASTE DEPT.
- THE CURRENT PARKING SUMMARY ACCOUNTS FOR OPEN PARKING AND GARAGES. COVERED PARKING MAY BE ADDED IN AREAS CURRENTLY SHOWN AS OPEN.
- ALL DETACHED BUILDINGS FOR BOTH PHASES WILL MEET BUILDING SEPARATION IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.
- THE PHASES NUMBERING AS SHOWN DOES NOT REPRESENT THE ORDER IN WHICH PHASES MAY BE DEVELOPED AND PLATTED. PHASES MAY BE PLATTED AND DEVELOPED OUT OF NUMBERING SEQUENCE.



LEGEND

- BOUNDARY
- PHASING BOUNDARY
- OPEN SPACE
- DRAINAGE SPACE
- AMENITY AREA
- PAVEMENT
- PROPOSED FENCE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416 ON February 27, 2023. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PROVIDENT REALTY ADVISORS

PARC HAUS FM 1101

ZONING SUP TYPE II SITE PLAN

SHEET 1 OF 2

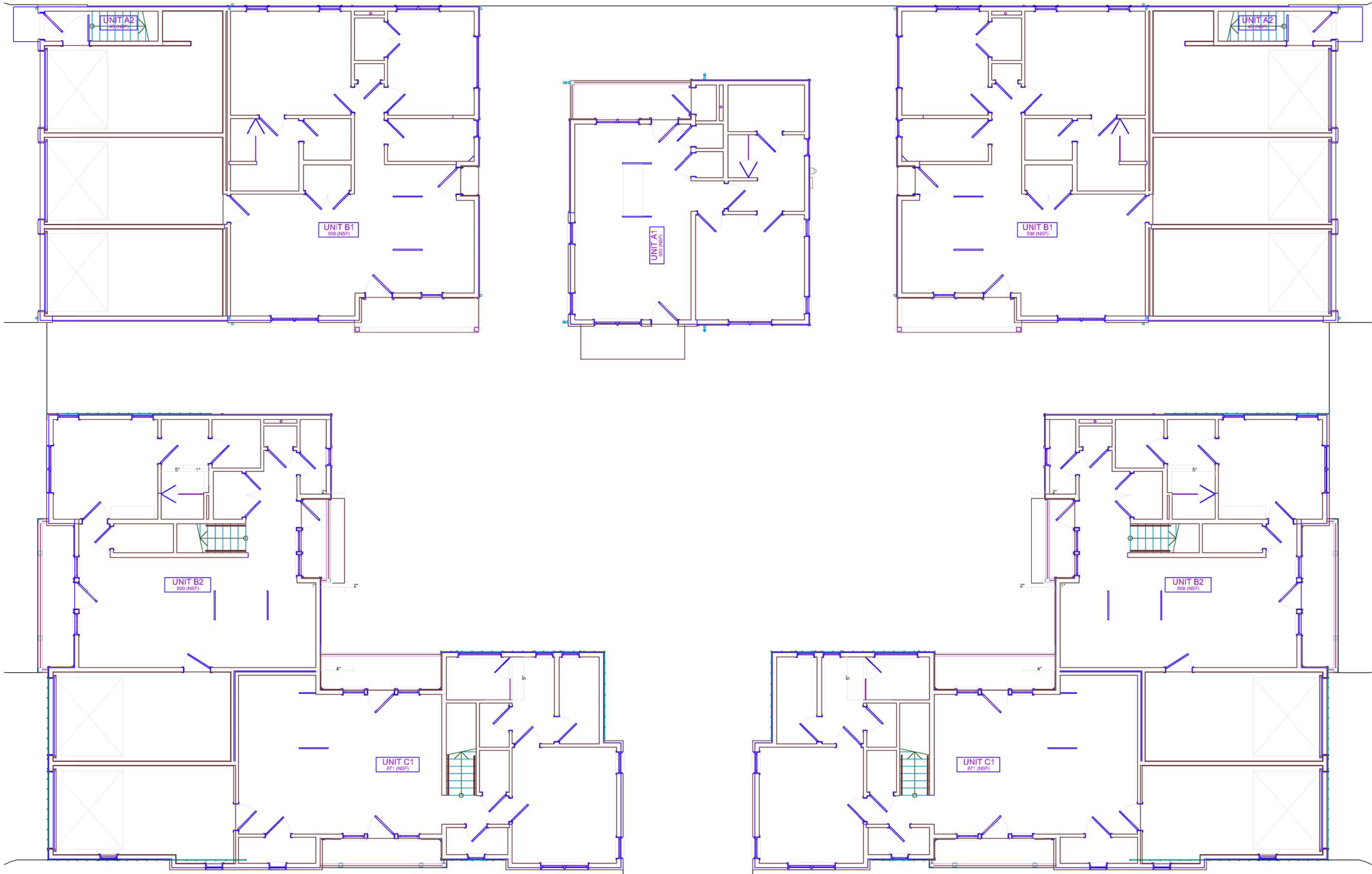
NO DATE ISSUES AND REVISIONS



2021 W SH46, STE 105  
NEW BRAUNFELS, TX. 78132  
PH: 830-358-7127 ink-civil.com  
TBPE FIRM F-13351

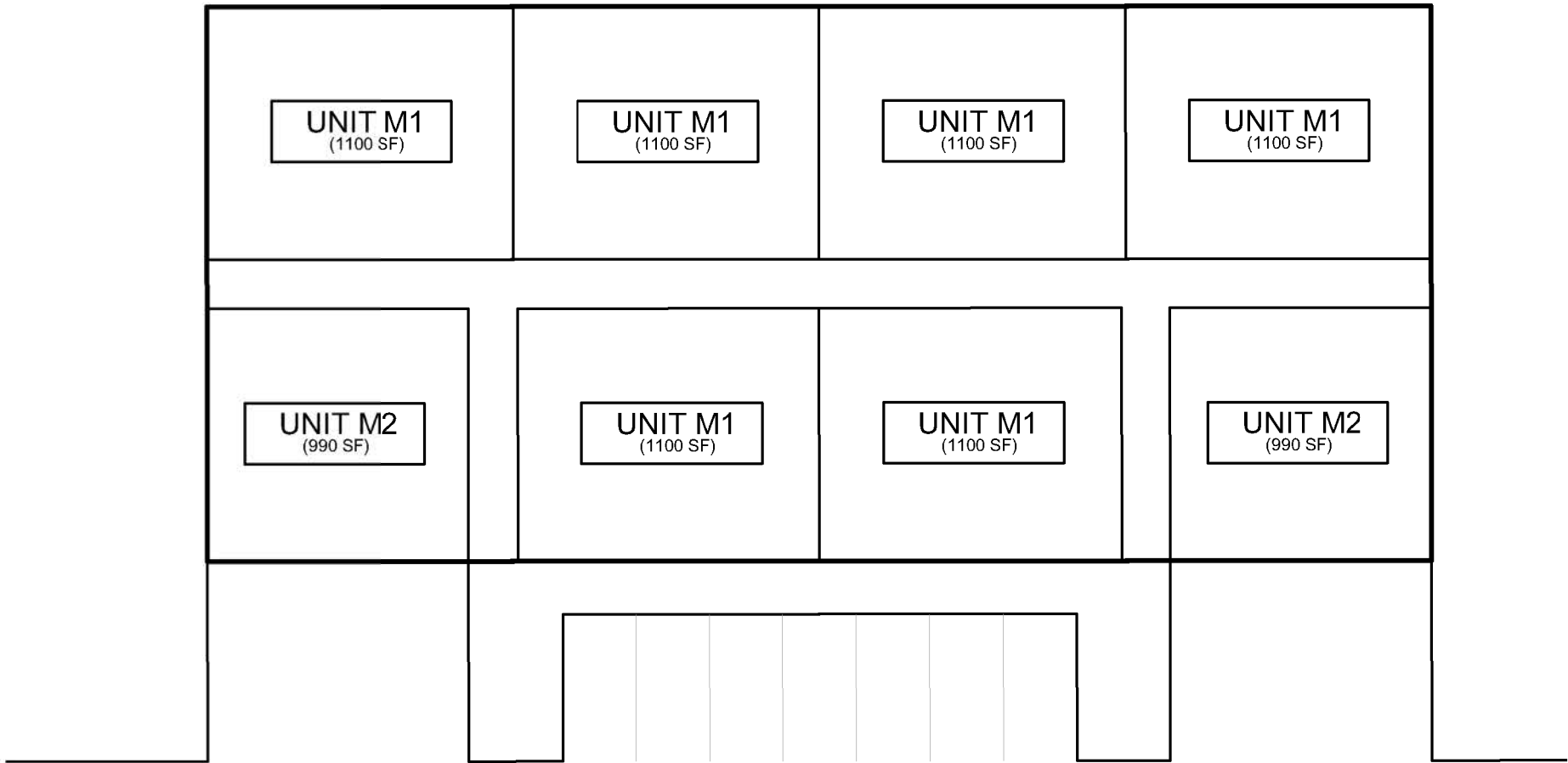


Drawing Name: N:\Projects\PARC002 Parc Haus 1101 Development\Planning\Zoning\FM 1101 SUP Site Plan-A sheet 2.dwg User: BrittanyGallant Feb 27, 2023 10:49am



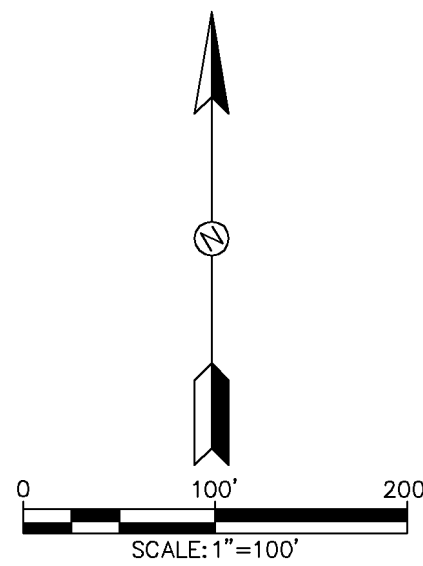
PHASE 1: PARC HAUS "PODS" PRODUCT

NOTE: THE PARC HAUS PRODUCT PRODUCT SHOWN IS FOR REFERENCE AND CLARITY ONLY. THE NUMBER OF UNITS WITHIN A POD OR COUPLE, UNIT TYPE NAMING, LAYOUT OF PODS AND INTERNAL PRODUCT LAYOUT STRUCTURES ARE SUBJECT TO CHANGE. THE SPECIAL USE PERMIT SITE PLAN SHOWN ON PAGE 1 OF 1 AND THE ABOVE PARC HAUS POD DETAIL WILL CONFORM TO ALL CITY OF NEW BRAUNFELS BUILDING AND PLANNING ORDINANCES. THE PARC HAUS PRODUCT AND PHASE 1 WILL CONFORM TO ALL CITY OF NEW BRAUNFELS BUILDING CODES, INTERNATIONAL AND FIRE CODES AND R-3L ZONING ORDINANCE.



PHASE 2: MULTI-FAMILY PRODUCT

NOTE: THE MULTI-FAMILY APARTMENT STYLE PRODUCT SHOWN IS FOR REFERENCE AND CLARITY ONLY. THE NUMBER OF UNITS WITHIN A BUILDING SHALL NOT EXCEED 12 UNITS PER ACRE WITH SHEET 1 OF 2 SHOWING 16 BUILDINGS PROPOSED WITHIN PHASE 2. THE HEIGHT AND ALL OTHER ASPECTS OF THE APARTMENT BUILDINGS SHALL CONFORM TO CITY OF NEW BRAUNFELS BUILDING CODES, FIRE CODES, AND ZONING ORDINANCES. SHEET 1 OF 2 SPECIFIES THAT THE SITE PLAN SHALL ADHERE TO CITY OF NEW BRAUNFELS ZONING ORDINANCE SET BY R-3L STANDARDS.



LEGEND

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PROVIDENT REALTY  
ADVISORS

PARC HAUS FM 1101

ZONING SUP TYPE II  
BUILDING DETAIL

SHEET  
2 OF 2

NO	DATE	ISSUES AND REVISIONS
1		



2021 W SH46, STE 105  
NEW BRAUNFELS, TX. 78132  
PH: 830-358-7127 ink-civil.com  
TBPE FIRM F-13351



**Agenda Item Report  
23-604**

**Exhibits & Photos**



*Image 1: Seminole Drive facing north from Alves Lane*





*Image 2: Seminole Drive dead end, 1400 feet northwest of Alves Lane*





*Image 3: Hueco Drive facing west from Seminole Drive*

**RESOLUTION NO. 2023-\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, ESTABLISHING THE REMOVAL OF THE PROPOSED MINOR COLLECTOR REQUIRING 60 FEET OF RIGHT-OF-WAY IDENTIFIED IN THE CITY OF NEW BRAUNFELS REGIONAL TRANSPORTATION PLAN AS SEMINOLE DRIVE FROM EXISTING SEMINOLE DRIVE TO FM 1101.**

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**WHEREAS**, on March 12, 2012, the City Council of the City of New Braunfels adopted the City of New Braunfels Regional Transportation Plan as the thoroughfare plan; and

**WHEREAS**, the City of New Braunfels Regional Transportation Plan designates Minor Collector thoroughfares requiring up to 60 feet of right-of-way; and

**WHEREAS**, the City of New Braunfels Regional Transportation Plan shows future Seminole Drive as a proposed Minor Collector between the dead end of existing Seminole Drive and FM 1101; and

**WHEREAS**, widespread desire for removal has been expressed by residents of the Northview subdivision; and

**WHEREAS**, the Planning Commission recommends removal of the road segment; and

**WHEREAS**, north-south connections from Alves Lane to FM 1101 between SH 46 and Barbarosa Road must be considered in future thoroughfare planning efforts.

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

THAT, the Regional Transportation Plan is to remove the proposed Minor Collector identified as future Seminole Drive from existing Seminole Drive to FM 1101.

**PASSED, ADOPTED AND APPROVED this 16<sup>th</sup> day of October, 2023.**

City of New Braunfels, Texas

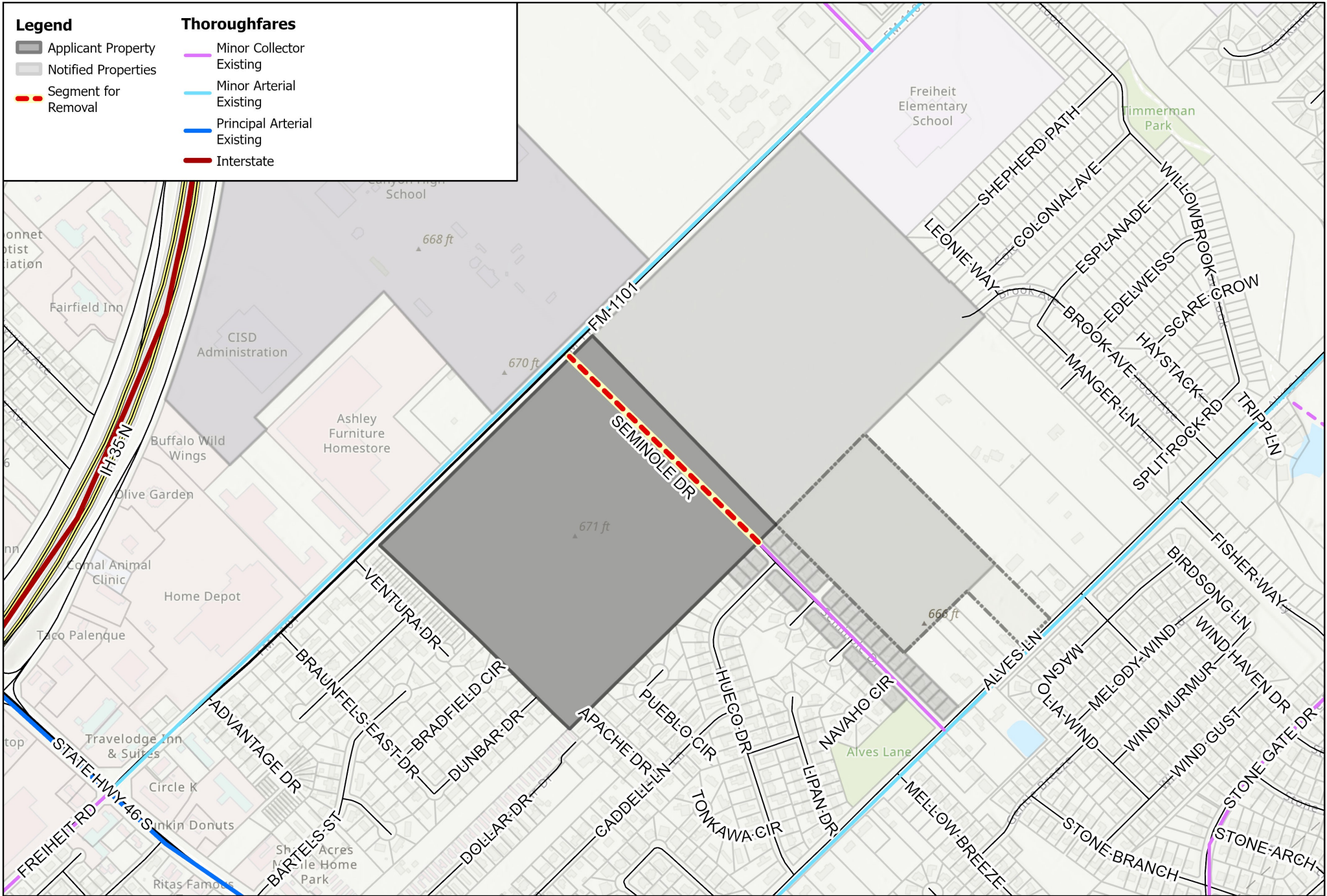
\_\_\_\_\_  
NEAL LINNARTZ, Mayor

Attest:

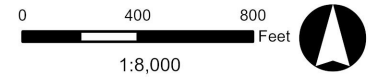
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GAYLE WILKINSON, City Secretary





# AMD23-072 Parc Haus



10/16/2023

Agenda Item No. H)

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**PRESENTER:**

Garry Ford, Transportation and Capital Improvements Director

**SUBJECT:**

Presentation on the New Braunfels Vision Zero Action Plan.

**DEPARTMENT:** Transportation & Capital Improvements**BACKGROUND INFORMATION:**

Staff will present an update on the development of the New Braunfels Vision Zero Action Plan. Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, and equitable mobility for all. Vision Zero is a significant departure from the status quo in two major ways:

1. Vision Zero recognizes that people will sometimes make mistakes, so the road system and related policies should be designed to ensure those inevitable mistakes do not result in severe injuries or fatalities. This means that system designers and policymakers are expected to improve the roadway environment, policies (such as speed management), and other related systems to lessen the severity of crashes.
2. Vision Zero is a multidisciplinary approach, bringing together diverse and necessary stakeholders to address this complex problem. In the past, meaningful, cross-disciplinary collaboration among local traffic planners and engineers, policymakers, and public health professionals has not been the norm. Vision Zero acknowledges that many factors contribute to safe mobility - including roadway design, speeds, behaviors, technology, and policies - and sets clear goals to achieve the shared goal of zero fatalities and severe injuries.

A Vision Zero Action Plan identifies priorities and actionable strategies for roadway safety. The process of developing the plan is critical by aligning stakeholders, including agency staff and elected and community leaders, on traffic safety, policies, and projects. Plans center around the U.S. Department of Transportation's Safe System Approach which includes five elements that create a holistic approach with layers of protection for road users: safe road users, safe vehicles, safe speeds, safe roads, and post-crash care. Additionally, having a Vision Zero Action Plan provides implementation funding opportunities through the Safe Street and Roads for All grant program.

10/16/2023

Agenda Item No. I)

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**PRESENTER:**

Jared Werner, Assistant City Manager

**SUBJECT:**

Presentation and possible direction to staff regarding the contract between the City of New Braunfels and the Humane Society of the New Braunfels Area.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** All

**BACKGROUND INFORMATION:**

[Enter Text Here]

**ISSUE:**

[Enter Text Here]

**FISCAL IMPACT:**

[Enter Text Here]

**RECOMMENDATION:**

[Enter Text Here]

**10/16/2023**

Agenda Item No. A)

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Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

- Specplay Equipment Co. and A-OK Playgrounds, LLC
- Cause No. 2022-0386D, City of New Braunfels, Texas vs. *In Rem* 420 BUS 35 N, New Braunfels, Texas 78130; and Jimon Inc. d/b/a River Ranch RV Park Resort