



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



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

MONDAY, MARCH 27, 2017 at 6:00 PM

Barron Casteel, Mayor	Chris Monceballez, Councilmember (District 4)
George Green, Councilmember (District 1)	Wayne Peters, Mayor Pro Tem (District 5)
Justin Meadows, Councilmember (District 2)	Leah A. García, Councilmember (District 6)
Ron Reaves, Councilmember (District 3)	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

CALL TO ORDER

CALL OF ROLL: City Secretary

INVOCATION: Councilmember Ron Reaves

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

PROCLAMATIONS:

- A) NB Kidsfest
[Proclamation](#)

PRESENTATIONS:

- A) Annual Reports of the New Braunfels Housing Authority and the New Braunfels Community Resources, Inc.
Nadine Mardock, Executive Director, New Braunfels Housing Authority
[CY2016 NBHA Annual Report](#)
[CY2016 NBCR, Inc Annual Report](#)
[PHAScoreReport](#)
[SEMAP Cert](#)
[NBHA Affordable Housing Inventory 2017](#)
[LITCH Database Statistics 2017](#)
- B) Presentation and discussion on the Economic Development Strategic

Plan for fiscal years 2017- 2021, and outcomes from economic development agreements with local businesses from 2010-2016.

Robert Camareno, City Manager; Jeff Jewell, Economic Development Manager; and Michael Meek, President and CEO of the Greater New Braunfels Chamber of Commerce

[NBEDSP-Final - Attachment A](#)

1. MINUTES

- A) Discuss and consider approval of the minutes of the regular City Council meeting of March 13, 2017.

Patrick Aten, City Secretary

[Mar 13 regular.pdf](#)

2. CITIZENS' COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. There will be no City Council action at this time.

3. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

Resolutions & Action Items

- A) Approval of a resolution amending Resolution 2014-R38 to support structural and design changes to the San Antonio Street Bridge over the Comal River.

Greg Malatek, Director of Public Works

[Resolution](#)

- B) Approval of acquisition funds in the amount of \$300,000.00 for purchasing Right of Way, Drainage Easements, and Utility Easements on the Klein Road Reconstruction Project.

Matthew Eckmann, Real Estate Manager

- C) Approval of an amendment to the contract between the City of New Braunfels and the Greater New Braunfels Chamber of Commerce Inc. concerning the use of Hotel Occupancy Tax.

Jared Werner, Assistant Director of Finance

[2014 contract doc from chamber - recommended amendments 3117.docx](#)

- D) Approval of a contract with The Resource Professional Group for hotel/motel tax collection services.

Martie Simpson, Director of Finance

- E) Approval of the issuance of an invitation for competitive sealed proposals for the remodel of Fire Station #1 since the City Council finds that this delivery method will provide the best value to the City.

Bryan Woods, Capital Programs Manager

Ordinances

(In accordance with Section 3.10 of the City Charter, a descriptive caption of each ordinance shall be read on two separate days.)

- F) Approval of the first reading of an ordinance amending Chapter 86-4 - Additional Rules and Regulations for control of Parks and Recreation areas and facilities, to redefine the term "smoking".

Stacey Dicke, Parks and Recreation Director

[Smoking Ordinance revision 3 27 17](#)

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and first reading of an ordinance amending Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Area B.

Garry Ford, City Engineer

[2017-03-13 Ordinance - Amend Parking by Permit Area B](#)
[Redline Ordinance - Area B](#)
[Area B amendment map](#)

- B) Public hearing and consideration of the first reading of an ordinance designating approximately 0.29 acre, part of Lots 282 and 283, City Block 1035, addressed as 195 Jahn Street as a Local Historic Landmark to be known as the Brietzke Haus.

Christopher J. Looney, Director of Planning and Community Development

[Maps](#)
[Notification and Map](#)
[Photos](#)
[Article III Section 66-54](#)
[Article III Section 66-56](#)
[Excerpt from the February 14, 2017 Historic Landmark Commission Meeting Minutes](#)
[Excerpt from the March 7, 2017 Planning Commission Meeting Ordinance](#)

- C) Public hearing and first reading of an ordinance rezoning approximately 98 acres out of the A. M. Esnaurizar Survey No. 1 Abstract 98, addressed at 253 S. Kowald Lane, from "APD"

Agricultural/Pre-Development and "C-3" Commercial Districts to "Solms Landing" Planned Development (SLPD) District with a Concept Plan.

Christopher J. Looney, Planning and Community Development Director

[Aerial Map](#)

[Application](#)

[Concept Plan & Development Standards](#)

[Land Use Maps](#)

[Notification & Responses](#)

[Ordinance Sections](#)

[Draft Minutes](#)

[Ordinance](#)

- D) Discuss and consider approval of the City of New Braunfels FY 2016-17 first quarter investment report.

Martie Simpson, Finance Director

[12-31-16 NewBraunfels Qrtly Investment Report - In Color Unsigned](#)

- E) Presentation and discussion regarding the FY 2016-17 first quarter financial report.

Jared Werner, Assistant Director of Finance

- F) Discuss and consider acceptance of the FY 2015-16 Audit and Comprehensive Annual Financial Report performed by CliftonLarsonAllen LLP.

Martie Simpson, Finance Director

5. EXECUTIVE SESSIONS

In accordance with Texas Government Code, Subchapter D, the City Council may convene in a closed session to discuss any of the following items; any final action or vote taken will be in public.

- A) Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Attorney in accordance with Section 551.074 of the Texas Government Code.

NOTE: The City Council reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act (Chapter 551 of the Texas Government Code).

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

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on March 22, 2017, at 4:00 p.m.

Patrick Aten, 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 of New Braunfels



Proclamation

THE STATE OF TEXAS §

COUNTY OF COMAL §

CITY OF NEW BRAUNFELS §

WHEREAS, bullying is physical, verbal, sexual, or emotional harm or intimidation intentionally directed at a person or group of people; and

WHEREAS, bullying occurs in neighborhoods, playgrounds, schools, and through technology, such as the internet and cell phones; and

WHEREAS, various researchers have concluded that bullying is the most common form of violence, affecting millions of American children and adolescents annually; and

WHEREAS, thousands of Texas children and adolescents are affected by bullying annually; and

WHEREAS, targets of bullying are more likely to acquire physical, emotional, and learning problems and students who are repeatedly bullied often fear such activities as riding the bus, going to school, and attending community activities; and

WHEREAS, children who bully are at greater risk of engaging in more serious violent behaviors; and

WHEREAS, children who witness bullying often feel less secure, more fearful, and intimidated; and

WHEREAS, NB Kidsfest invites everyone to take the Anti-Bully Oath on April 1, 2017, and keep New Braunfels Bully Free.

NOW, THEREFORE, I, BARRON CASTEEL, Mayor of the City of New Braunfels, Texas, proclaim the 1st day of April, 2017 as

**“NB KIDSFEST – NB BULLY FREE”
“USA-SABULLYFREE CAMPAIGN”**

And urge citizens to join the NB Kidsfest and take the oath to keep our community Bully Free and engage in a variety of awareness and prevention activities designed to make our community safer for all children and adolescents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of New Braunfels to be affixed this 27th day of March, 2017.

CITY OF NEW BRAUNFELS, TEXAS

**BY: _____
BARRON CASTEEL, Mayor**



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. A)

Presenter/Contact

*Nadine Mardock, Executive Director, New Braunfels Housing Authority
(830) 625-6909 - nmardock@nbhatx.us*

SUBJECT:

Annual Reports of the New Braunfels Housing Authority and the New Braunfels Community Resources, Inc.

BACKGROUND / RATIONALE:

Pursuant to the Texas Local Government Code, Section 392.062 the New Braunfels Housing Authority shall file a report with its activities for the preceding year and make recommendations for additional legislation or other action it considers necessary to carry out its purposes.

New Braunfels Housing Authority - 2016 Annual Report

New Braunfels Housing Authority summary of Annual Report operations for 2016.

1. Two programs directly funded by Department of Housing and Urban Development (HUD). Total revenue \$2,243,650

--Public Housing 170 units - Elderly/Disabled 100 and Family 70 (PHAS Score 92) High Performing category means a financial bonus incentive for the Capital Fund Total Revenue \$971,324

--Voucher Program 292 clients assisted in privately owned housing. Formerly known as Section 8. (SEMAP Score 93) Total Revenue 1,272,326

Other Operations: Non- Housing Authority Operations

--New Braunfels Community Resources, Inc. is currently managed by NBHA Total Revenue \$569,228

Total for all operations in 2016 = \$2,812,878

2. April 2016 HUD On-Site Review. Attached very positive six page HUD analysis of the current and historic operations of NBHA

New Braunfels Community Resources, Inc. - 2016 Annual Report

New Braunfels Community Resources, Inc. is a non-profit affordable housing corporation formed in 1994 to provide affordable housing and supportive services as determined by the Board of Directors. The board is privately appointed and the meetings are private.

In 2016 it focused on the following areas:

1. General management of the 65 self-funded rental units.
2. Assistance to other agencies and to individual's case-by-case.

3. Close-out of several Tenant-Based Rental Assistance (TBRA) grants from the HOME Program funding that worked in partnership with the Housing Authority Voucher Program.
4. In partnership with the SA Food Bank providing \$160,000 of food to NBHA clients and the general public. Total of 155,000 pounds of food distributed.

Attachments:

2016 Annual Report, New Braunfels Housing Authority
 2016 Annual Report, New Braunfels Community Resources, Inc.
 2016 PHAS Score Report for
 FY 2016 SEMAP Certification
 2017 NBHA Affordable Housing Inventory

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

<input checked="" type="checkbox"/>	Yes	City Plan/Council Priorities:	Strategic Priorities: Quality of Life: Objective 1a - Foster opportunities for affordable housing.
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FISCAL IMPACT:

There is no fiscal impact associated with receiving and filing the 2016 Annual Reports.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends that City Council and the Housing Authority receive and file the 2016 Annual Reports with attachments, as presented.

ANNUAL REPORT

**HOUSING AUTHORITY OF THE CITY OF
NEW BRAUNFELS, TEXAS**

FOR THE CALENDAR YEAR

2016

THE HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS, TEXAS IN
ACCORDANCE THE STATE LAW, HEREIN SUBMIT THE ANNUAL REPORT FOR
THE CALENDAR YEAR ENDING DECEMBER 31, 2016.

ALL FACTS AND FIGURES IN THIS REPORT ARE SUBMITTED IN ORDER THAT
YOU MAY EVALUATE THE PERFORMANCE OF THIS POLITICAL SUBDIVISION OF
THE CITY OF NEW BRAUNFELS, TEXAS. THESE FIGURES HAVE NOT BEEN
AUDITED BY AN INDEPENDENT PUBLIC ACCOUNTANT FOR THE CLOSE OF THE
FISCAL YEAR SEPTEMBER 30, 2016 BUT HAVE BEEN ELECTRONICALLY
SUBMITTED TO HUD.

THE HOUSING AUTHORITY BOARD OF COMMISSIONERS AND THE STAFF WISH
TO EXTEND OUR SINCERE APPRECIATION TO THE CITY OF NEW BRAUNFELS
AND ITS STAFF FOR THEIR CONTINUED COOPERATION AND ASSISTANCE
DURING THE PAST YEAR.

NEW BRAUNFELS HOUSING AUTHORITY
BOARD OF COMMISSIONERS

CHAIRPERSON - LUCILLE GARCIA

VICE-CHAIRPERSON - KAY SCOTT

COMMISSIONER - SHARON SAMPLES (RESIDENT)

COMMISSIONER - CATHY BROWN

COMMISSIONER - JANET SPRAYUE

The following report and information contained herein covers the calendar year of 2016 and was compiled from the most recent unaudited figures available for the fiscal year ending September 30, 2016. Audit reports are submitted to the City of New Braunfels once they have been approved by the Department of Housing and Urban Development (HUD). There have been no audit findings for many decades and were none in 2016.

The Board of Commissioners is legally responsible for the operations of NBHA and the establishment of its policies within the scope of applicable HUD regulations and federal laws. All policies have been approved prior to their implementation. The Board of Commissioners also ensures that policies are enforced by the staff through the authority vested in the executive director who is responsible for the day-to-day operations.

In addition to the executive director there are currently six full-time administrative staff and seven maintenance staff. A fee accountant is employed under contract. An attorney is employed on an as-needed basis. There are no lawsuits and/or discrimination complaints pending or anticipated at this time.

The New Braunfels Housing Authority (NBHA) has two direct federally funded permanent HUD programs benefitting low income clients. They are the public housing NBHA-owned 170 apartments and the Section 8 voucher program which provides rental assistance to 292 families in privately-owned housing units scattered throughout the area. Both programs provide the same function with one having units owned by NBHA and one using privately owned units. The assistance levels of both programs are the same for the participants. The voucher program offers the client more "choices" in where they may live. These programs are typically referred to as being either "project" based assistance or "tenant" based assistance. Assistance is either attached to the buildings or the clients.

HUD funds NBHA directly under Annual Contributions Contracts (ACC) to operate Laurel Plaza Apartments and Villa Serena Apartments rentals to low-income clients by subsidizing the amount of rent residents pay based upon their income. Client income information is cross-referenced with the Social Security Administration and the Internal Revenue Service through a HUD system called REAC which stands for the Real Estate Assessment Center. Any discrepancies in reported income are reported to NBHA by HUD. Staff is then required to investigate the income discrepancies and recover any under paid rent. The system links all housing authorities to one another. Voucher program clients are able to “port” to any other agency which operates a voucher program whenever they wish after spending one year in New Braunfels. Additionally, NBHA contracts with the Texas Department of Public Safety and has access to their website to obtain criminal history information on all potential and existing clients. Those with certain types of drug-related or violent backgrounds are routinely reviewed for consideration in NBHA programs. NBHA does promote rehabilitation and allows clients who have been denied housing to provide documentation that they have been rehabilitated.

Under the various REAC systems everything is tracked by HUD from the demographics of the residents to the condition of our buildings. Financial data is analyzed, buildings are tediously inspected by independent inspectors, management data is graded on a points system for tracking vacancies, turn-overs, work orders, and budgets. Everything is tracked, compiled, and graded the end result of which is if we do not perform to a certain level we experience funding cuts and more auditing.

New Braunfels Housing Authority scored as a “*High Performer*” for both programs. Scoring as high-performer benefits the agency by awarding NBHA a financial bonus under the capital program and other management perks such as being inspected every three years instead of annually or semi-annually which saves the agency considerable funds. NBHA was inspected in October of 2016 and was again awarded the status of a

“High Performer.” In addition to the physical inspection score of 85, this analysis also reviewed management, financial and capital program operations all of which had high scores taking the final score to 92 out of 100. The next inspection will be scheduled in the fall of 2019 as a result of this score. The most recent voucher program score was 100 in 2015. The 2016 score is not published yet.

According to HUD approved financial figures for 2016, NBHA had revenue of \$2,243,650 for three categories of funding, (1) Operating Subsidy, (2) Capital Program, and (3) Voucher Program. The funding breakdown for those various programs as well as other programs is explained in the narrative descriptions below. Program funding may only be used on respective program.

Total revenue for all programs NBHA owns or operates was \$2,812,877.56 for 2016.

In addition to that revenue NBHA formed New Braunfels Community Resources, Inc. (NBCR) in 1994. It was organized as a non-profit affordable housing corporation and has grown considerably in recent years. It is a separate 501c 3 non-profit under Texas law. Total revenue for NBCR's in 2016 was follows: (1) \$492,484 Dwelling Rentals, (2) TBRA Rental Assistance \$72,000 and (3) Other Income of \$ 4,747 for a total revenue of \$569,228. In addition to rental revenue from 65 rental properties owned by the agency NBCR administers the Tenant-Based Rental Assistance (TBRA) grants from Texas Department of Housing and Community Affairs (TDHCA) and just completed a two year funding cycle for three of these grants. NBCR re-applied for new grants in November of 2016 and is in between grants currently.

The public housing program has two apartment sites actually owned and operated by the agency: Laurel Plaza and Villa Serena. Laurel Plaza is a disabled/elderly building consisting of 100 units. There were 77 applications accepted at this site in 2016. There were 29 vacancies in the building. There were 120 applications to the family site

consisting of 35 duplexes called Villa Serena Apartments. There were 31 unit vacancies. Villa Serena Apartments contains 70 families of which approximately 68% are employed and 81% of the households contain at least one disabled/elderly. Those not working 30 hours per week are required to perform community service. The occupancy rates are maintained at 97%. These two sites received \$321,401 in operating subsidy, and \$175,124 for capital improvements in 2016. The average rent at Laurel Plaza is \$251 per month and at Villa Serena is \$222 per month. A total of \$474,798 in rental receipts was collected during the fiscal year of 2016.

The first Capital Fund Program (CFP) grant was in October of 1999 in the amount of \$280,000 from HUD for the low-rent owned projects of Laurel Plaza and Villa Serena Apartments. These funds are strictly for capital improvements, of which much of the work has been to improve the scores of the two projects under the HUD assessment system. Work items that are eligible for completion with capital funds are those stated in the agency's five year plan. These items consist of upgrades, replacements, and remodeling of old, existing dwelling and non-dwelling structures. With almost all of the upgrades and replacement of equipment completed, the 2004 and 2005 funding was utilized to construct a new community building at Laurel Plaza and renovate the existing community space into office spaces. A total of \$3,737,728 has been received since the inception of this funding in 1999. It was all utilized for improvements.

The community facility has a full commercial kitchen seating approximately 100. It is utilized daily by the residents. A new program provided by the San Antonio Food Bank in partnership with NBHA provides chef-made nutritious meals for the residents of Laurel Plaza Apartments Monday through Friday for a cost of \$2.75 a meal. The residents also have craft's classes, bingo and on weekends several of the local churches serve free meals in the building. In 2007 we finished construction of a new outdoor patio area next to the community building.

The 2006 and 2007 funding was utilized to construct a maintenance warehouse at Laurel Plaza equipped with a state-of-the-art computer software system which tracks and incoming and exiting inventory and reorders supplies. In addition to this work with 2008 funds we were able to finish replacing the air conditioning and heating units at Laurel Plaza.

In March of 2009 we received an additional allotment of stimulus funding in the amount of \$294,933. We put this with the remainder of our 2008 funds and our new 2009 funds to re-roof Laurel Plaza apartments, add a new pantry, office and conference room, remove and replace Laurel Plaza's two original boilers from 1972 and replace them with one boiler and a solar powered heating system on the new roof. The contract for this project was \$560,000. It was completed in the summer of 2010. We were very pleased with the results of this work and have obtained a substantial reduction in natural gas and boiler repair costs in 2012 and for many years to come. NBHA saves an average of \$15,000 every year on natural gas costs as a result of the solar powered system and \$25,000 a year in boiler repairs to the old system as a result of the new energy efficient boiler.

Since 2010 we utilized the capital funds to continue to complete improvements to the two apartment sites, replacing roofs, landscaping, replacing appliances, energy saving door upgrades at Laurel Plaza, doing cement work on sidewalk systems and new balcony rails at Laurel Plaza. We worked with the City Sanitation department to remove the unsightly trash dumpsters from the Villa Serena site and give each resident their own trash cans. This greatly reduced the amount of trash on the site. We replaced windows and screens and prepared for the 2011 REAC inspection.

In 2016 we finished replacing all the air conditioning systems in the Villa Serena 35 duplexes with new energy efficient central systems at a cost of approximately \$207,000.

The Section 8 voucher program for privately owned rental units REAC system is called the SEMAP (Section 8 Management Assessment Program). This program monitors the 292 vouchers the Housing Authority manages. The system grades the rate at which the Housing Authority issues and utilizes its vouchers, performs unit inspections, tracks participant income information, the timeliness of renewals of existing clients on an annual basis, and whether or not we utilize all the funds awarded to us. A grade is produced annually from this data reflecting the performance of the agency. The most recent SEMAP score was 100 out of a possible 100.

The voucher program took 75 applications for housing assistance only because the voucher program waiting list was closed for 10 months of the year. There were only 40 turnovers on the program. As is the case with almost all voucher programs in the country the wait for assistance is multiple years and in large cities over five years.

For the first time in its history, the New Braunfels voucher program lacked sufficient funds to maintain the program at its full capacity of 292 units. The program has been struggling in recent years due to funding reductions and higher rents. HUD did fund the program with set-aside funds but NBHA had to agree to not put any new clients onto the program starting in July of 2016. The program is currently running at 35 clients under the normal rate of 292 a month. Fair Market Rents continue to increase and in 2016 just those increases alone caused a \$70,000 shortfall in funds. This is expected to re-occur in 2017. NBHA has a healthy administrative fee reserve and the reduction is not expected to result in any staff cuts or an administrative burden.

The voucher program is the largest of the programs operated by the Housing Authority besides the NBCR TBRA program. Unaudited figures show that the voucher program received \$1,333,444 in rental funding for 292 monthly clients in 2016. The average Housing Assistance Payment (HAP) paid to the landlord from NBHA increased from \$386 at the beginning of 2016 to \$408 at the end of 2016.

The Board of Commissioners is allowed by HUD to set the level of the Payment Standard allowed for contract rents for the program. It is set at 100% of the HUD published Fair Market rent schedule for Comal County which are as follows for 2016:

Efficiency = \$597

One Bedroom = \$ 739

Two Bedroom = \$929

Three Bedroom =\$1222

Four Bedroom =\$1430

These are what is called “gross” rent which is the contract rent plus estimated utility costs which are calculated by the Housing Authority each year. FMRs have increased again for 2017. If the NBHA Board of Commissioners sets the Payment Standard lower it will be too far under actual rental prices and will overburden the tenant with a higher tenant payment. If the Board of Commissioners increases the Payment Standard above 100% it is unlikely it will result in any additional HUD funding. There is really no way to compensate for the HUD funding reductions except to drop the total number of clients the program accommodates and to utilize TBRA funds from TDHCA. We have a few other ways of controlling the effects of funding cuts and continue to tightly monitor the program in an effort to maximize the funding.

Fair Market Rents for 2017:

Efficiency = \$623

One Bedroom = \$768

Two Bedroom = \$964

Three Bedroom =\$1,273

Four Bedroom = \$1,529

Attached is the HUD review completed in 2016. Acting upon the advice from the HUD representative who evaluated NBHA's performance we ceased utilizing 20% of the annual capital funding to pay administrative costs for that program and are paying this with NBHA reserves. In 2016 we applied 100% of the capital funding to work items.

We hope this information has been informative and helpful. We look forward to working with all our partner agencies and the City of New Braunfels in 2017.



U.S. Department of Housing and Urban Development
 San Antonio Field Office, Region VI
 Office of Public Housing
 Hipolito Garcia Federal Building
 615 E. Houston Suite 347
 San Antonio, Texas 78205-2001
 Phone (210) 475-6860 Fax (210) 472-6817
www.hud.gov www.espanol.hud.gov

MAY 13 2016

MAY 13 2016

Ms. Nadine Mardock
 Executive Director
 New Braunfels Housing Authority
 P.O. Box 310906
 New Braunfels, TX 78131

Dear Ms. Mardock:

SUBJECT: New Braunfels Housing Authority (TX343) On-Site Assessment

Thank you for taking the time to meet with Ms. Felicia Williams during her visit to the New Braunfels Housing Authority (NBHA) on April 19, 2016. While on-site Ms. Williams met with Board Chairperson, Ms. Lucille Garcia, Executive Director, Mrs. Nadine Mardock and Mrs. Annette Luedke, QC Coordinator. During this meeting, Ms. Williams discussed NBHA's overall performance in the HUD Public Housing and Housing Choice Voucher Programs. She explained that the NBHA has done a good job of maintaining a relatively high PHAS score, a PHAS High Performer designation, and occupancy of PH units overall public housing occupancy of 100% for FY2015. In addition, you also discussed concerns related to the HCV program, including the NBHA's request for additional funds from the FMC, due to rent increases within the area.

Moreover, the NBHA's financial management performance is commendable. As detailed in this report, the NBHA has very healthy public housing operating reserves as well as healthy administrative fee reserves.

Public Housing Program

The NBHA performance on key measure is assessed in the categories of Physical, Financial, Management and Capital Fund. Historically, the NBHA has scored exceptionally well. A detailed explanation of your PHAS scoring system is included in the enclosures.

Physical

The PHAS physical score is based on the results of inspections by independent contractors working for HUD. While reviewing your most recent Physical Inspection, we noted the NBHA scored a 93 on your last physical inspection that was conducted in 2013. There were minor deductions mostly from within the units that were inspected. These deficiencies, which only contributed to the loss of 7.09 points, included such things as:

- Missing/damaged/inoperable refrigerators
- Tripping(hazards)
- Damaged doors (hardware/locks/paint
- Minor infestations (insects/roaches)

While touring the different public housing sites and individual units in the NBHA, none of the noted prior deficiencies were present. Moreover, it was noted that the NBHA has already begun preparing for its upcoming inspection in the fall of 2016.

Governance

During our review we noted that the Board of Commissioners was meeting as required by the NBHA bylaws, which requires them to meet once a quarter. At the meetings, you are approving prior meeting minutes, reviewing the budget, discussing expenses, conferring occupancy information and discussing any concerns or issues the housing authority needs to address. Additionally, you are reviewing NBHA policy and procedures and making revisions if called for.

We believe the NBHA has a very clear understanding of their duty requirements and how to successfully run a high performing housing authority. We believe the Board is well-informed on the daily operations of its housing authority and that the Executive Director is well versed in successfully utilizing her resources to perform well.

Financial

There were no concerns noted regarding your financial condition. You have received the maximum amount of points, 25, on the last three PHAS score reports. This also indicates that you accumulated the maximum amount of points on all the PHAS financial sub-indicators. In addition, you have produced a positive net income of \$250,948, \$181,946 and \$162,812 in 2013, 2014, and 2015, respectively. Currently you have over 19 months of reserves.

Management

There were no concerns noted regarding the NBHA's management condition. You have received 23 out of a maximum of 25 points. NBHA has been performing well with currently an occupancy of 100% in public housing. It is also noted that NBHA is turning units quickly, managing their waiting list and holding regular staff and tenant meetings to make sure all important matters are addressed.

Capital Fund

The NBHA has been utilizing their Capital Fund grants to improve their developments, and is consistent in obligating 90% or more of its funds within the required two years after funding becomes available and fully liquidating before four years have elapsed. The PHA has received the full 5 points for timeliness of funds obligation and the full five points for meeting the required occupancy rate, for a total Capital Fund score of 10 points.

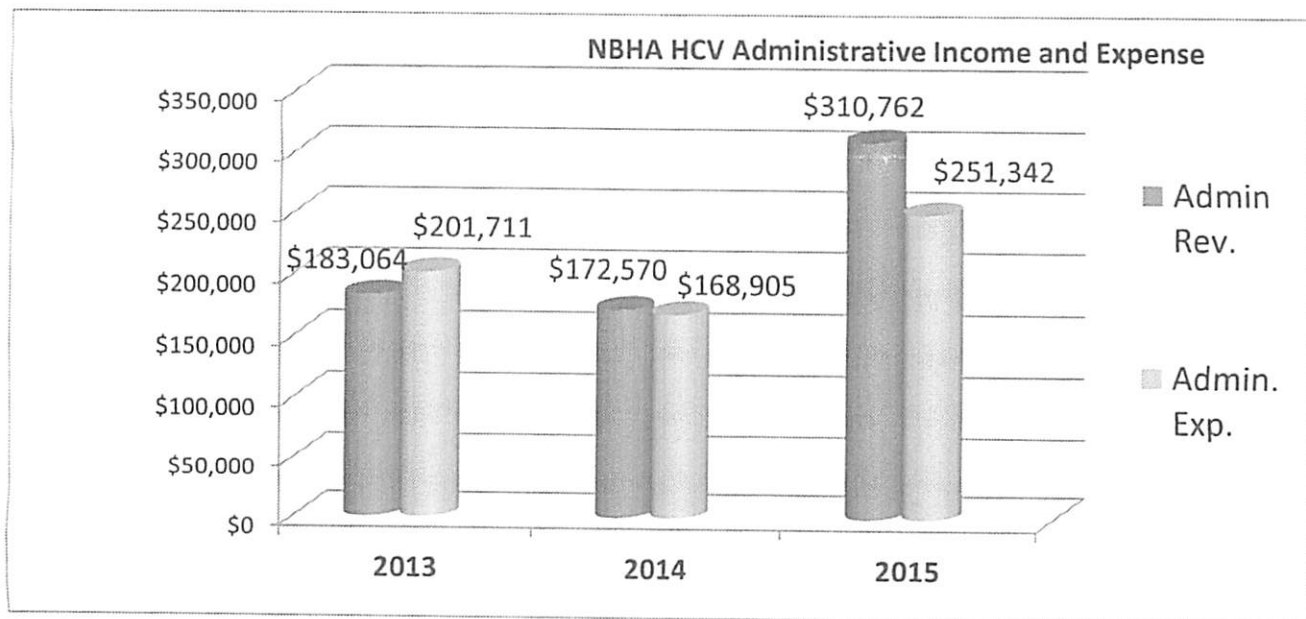
PHAs with less than 250 units are allowed to utilize up to 100% of capital funds for operations. NBHA financial statements for the past three years show that the Authority has been using approximately 20% of its capital funds for operations and 80% for capital improvements. Even with its high reserves (approximately 19 months) the housing authority has continued to use the maximum percentage allowed toward its operations. Please be reminded that back in 2012, the FY 2012 Appropriations Act included a provision that permitted HUD to offset up to \$750 million from PHA's with excess operating reserves. To determine an individual PHA's adjustment, HUD identified the amount of reserves above a minimum reserve level. It was decided that because of NBHA's excess in operating reserves the housing authority

would be subject to an offset. As a result of this offset the NBHA's operating subsidy for FY2012 was decreased by approximately \$124,371. Therefore, we recommend that you consider utilizing the entirety of future capital improvement funds for capital improvement needs unless contribution to operating costs are needed to preserve a healthy operating reserve.

Housing Choice Voucher

During our review we also discussed the NBHA's Housing Choice Voucher (HCV) program. Currently the NBHA has 292 vouchers and is fully capable of leasing all 292 however you noted that with the increases of rents in the area and a rise in your per unit cost (PUC), housing assistance payments (HAP) expense has increased, resulting in having to spend beyond the average month funding eligibility of \$102,508. The NBHA has contacted the Financial Management Center (FMC) for the past two months, requesting additional funds from its HUD-held reserves in order to handle this increase. Furthermore, it is noted that the NBHA has maintained a detailed spreadsheet to track and monitor all monthly HCV disbursements. The housing authority also holds weekly staff meetings and keeps the Board abreast on all changes within the program.

Under the HCV program, for each unit leased each month, the NBHA earns an administrative fee to cover administrative expenses incurred in oversight of the HCV program. A review of NBHA financial statements shows that, like the low rent program, the NBHA has been operating extremely efficiently and turning a profit each year. This is due to retaining administrative fees from its old pre-voucher certificate program which totals approximately \$240,000 and approximately \$44,000 obtained from its current HCV program. As a result, the NBHA currently has very healthy administrative fee reserves. Below is a chart showing the Authority's performance in this area over the past three years:

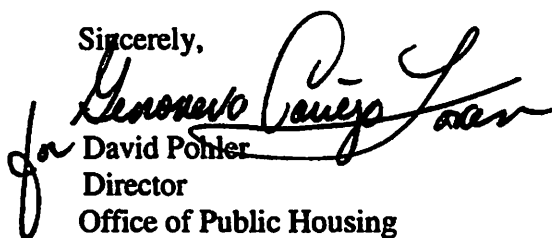


Conclusion

We would like to thank you for the courtesy and hospitality extended to us by your staff. NBHA is on a good track to continue to serve those in need of affordable housing, and we commend you all of that.

If you have any questions, or require additional information, please contact Felicia Williams, Financial Analyst, at (210) 475-6838

Sincerely,


David Pohler
Director
Office of Public Housing

Enclosure:

PHAS Performance Indicators

Cc:

Ms. Lucille Garcia, Board Chairperson
Ms. Cathy Brown, Board Member
Ms. Sharon Samples, Board Member
Ms. Kay Scott, Board Member
Ms. Janet Sprayue, Board Member

PHAS Performance Indicators

PHAS goals and objectives have been reengineered to improve upon the management and oversight of Public Housing. This has set the foundation for Housing Authorities to align PHAS with Asset Management. PHAS Indicators will then be measured with very specific data obtained from the Financial Assessment Sub System (FASS), Physical Assessment sub-System (PASS) based on Uniform Physical Condition Standards (UPCS), the electronic Line of Credit Control System (eLOCCS), and PIH Information Center (PIC).

Physical (PASS)

Title 24 CFR 902.22 Physical inspection of PHA projects states that the PHA's score for the physical condition indicator is based on an independent physical inspection of a PHA's project(s) provided by HUD and using HUD's Uniform Physical Condition Standards (UPCS) inspection protocols to ensure projects meet DSS/GR standards that constitute acceptable basic housing conditions (24 CFR. 2015).

During the inspection the inspector is tasked with finding deficiencies within a dwelling unit. These dwelling units are "randomly selected and statistically valid sample of the units in the project" (24 CFR. 2015). In addition, the inspector is tasked with finding deficiencies associated with exigent health and safety (EHS) and health and safety (H&S). Upon discovery of EHS deficiencies the inspector will provide the project representative with a Notification of Exigent and Fire Safety Hazards Observed form that requires immediate attention and remedy. The housing representative therefore has 24 hours to complete these actions and must notify HUD within 3 business days of the receipt of the notification indicating that all EHS deficiencies were corrected within the 24 hour period. H&S deficiencies do not fall under the 24 hour remedy requirement; however, an expeditious effort must be made to "correct, remedy, or act to abate all H&S deficiencies after receipt of the Physical Inspection Report" (24 CFR. 2015).

Financial (FASS)

Title 24 CFR, 902.30 financial condition assessments is an indicator that determines the financial condition of a public housing project. The purpose of this effort is to "evaluate whether there are sufficient financial resources to support the provision of housing that is DSS/GR" (24 CFR. 2015). The PHAs financial condition is measures and includes sub-indicators. There are three financial condition sub-indicators used in the assessment of a projects financial condition. These sub-indicators are listed below:

1. **Quick Ratio (QR):** A measure of liquidity; measures the PHA's ability to cover current obligations.
2. **Months Expendable Net Assets Ratio (MENAR):** A measure of viability; measures the PHA's ability to operate using its net available unrestricted resources without relying on additional funding.

3. **Debt Services Coverage Ratio (DSCR):** A measure of a PHAs' capability to meet its long-term obligations (24 CFR. 2015).

Management (MASS)

—**Title 24 CFR 902.30 Management Operations Assessments** is designed to measure the PHA's performance of management operations through the management performance of each project (24 CFR. 2015). Under this indicator, each project is scored individually as well as for individual management sub-indicators. The management operations sub-indicators include 1) Tenant accounts receivable: measures tenant accounts receivable against what the project is charging, 2) Occupancy rate: measurements taken on the occupancy for the projects fiscal year, and 3) Accounts payable: measurement of the monies owed to vendors at the end of the projects fiscal year. "MASS represents 25 points of the PHAS score" (24 CFR. 2015).

Capital Fund Program (CFP)

Title 24 CFR 902.50 Capital Fund Program Assessments is designed to examine the time taken by a PHA to obligate funds and occupy units in relation a statutory deadline for obligation of all Capital Fund program grants for which fund balances remain during the assessed fiscal year (24 CFR. 2015). The Capital Fund sub-indicator include timeliness of fund obligation as measured over a period of time the PHA obligates funds and occupancy rate measured at the end of the fiscal year. PHA's are responsible with ensuring the thorough and timely reporting of their Capital Fund program information to electronic database eLOCCS by the submission due date (24 CFR. 2015).

**NEW BRAUNFELS
COMMUNITY RESOURCES, INC.**

Annual Report

January 01, 2016

to

December 31, 2016

BOARD OF DIRECTORS

ROGER REININGER - PRESIDENT

LUCILLE GARCIA - VICE-PRESIDENT

KAY SCOTT - COMMISSIONER

TERRI SCHWARTZ- COMMISSIONER

TONYA FOWLER- COMMISSIONER

NEW BRAUNFELS COMMUNITY RESOURCES, INC. REPORT

Herein is the annual calendar year report of operations for New Braunfels Community Resources, Inc. (NBCR) for 2016.

The common goal of the NBCR and the Housing Authority of the City of New Braunfels (NBHA) is to offer a comprehensive set of housing and social service programs which address the needs of the low-income population of the city and the county. Both can be accomplished by NBCR.

NBCR is governed by a separate Board of Directors. It was initially formed to acquire an RTC property from the government. It now owns and operates 65 privately financed affordable housing units scattered throughout the city. Additionally, the agency provides supplemental programs for the Housing Authority and the community as a whole the largest of which is the Tenant-Based Rental Assistance Program (TBRA).

The Housing Authority formed NBCR in 1994. It is currently organized as an independent non-profit affordable housing corporation and has grown considerably in recent years. The agency's total revenue for 2016 was follows:

Dwelling Rentals	\$492,483
TBRA	\$71,996
Other Income	\$ 4,748

TOTAL REVENUE	\$569,228
----------------------	------------------

The rental properties owned by the corporation are privately financed affordable rental housing units which are leased at a reasonable (affordable) amounts to low income households by the corporation. One bedroom units rent for \$625, two bedroom units rent for \$750, and three bedroom units rent for \$800. Current 2017 Fair Market Rents (gross rents) for Comal County are \$768, \$964, \$1273 respectively. Income from these properties was \$492,483 in 2016. Projections for 2017 are \$530,000.

As of September 30, 2016 the balance two bank loans were \$342,269 (Ventura, Castlewood, Royal Crest) and \$239,784 (Three Riverside duplexes) for a total balance of \$582,053 which is down from \$1,058,126 in 2012. All of the financing has been repaid in full for the Bell street duplex, Pine street duplex, Jackson street duplex, Huisache street duplex, Faust Street tri-plex, and the Perryman street four-plex.

The Comal Prescription Assistance Program (CPAP) was closed in 2013 and all the remaining clients were transferred to the ACCESS Program at the McKenna Center. This service is currently available at the Any Baby Can offices.

The Security and Utility Deposit Program (SUDAP) account balance was donated to the Family Life Center in 2013. It is currently operated by the Family Life Center and loans funds to families for security and utility deposits. TBRA is the only federally funded program that assists with deposits therefore all other low-income housing clients must secure these funds privately.

For approximately seven years NBCR has focused on the Tenant-Based Rental Assistance Program. The grants NBCR utilizes are offered by the Texas Department of Housing and Community Affairs (TDHCA) HOME Program entitled Tenant-Based Rental Assistance grants (TBRA). These grants are almost identical to the Voucher Program but are awarded through the State of Texas under two year contracts. NBCR has consistently been successful at obtaining these grants regularly since 1995 when these funds first became available with total awards to date upwards of \$12,000,000 since its inception. The grants provide as much rental assistance funding as does the NBHA Voucher Program while also assisting with security and utility deposits.

Initially both agencies acquired these funds. After the close of the 2012 grant cycle all future TBRA grants have only been administered by NBCR. NBHA no longer participates in the TBRA program due to the fact that it has no unrestricted funding that could be applied to the program in the event TDHCA has funding issues. NBCR's funds are unrestricted and can be utilized to off-set funding problems for the TBRA program.

TBRA grant funding received in 2015 was \$1,079,873. In 2016 when the grants closed-out funding was \$74,000. During the two year term of the grants assisted a total of approximately 250 TBRA clients per month. Total families were 320 over the two year contract term and total financial assistance was approximately \$2,000,000.

By the time the grants ended in the fall of 2016 the Texas Department of Housing and Community Affairs had sufficient funds to entice NBCR into applying for TBRA funding for 2017. A new application was submitted in November of 2016 and is in pending status.

The NBCR program was awarded the National Association of Housing and Redevelopment Officials (NAHRO) *Award of Merit* and went on to be awarded the highest NAHRO *Award of Excellence* for its innovative program design and successful execution of a multi-grant TBRA program of this size. It was subsequently featured on the TDHCA website in Texas for these awards.

In 2015 NBCR began a new effort to provide direct client assistance and launched this effort by selling an excess real estate lot and donating \$45,000 to the *Family Life Center* for direct assistance costs associated with the program which pays one time rent and utilities. NBCR also made other donations to *Habitat for Humanity*, *Comal County Crisis Center* and other agencies in 2015 and 2016. A donation of \$50,000 was made to the *San Antonio Food Bank* new site in New Braunfels. NBCR also formed a relationship with the *New Braunfels Community Thanksgiving Luncheon* organization which served over 4000 meals at Thanksgiving this year. NBCR donated \$5,000 to the meal 2016.

In 2016 we began direct client assistance in an effort to provide funding that is not available to pay for things such as beds for foster children, furniture for chair-bound clients, weatherization repairs for home owners, dozens of pallets of tiles for Habitat houses, dentures for multiple disabled and elderly clients of the Housing Authority, car repairs to enable people to work, eye glasses, multiple emergency pet medical expenses for Laurel Plaza residents and individual one-time and multiple rental assistance.

NBCR distributed approximately 200,000 pounds of food it purchased from and was given by the San Antonio Food Bank SAFB which had a total wholesale value of approximately \$280,000. This food was distributed on a monthly basis to anyone who needs food. NBCR distributes at Laurel Plaza Apartments site owned by the Housing Authority. At Thanksgiving nearly 50 boxes were distributed at Laurel Plaza. NBCR has a large volunteer population who live in public housing and assist NBCR with the labor involved the food distribution.

In the last quarter of 2016 we began a year long project to paint and upgrade the 65 rental units owned by the agency starting on Royal Crest which has been completely painted on the exterior. In 2016 NBCR will pay-off the three Riverside duplexes. It is the goal of NBCR to continue to reduce its debt and utilize that funding to provide agency and direct client assistance on an as needed basis. NBCR closed the year with a \$20,641 profit and has secured a free office space in the new San Antonio Food Bank facility on south Seguin street upon its completion in 2017. We are looking forward to an active partnership with the SAFB to serve those in need in our community.

We hope that this report has provided you with insight into the operations of the agency over the past year. New Braunfels Community Resources, Inc. is constantly evolving in an effort to meet the needs of the low-income community and in particular to fill gaps in services. We look forward to working with the City of New Braunfels in these areas.



U.S. Department of Housing and Urban

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 12/09/2016

PHA Code:	TX343
PHA Name:	New Braunfels Housing Authority
Fiscal Year End:	09/30/2016

PHAS Indicators	Score	Maximum Score
Physical	34	40
Financial	25	25
Management	23	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	92	100
Designation Status:	High Performer	
Published 12/09/2016	Initial published	12/09/2016

Financial Score Details	Score	Maximum Score
Unaudited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	100.00	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>



JAN 27 2017

U.S. Department of Housing and Urban Development
 San Antonio Field Office, Region VI
 Office of Public Housing
 Hipolito Garcia Post Office and Courthouse
 615 East Houston Street, Suite 347
 San Antonio, Texas 78205
 Phone (210) 475-6865 Fax (210) 472-6817
www.hud.gov www.espanol.hud.gov

Mrs. Nadine Mardock
 Executive Director
 New Braunfels Housing Authority
 P.O. Box 310906
 New Braunfels, TX 78131

Dear Mrs. Mardock:

**SUBJECT: SEMAP Certification Final Score, FYE 9/30/2016
 New Braunfels Housing Authority**

Thank you for completion of the Section 8 Management Assessment Program (SEMAP) certification for the **New Braunfels Housing Authority**. We appreciate the time and attention that you have given to the SEMAP assessment process. The SEMAP enables HUD to better manage the Section 8 Housing Choice Voucher Tenant-Based Assistance Program by identifying the Authority's capabilities and deficiencies as they relate to the program's administration. As a result, HUD will be able to provide more effective program assistance to the Authority.

The **New Braunfels Housing Authority's** final SEMAP score for the fiscal year ending on **September 30, 2016 is 93 percent**. The following are the Authority's individual performance indicator scores:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	0
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	5
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator	15	Deconcentration Bonus	0

The Authority's overall SEMAP Performance Rating is **High**.

Within 45 days of the date of this letter, please provide us with a written report describing the corrective actions you have taken to address each performance indicator with a score of 0. If a written report is not received within this specified time period, we may require a formal written corrective action plan containing the eight components outlined in 24 CFR 985.107.

Please ensure that your written description of corrective actions includes, at a minimum, the following components:

1. A diagnosis/analysis identifying the root causes of the performance deficiency;
2. A detailed and realistic plan of action to correct the deficiency, and
3. A realistic timetable to complete the plan of action.

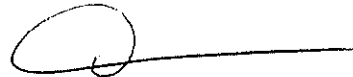
If you disagree with your SEMAP score, you may submit an appeal within **45** calendar days of the date of this letter. The appeal consists of two actions, and they must both be completed within the specified 45-day period. As the first action, the appeal must be filed electronically in our Department's Public Housing Information Center (PIC) system. As the second action, please submit a written appeal to our office that includes:

- Basis of the Authority's disagreement with the score and
- Complete evidence/documentation to support the Authority's position.

We encourage you to closely monitor your SEMAP performance throughout the year. As a part of these efforts, please ensure that your MTCS data is accurate to ensure that you receive full credit on future ratings.

If you have any questions or require additional information, please contact Tomas Romero, Facilities Management Specialist, at (210) 475-6834.

Sincerely,



David G. Pohler
Director
Office of Public Housing

cc:

Mrs. Lucille Garcia, Board Chair
Honorable Barron Casteel, Mayor

Housing Authority of the City of New Braunfels
830-625-6909 ext 209
nmardock@nbhatx.us

AFFORDABLE HOUSING INVENTORY 2017

Housing Authority Owned:

Laurel Plaza (elderly/disabled)	100 unit count
Villa Serena (family)	70
Vouchers (all)	292

Privately Owned:

Landa Place (elderly) (NBHA administers 10 of these with vouchers)	100
Eden Heights (elderly)	90
Balconies Haus (elderly)	65
Bavarian Manor (family)	65
Village Circle (family)	50
Residence at Solms (elderly/family)	80
The Reserve at Engel (new) (elderly/family)	96
New Braunfels Community Resources (NBCR)	65
NBCR Various TBRA coupon grants (all)	250

Total Units with all Affordable Housing Programs	1,323
---	--------------

**Letters of Support given in 2017 for Oak Creek Village Tax Credit App.
Should give the applicant four extra points**

March 2017 Low Income Tax Credit Database

Similar Sized Cities Around New Braunfels Tax Credit Sites:

1. Schertz	1 Site	Unknown
2. Round Rock	4 Sites	650 Units
3. San Marcos	10 Sites	1,544 Units
4. Boerne	3 Sites	317 Units
5. Georgetown	5 Sites	886 Units
6. Comfort	2 Sites	116 Units
7. Buda	1 Site	120 Units
8. Fredricksburg	4 Sites	242 Units
9. Dripping Springs	1 Site	76 Units
10. Pflugerville	3 Sites	626 Units
11. Kyle	1 Site	104 Units
12. Seguin	2 Sites	160 Units
13. New Braunfels	4 Sites	182 Units



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. B)

Presenter/Contact

*Robert Camareno, City Manager; Jeff Jewell, Economic Development Manager; and Michael Meek, President and CEO of the Greater New Braunfels Chamber of Commerce
(830) 221-4280 - rcamareno@nbtexas.org*

SUBJECT:

Presentation and discussion on the Economic Development Strategic Plan for fiscal years 2017-2021, and outcomes from economic development agreements with local businesses from 2010-2016.

BACKGROUND / RATIONALE:

The City and its economic development stakeholders completed an economic development strategic planning process in the fall of 2012. This five year plan served as a single document to greater align strategies and resource allocation decisions for the various entities focused on economic development in the community, including the New Braunfels Industrial Development Corporation, City of New Braunfels, Economic Development Foundation, and Chamber of Commerce. This plan led to many accomplishments such as the Central Texas Technology Center Phase 2 expansion; the addition of more than 600,000 square feet of new commercial and industrial space; a partnership with People Fund for micro loans for small start-up businesses; and a plan nearing completion for the redevelopment of Castell Avenue.

In September 2016, the New Braunfels Industrial Development Corporation hired Pegasus Planning and Development to assist them in updating this economic development strategic plan. This process engaged a variety of community stakeholders in individual and group interviews and a steering committee oversaw the progress.

The plan resulted in the creation of five goals and related objectives in different categories economic and community development including workforce housing, quality of place, entrepreneurship, and regional transit, and real estate development.

Since 2010, the New Braunfels Industrial Development Corporation has entered into agreements with seventeen (17) different private entities. The number of agreements the NBIDC maintains is greater than these 17, but this report focuses only on those entered with private businesses for the purposes of job creation and/or retention. The purposes of the study was to identify the total number of employees recruited and/or retained under the auspices of these agreements, the total ad valorem and personal property amounts and total fiscal impacts to the city. Staff also undertook an analysis to identify where these companies' employees resided.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

--	--	--	--

FISCAL IMPACT:

[Enter Fiscal Impact Here]

COMMITTEE RECOMMENDATION:

[Enter Committee Recommendation Here]

STAFF RECOMMENDATION:

[Enter Staff Recommendation Here]

Economic Development Strategic Plan
New Braunfels, Texas

FINAL REPORT

February 2017

Prepared by Pegasus Planning & Development
www.PegasusPlanningandDevelopment.com
Austin, Texas



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I: Executive Summary

An award-winning economic development strategic plan was created for New Braunfels in 2012 through a wide-reaching, inclusive process. All of the goals of that strategy were accomplished and final outcomes even exceeded targets in several cases. This strategy is an update to that plan, involving less time and resources to create but focused on qualitative participation and performance-based strategies.

In September 2016, New Braunfels Industrial Development Corporation hired Pegasus Planning and Development to assist them in updating their economic development strategic plan. Concurrent with the strategy update is a citywide Comprehensive Plan process, which the consultants for the Economic Development Strategy are also involved in, focusing on the Economic Competitiveness and Tourism Strategies for the Comprehensive Plan. The Comprehensive Plan process is an 18-month process, whereas the Economic Development Strategy is a 7-month process and culminates in this document.

The strong, positive growth trends and economic opportunity in New Braunfels has continued since the last strategy, and new opportunities have emerged as Austin and San Antonio remain two of the top economies in the United States, with New Braunfels in the middle of these two growing metropolises. What has changed since the last planning effort are some emergent challenges, namely related to attracting and sustaining a quality workforce and having economic assets to support the growth of entrepreneurship, and commercial development. The following goals are focused on building upon existing economic development efforts and placing a stronger focus on new objectives that will improve the sustainable impact of continued growth.

Workforce Housing - Develop a funding and implementation engine for public-private partnerships to increase affordable housing for households earning at or below 80% MFI.

Quality of Place - Improve the Quality of Place, recognizing that “place” matters to a very mobile workforce by facilitating redevelopment/rejuvenation in key areas of the City.

Entrepreneurship - Implement final phase of a 3-phased strategy to support Entrepreneurship by creating a more sophisticated space and infrastructure.

Regional Transit - Create a short and long-range alternative transportation plan based on targeted, proactive land use planning and multi-modal connectivity.

Real Estate Development - Continue to increase commercial real estate investment with the addition of a diversified portfolio through boosting Class A Corporate Office plats by at least 300,000 sf.

Strategies and Metrics for each of the five areas above are listed below in each of the respective Goal sections.

II. Economic Development Strategic Plan

INTRODUCTION

This Economic Development Strategy is an update to the 2012 Strategy that has been largely completed. This Strategy is not mean to supplant any existing community and economic development effort, but rather to give community leaders a specific focus for additional actions that will be taken to shore up areas of weakness and leverage existing assets to take advantage of opportunities that exist in Greater New Braunfels.

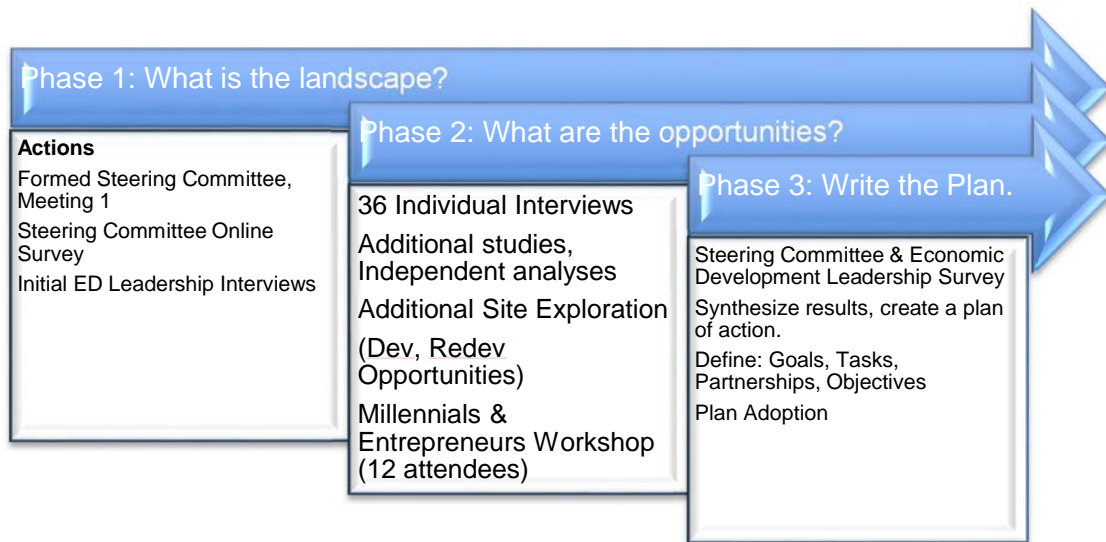
WHAT IS ECONOMIC DEVELOPMENT?

Economic Development is a process that aids in the creation of wealth in a certain area. Others have defined it as how the public sector stimulates private sector investment. This could take the form of investing in an industrial park, creating an innovation center, creating marketing to get attention of site selectors and companies, or fostering better education and workforce programs so that companies come here for a great workforce. Economic development has changed dramatically over the last 20 years where it used to be more about “smoke stack chasing” and is now about a Knowledge-Based Workforce”. This transformation means that the traditional commercial and industrial efforts should maintain, but be supplemented with a focus on what makes a local “talent” excited about being in New Braunfels? Is it the bikeability, the downtown shops that are so walkable, the heritage and culture? Understanding these assets and how to further stimulate interest among that key demographic – talented workforce – will be essential for New Braunfels to continue to embrace and address.

PROCESS & METHODOLOGY

Beginning in September 2016, the consultant team at Pegasus Planning & Development facilitated the creation of a comprehensive and inclusive strategic plan that reflects the needs of an economically diverse and culturally vibrant community rich in natural resources. The Graphic below demonstrates the specific actions involved in the Economic Development Strategic Planning process.

Figure 1: Planning Process Phasing



The IDC & Chamber have done well in recent years to increase community wealth, facilitate job creation, and diversify the tax base; however, the community has recognized that growth has come with some costs and not all have been able to access the benefits of growth in New Braunfels. Therefore, the approach to sourcing input during this project was a blend of both traditional economic data analysis and a more nuanced, creative approach by pursuing additional qualitative information that the numbers might not otherwise make apparent.

- Literature Review: Approximately 85 reports, studies, documents and plans were reviewed as part of this process.
- Field Research: Primary analyses included: spatial/market analyses to understand development opportunities, community tours and feedback sessions with locals to understand to what extent citizens carry a similar message and sentiment as that of the economic development leadership.
- Phase 1 Steering Committee Meeting Online Survey
- Economic Analysis: Public & private quantitative data review to understand demographics, fiscal/economic trends, and regional context.
- Millennials & Entrepreneurship Workshop: An informal, interactive workshop with local Millennials and members of the startup community to understand the needs of the city's next generation of innovation and leadership.
- One-on-One Interviews: Conducted over 30 interviews with local CEOs, Elected Officials, Chamber, Community Stakeholders, Public Servants, Young Professionals, and others.

- Phase 2 Steering Committee & Economic Development Leadership Survey

Supplementary Analysis: Ongoing New Braunfels Comprehensive Planning Process

In addition to serving as the prime consultants for the economic development strategic plan, Pegasus is simultaneously serving as sub-consultants on the City's Comprehensive Plan which began in October 2016. The planning process will span 18 months and focuses on nine subject areas, of which Pegasus is charged with ongoing support for two areas: Economic Competitiveness and Tourism. As of January 2017, Pegasus has completed the following tasks for the comprehensive plan which also provided additional substantive input in the formation of the economic development strategy:

- Comprehensive Plan Community Dialogue #1: Facilitated Group discussion for Economic Competitiveness & Tourism groups at a public gathering with more than 300 attendees. The dialogue covered some preliminary assessments of strengths and opportunities for each focus area. The economic competitiveness group was comprised of 24 attendees, while Tourism had 16.
- Existing Conditions Technical Report: Completed full draft as of January 17. Economic Competitiveness and Tourism sections of the report involved asset mapping, data highlights & summary statistics, and preliminary insights into secondary focus areas.

Additional Ongoing Community Planning & Implementation Efforts

In addition to both the Economic Development strategy and the Comprehensive Plan, New Braunfels community leaders are also being engaged in several ongoing planning and implementation efforts, including: Parks & Recreation Master Plan (the implementation of the 2013 bond program for \$86 million, part of which includes a Community Recreation Center; and the Current City Hall Master Plan¹. Despite the concurrence with the aforementioned complex ongoing efforts across the city, the proud refrain of "we are a community of doers" became all the more salient in interviews and discussion groups with leaders across the public and private sectors. This planning effort was able to leverage access to a well-established and informed set of stakeholders whose shared experiences and collaborations generally led to consistent goals and objectives that painted a cohesive vision for the next phase of economic development in New Braunfels.

¹ March 2016 Public Meeting #1 <http://www.nbtexas.org/DocumentCenter/View/9452>; July 2016 Public Meeting #2 <http://www.nbtexas.org/DocumentCenter/View/9470>

VISION & MISSION STATEMENTS

The following Vision and Mission Statements were developed through (1) consideration of the veracity of the process and results under the existing Vision & Mission Statements, as per the 2012 EDSP, and (2) qualitative analysis of primary data collected during the course of this study. They reflect a new evolutionary stage or chapter for New Braunfels that speaks to the increased complexity of their challenges and a balanced approach to finding New Braunfels' voice and place between two large and fast-growing urban centers and an emerging mega region.

Vision Statement

New Braunfels' will continue to demonstrate to the region a unique brand of leadership that promotes economic growth, job creation and a supports talented workforce through sustainable, equitable investments that create the fertile soil for business-led wealth creation and prosperity across a diverse and thriving community.

Mission Statement

New Braunfels will provide proactive support to facilitate the private sector 's ability to grow and compete through collaborative development of plans, policies and implementation tools that also balance the need to protect the community's vital natural resources and the quality of life of residents, visitors and a regional workforce.

III. Summary of Goals & Strategies

Table 1: Summary of Goals & Strategies

Focus Area	Objectives & Strategies
Workforce Housing	<p>Objective: Develop a funding and implementation engine for public-private partnerships to increase affordable housing for households earning at or below 80% MFI.</p> <p>Strategy (1): Conduct Feasibility Analysis and identify census tracts, relevant designations and pre-approval for various federal, state, local, and philanthropic affordable housing, mixed-income or commercial funds.</p> <p>Strategy (2): Conduct a Gap Analysis on the number of units needed at various income levels as a framework for understanding the size of the gap between construction and available financing (Strategies 1 and 2 can be conducted simultaneously).</p> <p>Strategy (3): Once target areas and gap financing levels have been identified, a public education and marketing campaign to steer implementation where most feasible and with greatest overall impact (highest resulting number of affordable units).</p> <p>Strategy (4): Create a specific set of incentives/deterrents for developers and businesses—including but not limited to density bonuses, inclusionary zoning, fees in lieu or higher/lower impact fees. This should include a critique of existing codes and practices.</p>
Quality of Place	<p>Objective: Improve the Quality of Place, recognizing that “place” matters to a very mobile workforce.</p> <p>Strategy (1): Continue to look for urbanization opportunities in Downtown by convening partners across the development community, banks & lenders, young adults, entrepreneurship, investors, and employer recruitment.</p> <p>Strategy (2): Plan (Jan 2018) and implement (2022) a redevelopment strategy for the Historic Milltown area of town.</p> <p>Strategy (3): Plan (Jan 2018) and implement (2022) a redevelopment strategy for the Westside area of town.</p> <p>Strategy (4): Leverage connectivity and place-making opportunities in emerging mixed use communities identified in this plan and emerging areas within the future land use plan in the 2017/18 Comprehensive Plan.</p> <p>Strategy (5): Improve connectivity to key areas of town via a strategically implemented bicycle and pedestrian mobility with an assigned fund for implementation.</p>
Entrepreneurship	<p>Objective: Implement final phase of a 3-phased strategy to support Entrepreneurship by creating a more sophisticated space and infrastructure.</p>

	<p>Strategy (1): Set up the existing startup hub, SPARK, and the partnership it represents, for success in an expanded space with smart design and a strategic location (preferably downtown, but potentially as part of a Veramendi Corporate Campus).</p> <p>Strategy (2): Funding a sophisticated, user-focused program to increase networking, Angel Investor Fund creation, and mentoring programs for the Greater New Braunfels that pulls in entrepreneurs from a 30-mile radius. Austin and San Antonio investors should also be sought for their involvement and to create links to Venture funds.</p> <p>Strategy (3): Create a benchmark survey and conduct ongoing needs assessment entrepreneurs in terms of their satisfaction of New Braunfels as a place to start a business.</p>
Regional Transit	<p>Objective: Create a short and long-range alternative transportation plan based on targeted, proactive land use planning and multi-modal connectivity.</p> <p>Strategy (1): Leverage the current ongoing Comprehensive Planning Process to engage the public, identify appropriate city/county tools (land use, infrastructure, transportation plans), incorporate commercial/mixed-use opportunities, and align phased implementation.</p> <p>Strategy (2): Engage stakeholders across public & private sectors, and target riders, both within and across the corridor (Ex: Schertz, Seguin, etc) to create a local & corridor transit plan with strategic links to a land use plan, multi-modal accessibility.</p> <p>Strategy (3): Align marketing and business attraction efforts to attract ideal tenants from subsectors within target markets [see Box below]</p> <p>Strategy (4): Within regional transit planning efforts, lead efforts to foment the identity and self-determination of communities within the I-35 corridor and their interdependence with economic centers of San Antonio and Austin.</p>
Real Estate Development	<p>Objective: Continue to increase Commercial Real Estate investment with the addition of a diversified portfolio through boosting Class A Corporate Office plats by at least 300,000 sf.</p> <p>Strategy (1): Assess feasibility for a Class A Corporate Campus anchor tenant within current and projected commercial real estate opportunities with access to or potential for incorporating quality of place amenities.</p> <p>Strategy (2): Conduct in depth target industry analysis to identify white-collar recruitment opportunities within subsectors or strongly-linked service sectors.</p> <p>Strategy (3): Be prepared with a refined marketing strategy to promote the existing local talent & labor pool but also relocation assistance and a “welcome-mat” strategy for assisting targets with rapid expansion and likely domestic or international recruitment.</p>

IV. Workforce Housing

Goal: Create an environment that offers the same social and economic mobility for all New Braunfels residents by focusing on building more housing options that are affordable for core portions of the middle class workforce.

Relevant Findings

New Braunfels boasts relatively high median incomes compared to San Antonio and the State of Texas; and despite rapid population growth, 68.5% of New Braunfels residents earn their salary elsewhere in the San Antonio and Austin metros. Local wages for people who actually work in New Braunfels are lower and have not grown fast enough to keep up with rising land values, rents, and transportation costs. This is to say that the proportion of housing and transportation costs are rising faster than wages. Housing unit growth has also lagged behind the rate of population increase, and the vast majority of new units have been in single-family development or rentals at the higher end market rates. Since 2003, the New Braunfels population has increased by 58% while only increasing housing units by 23% and Taxable Property Valuations have increased by an incredible 153%.

Table 2: New Braunfels Median Household Income & Wages, 2015

	Texas	San Antonio	New Braunfels
Median Household Income	53,207	46,744	59,721
Median Earnings for Workers	30,263	26,213	31,774

Source: American Community Survey, 5 Year Estimates

Table 3: Market Rents v HUD Fair Market Rents

	Efficiency	1 BR	2 BR	3 BR	4 BR
New Braunfels Median Market Rent*		\$890	\$1,090		
Comal County Median Market Rent*		\$860	\$1,150		
HUD 2016 Fair Market Rent **	\$596	\$739	\$929	\$1,222	\$1,430

Source: New Braunfels Housing Partners, 2016

*Important Note: Apartment List Rentonomics[Aparmentlist.com]. Measuring base rent and does not include costs of utilities, internet/cable, as with HUD measurements.

**HUD amount includes ALL housing costs including utilities. Use this figure to establish income limits—FMR = 30% of income.

To afford a Fair Market Rent for a 2 bedroom apartment (\$929), a household would need to earn a wage of \$17.87 per hour or an annual income of \$37,160; at minimum wage, a household would need 2.5 full-time wage earners². The table below is a compilation of locally-reported wages by approximately 318 New Braunfels wage-earners. Much of the workforce in New Braunfels earn wages that put them into a position of spending more than 30% of their income on housing.

Table 4: Locally-Reported Occupational Wages³

	Hourly Wage
Certified Nurse Assistant	\$10.57
Licensed Vocational Nurse	\$18.72
Office Manager	\$15.83
Sales Associate	\$9.40

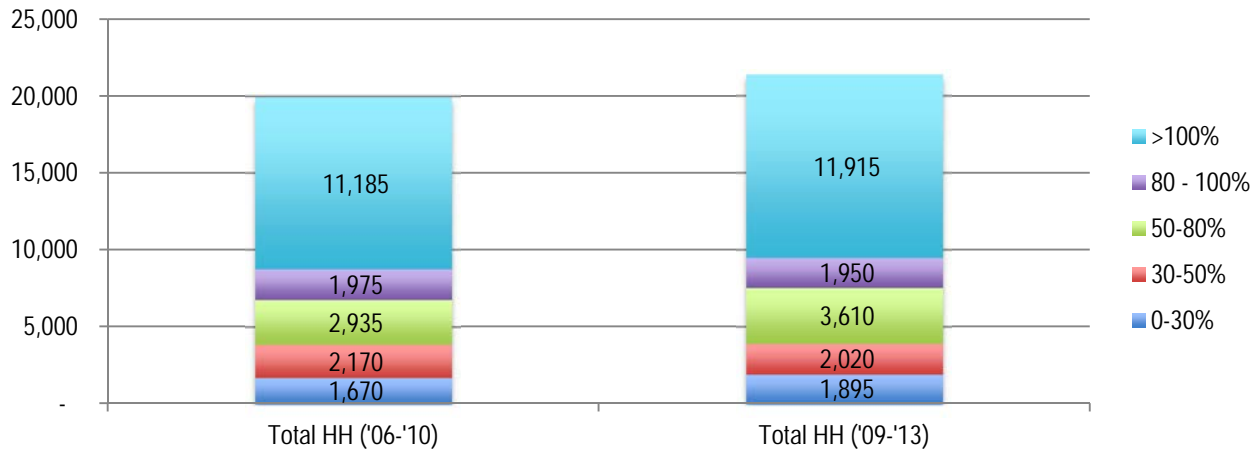
Source: Payscale.com*, December 2016

The affordability crisis is impacting a large part of the city's middle-class. For example, a household earning 50%-80% of area Median Family Income would earn a salary between \$29,861 and \$47,776; a local Office Manager in a standard service industry job earns an average of \$40,000 (Payscale.com). Graphic 1 shows the total change in the number of households by income bracket, with a focus on the number of those earning above Median Family Income, or MFI (>100%), and four income brackets below the MFI.

² Nlich.org; NBHP, 2016

³ Via Payscale a user-/labor-focused site for individuals seeking to learn more about what they could make in other areas, what others in their area are making with the same job with similar qualifications. Wages/salaries published do not necessarily reflect all data points for this position/skill level. Published results go through rigorous analysis before making information part of the public survey for an area to ensure these are wages for comparable work, education/certifications, hours, etc. It is a somewhat more granular level of data reported by local people. The results are also cross-referenced with existing public data sources on wages and salaries to verify that user-generated results are within a reasonable margin, as determined by Payscale.com.

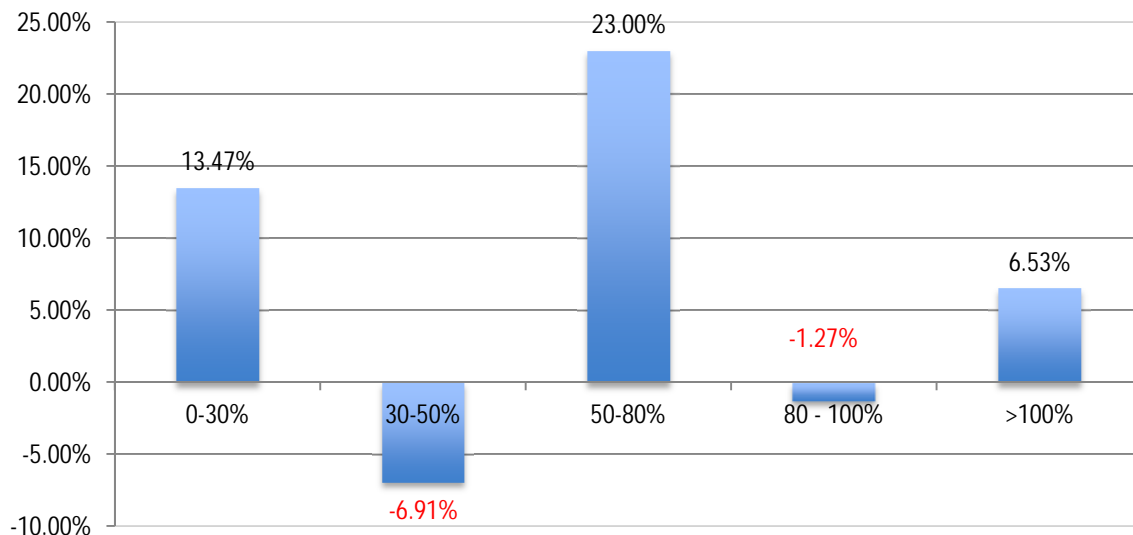
Graphic 1: New Braunfels Household Growth by Income Level
(as a percent of Area Median Family Income)



Source: US Department of Housing and Urban Development, HudUser Datasets – FMR (2016)

Though the number of households earning above Median Family Income increased, the overall trend was downward, meaning there was a far greater increase in the number and percentage of households earning below the median income; however the larger increase in incomes at the top continued to draw median wages upward. In New Braunfels, the number of households earning between 50-80% MFI increased by 23% from 2008-2013 (2,935 to 3,610) which is a far larger increase than any other population or income group; and households living on incomes between 0-30% MFI increased by over 13%. Only 6.5% of households crossed into the above median side of the equation.

Graphic 2: Percent Change in Households by Income Level



Source: US Department of Housing and Urban Development, HudUser Datasets – FMR (2016)

Furthermore, nearly 65% of households earning less than 80% MFI report they spend more than 30% of their income on housing.

It is important to understand these figures do not account for household size or marital status, and amid this trend the Median Family Income was also increasing. However, these trends still demonstrate that the increasing wealth of some can obfuscate the fact that income disparities are also widening for those in a more precarious economic position--that the rising economic tide is not necessarily raising all ships.

The lack of the provision of affordable housing presents a classic market failure: without more housing priced at rates that are affordable, consumers are forced to spend more on housing which in turn signals property owners to maximize rents and charge more, which then leads to new developers to analyze the market and build for what seems like obviously high demand for high rents. Meanwhile the renter is sacrificing saving, buying a home, saving to afford moving or for maintenance on their car, placing them in an increasingly vulnerable situation. Beyond the market failure, the gap has now reached levels that make the construction of affordable housing very challenging for any developer, even non-profits, particularly given the state of zoning ordinances that limit higher density development.

Through interviews, surveys and discussions we have identified some valuable tools for addressing the issue that focus on filling the gaps as ways of incentivizing the incorporation of affordable housing into the same moderate density, mixed-use developments or redevelopment areas that this entire report is also promoting and identifying means to implement. Such innovative projects offer the best opportunities to leverage a wide range of funding streams to achieve wins on all sides, including: a balanced pro forma for the public and private sector; equity and security for the gainfully employed resident; creating an accessible, multi-modal node of activity; and a talent attraction tool for business & industry.

Objectives & Strategies

Objective: Develop a funding and implementation engine for public-private partnerships to increase affordable housing for households earning at or below 80% MFI.

Strategy (1): Conduct Feasibility Analysis to identify census tracts, relevant designations and pre-approval for various federal, state, local, and philanthropic affordable housing, mixed-income or commercial funds.

Strategy (2): Conduct a Gap Analysis on the number of units needed at various income levels and a framework for understanding the size of the gap between construction and available financing (Strategies 1 and 2 can be conducted simultaneously).

Strategy (3): Once target areas and gap financing levels have been identified, a public education and marketing campaign to steer implementation where most feasible and with greatest overall impact (highest resulting number of affordable units).

Strategy (4): Create a specific set of incentives/deterrents for developers and businesses—including but not limited to density bonuses, inclusionary zoning, fees in lieu or higher/lower impact fees. This should include a critique of existing codes and practices.

Metrics for Workforce Housing

- At least four community and civil servant education initiatives or events to inform the public of the range of tools, products, partnerships, costs and benefits of affordable housing in the community by November 2017.
- Completed Affordable Housing Gap Analysis by June 2017.
- Identify & continue to benchmark the total number of affordable housing units that exist in New Braunfels (owner and renter occupied) and compare this to the Gap Analysis “demand” figures to truly determine size of the gap by units and households.
- Geographic & target zone funding opportunity analysis by census tract completed by August 2017.
- New Affordable Housing Policy on how and where to stimulate mixed-income housing completed by November 2017.
- Conduct a baseline analysis to determine the current ratio of leveraged affordable housing development funds per public dollar invested. Establish this baseline and then create a goal for the community to achieve. Discuss with other Cities, but striving for a 10-20% affordable housing amount (of overall development density) would be good goal.

V. Quality of Place

Goal: Invest in creating more sustainable, connected, culturally rich, mixed-use community hubs built on a people- or labor-centric approach to economic growth to strengthen business attraction & expansion efforts.

Relevant Findings

In any strategy it is critical to consider macroeconomic trends, or demographic trends, when making long-term decisions. Gone are the days of traditional economic development methods of “smoke-stack chasing.” Today’s economy is driven by knowledge & talent—or simply, people! The demographic cohorts below are important to consider for their relative amounts of experience, education levels and diversity (both within their cohort and across the talent pool) in terms of age, race/ethnicity, values, and life stages.



There are some things that all demographic groups value when deciding where to live, take a job, buy a home, invest or travel. Access to a job, good schools, safety--these are considered fundamental or “basic” needs. As our population ages healthcare is increasingly important, and all generations now consider accessible outdoor recreation or fitness a need, particularly Millennials and Gen X-ers with children. Central Texas has many natural amenities, but few communities are able to leverage the opportunities of their geography quite like New Braunfels; though we should note that our research did find that access to these natural resources is far more catered to tourists.

In recent decades (since approximately the mid-1990s) we are also seeing that now a majority of Americans also prioritize a more diversified environment that offers mobility, a strong local business base, and a stronger sense of community⁴. From historical, small towns to car-oriented suburban neighborhoods, and even within inner-urban industrial mega blocks, we are now seeing consumer preferences demonstrating that investments in alignment with the values below yield stronger, more sustainable economic, fiscal, and environmental outcomes. Many individuals (Boomers entering retirement, and Millennials) will even vote with their feet to find a car-optional lifestyle, accessibility to entertainment & recreation and a diversity of activities—what we call “Quality of Place.” Businesses understand this more than any; CBRE, a global consulting and commercial firm, states that 38% of businesses in the country report that they have a hard time filling available positions. CBRE’s clients look for places to attract and keep their workers happy and they seek communities who are actively promoting strategies for a live/work/play environment.

Quality of Place consists of those characteristics of a community or region that make it distinctive from other places and attractive as an area to reside, work, and/or visit. Quality of place encompasses a community’s environment, civic traditions, cultural amenities, and recreational opportunities. Quality of Place improvements have increasingly become a focus for economic development leaders as a way to attract Talent, which then attract companies.

Talented, creative people seek areas where they are constantly exposed to inspiring spaces, places, and people. New Braunfels’ rich cultural heritage, stunning natural resources, tourism amenities, small town feel, and quality of life give it a distinct sensibility. However, there is limited access to much of its rich amenities for local residents. There are relatively few areas with walkable, accessible, small-scale retail or dining establishments. There are gaps in bike & pedestrian networks to make it easy for residents to maximize their proximity to such attractive resources. Investing in these resources is not only a direct investment in what people want; it will also make the community more competitive for attracting businesses who offer higher-wages and are looking for a place that will keep their people happy and productive.

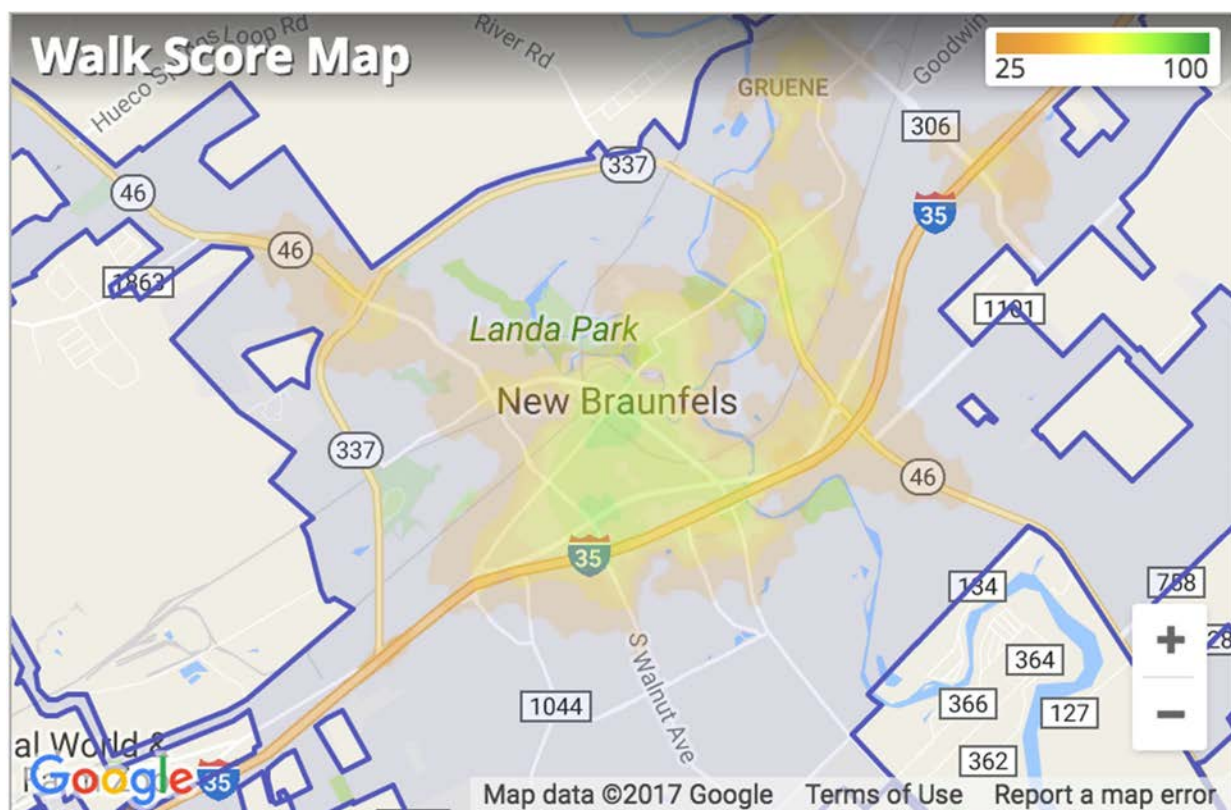
“Businesses looking to attract and retain the best employees need to make strategic decisions not just about who they hire, but where. That means setting up operations in cities and towns where top talent in a particular industry is most likely to want to live, work and play.”

--CBREVoice, Forbes.com, Nov 2016

⁴ Source: Urban Land Institute Community Surveys (2013-2015); Blog.Walkscore.com (2009); CityLab (3/15/16); StrongTowns.org (7/6/16)

Throughout the strategic planning process frequent discussions related to the need to improve the pedestrian experience on the sidewalks and more walkable areas around the historic downtown. This is corroborated by a look at Walkscore.com, a database of neighborhood level analyses of walkability and related forms of mobility across a community, including the concentrations of retail, dining, parks, and multi-modal access (sidewalks, bike lanes, transit, etc). Below is a Walkscore heat map of New Braunfels; while the city has an overall walkscore of 22 (ranking it a “very car dependent city”), the downtown has a score of 74.

Graphic 3: Walkscore Heatmap of New Braunfels



Walk Score®	Description
90-100	Walker's Paradise Daily errands do not require a car.
70-89	Very Walkable Most errands can be accomplished on foot.
50-69	Somewhat Walkable Some errands can be accomplished on foot.
25-49	Car-Dependent Most errands require a car.
0-24	Car-Dependent Almost all errands require a car.

Source: Walkscore.com, January 2017.

Additionally, during interviews, casual spontaneous conversations with young residents, and a focused workshop with young adults and entrepreneurs, there was significant discussion on the need for more independent businesses across retail, food, bars and nightlife that caters to a range of audiences including local residents. The desire for more diversity was a key descriptor of much of these critiques. In addition, public transportation or increased paths and sidewalk connectivity for car-alternate evenings out were mentioned several times. Overall, field data gathered from interviewees indicated the following:

- Young people and young families are far more likely to leave New Braunfels to spend their money on food and entertainment. This is not enough to push them to leave, but they would rather spend their money locally.
- There is a great desire more social activities for locals to mingle, network, and become active in planning and implementing projects or businesses that are not focused around tourism destinations or in chain retail corridors. They have many ideas but little awareness of resources or steps to implement.
- While historic or culturally significant small businesses are interesting and a source of local pride, there is not a diversity of options for arts, culture, cuisine, low- to high-budget entertainment, and transportation to what places exist.
- Many indicated a desire for more affordable, small scale residential living alternatives closer to walkable areas or downtown – specific home types mentioned include 1-2 bedroom lofts, townhomes, and “shotgun homes.”
- Bike connectivity and public transportation for locals were high on the list for creating more connections between residents and activity centers.
- There is a great need to understand the long-term fiscal impacts & viability of current development trends and the future land use map currently being designed for the city’s Comprehensive Plan.

Objectives & Strategies

Objective: Improve the Quality of Place, recognizing that “place” matters to a very mobile workforce.

Strategy (1): Continue to look for urbanization opportunities in Downtown by convening partners across the development community, banks & lenders, young adults, entrepreneurship, investors, and employer recruitment.

Strategy (2): Plan (Jan 2018) and implement (2022) a redevelopment strategy for the Historic Milltown area of town.

Strategy (3): Plan (Jan 2018) and implement (2022) a redevelopment strategy for the Westside area of town.

Strategy (4): Leverage connectivity and place-making opportunities in emerging mixed use communities identified in this plan and the 2017/18 Comprehensive Plan. Create specific, tangible goals and recommendations across economic & community development institutions that directly impact infrastructure, transportation and future land use planning.

Strategy (5): Improve connectivity to key areas of town via a strategically implemented bicycle and pedestrian mobility plan with an assigned fund for implementation.

Metrics for Quality of Place

- Measure the average “house to grocery store” distance (or other retail amenity) throughout the City. Use this as a baseline number, and then create a “walkable” goal to achieve for every neighborhood. This should lead to land use policy regarding stimulating of infill development in certain areas of New Braunfels who may be, for example, in a food desert.
- Analyze bicycle and walkable habits of residents and visitors to help guide any new bikelane/connectivity project in New Braunfels. Conduct several surveys to gauge seasonal interests and issues and gather key insight into larger tourism markets. This will provide insight into the best locations to stimulate the most bikability and walkability.
- Redevelopment strategy for at least 2 nodes or urbanization areas of New Braunfels completed by February 2017.

- Conduct baseline analyses for redevelopment areas that are identified in the Comprehensive Plan. Analyze the existing tax base contribution, existing residential base, asset map items such as schools and public facilities, and key job and retail markets. .
- Use walkscore as an evaluation metric⁵ to increase the city's score from 22 to 50 by 2022 targeted expansions in high score areas (current high score of Downtown is a 74).
- Increase Housing density and Jobs density in target zones & Downtown by 5% annually.

⁵ Data tools for planning efforts available at <https://www.walkscore.com/professional/research.php>

VI. Entrepreneurship

Goal: Strengthen the existing entrepreneurship resources with investments across the entrepreneurial ecosystem that will increasing local investment capacity, local funding sources, and marketing efforts.

Relevant Findings

Small business growth and Entrepreneurship became one of the core areas of focus for New Braunfels during the last Economic Development Strategy. Economic Development leaders sought to create a Center for Entrepreneurship by creating partnerships with the Small Business Development Center (SBDC) and University of Texas – San Antonio (UTSA). The Center for Entrepreneurship was created and is now SPARK Small Business Center, and the SBDC is now a vendor of SPARK.

Much of the “heavy lifting” for entrepreneurship was completed during these first two years of implementing the 2012 strategy, including the creation of a three-phase plan for supporting small business and entrepreneurship, including: (1) shoring up base of operations by creating the partnerships and base resources (UTSA/SBDC/Staff/Data Analysis) (2) rebranding & enhance marketing which is in its final stages with a new website and a new building, and (3) have local dollars chase local opportunities. Phases 1 and 2 are nearly complete, so the strategy should now focus on the third phase.

Before delving into strategies for Phase 3, it is important to understand that currently there is not a strong culture for entrepreneurship in New Braunfels. Great, visible examples of new ventures exist, such as in the tourism industry, but not a real culture of innovation or encouraging the start of something new, better and different at whatever scale or size of business. There is also a perception that new developments, firms or innovations are stymied by a culture of conservatism and maintaining a status quo. This perception can be overcome but the important thing is to start somewhere and build on even small existing resources. For example, Houston's tech-focused START cowork space is growing a startup culture by teaching its in-house entrepreneurs to leverage local industries that have lagged behind in interactions with outside startup communities such as Oil & Gas, Logistics, and Healthcare; however, conference space rentals, pitch nights and events are also open to startups and supporters across Food & Beverage service, music, entertainment and culture.



According to those interviewed as part of this project, there is a relatively high population of high net worth individuals, or accredited investors, in NB but most of them continue to invest in real estate. There is no local investor group, no meaningful pipeline to link entrepreneurs to investors, and no established programs to offer well-vetted opportunities for local investors to assess. SPARK is building infrastructure to do this but this needs to be a systematic and strongly-supported initiative. Creating a Local Angel Investor Network, with a moderate pool of risk capital, is necessary before a sophisticated, self-realizing Venture Capital Fund can exist. Such a Network can use SPARK/SBDC as a hub to organize and look at local investment opportunities.

There is insufficient space and limited infrastructure for entrepreneurs to gather, network, receive trainings and meet with local mentors & investors. New Braunfels IDC recently provided additional funding for some minor improvements to the SPARK building but it is woefully small and inadequate for NB's needs. The current 1400 sf space needs should be located in a between 5,000-10,000 square feet; spaces for startup companies to grow, source entrepreneurial talent and generate momentum. For New Braunfels, it could be a space where more traditional investors and business elite feel comfortable to stop in for programs, meet new entrepreneurs in casual and structured settings, or leverage the opportunity to telecommute from shared office space on an hourly or monthly basis. This is similar to an executive suites—cowork space hybrid, where large investor pitches, trainings and networking events can occur, with several small and a large conference rooms, and where mentorship between the VCs and the local startups can be facilitated. Such a space would work well within or near a unique, mixed-use corporate campus in line with recent trends to keep young talented workers inspired and offering outgoing executive populations more opportunities to pass on their leadership capacity to the emerging business & community leaders.

Objectives & Strategies

Objective: Complete implementation of the Three-phase small business and entrepreneurship strategy to bridge the final links between local dollars to local opportunities.

Strategy (1): Set up the existing startup hub, SPARK and the partnership it represents, for success in an expanded space with smart design and a strategic location (preferably downtown, but potentially as part of a Veramendi Corporate Campus).

Strategy (2): Funding a sophisticated, user-focused program to increase networking, Angel Investor Fund creation, and mentoring programs for the Greater New Braunfels that pulls in entrepreneurs from a 30-mile radius. Austin and San Antonio investors should also be sought for their involvement and to create links to Venture funds.

Strategy (3): Create a benchmark survey and conduct ongoing needs assessment entrepreneurs in terms of their satisfaction of New Braunfels as a place to start a business.

Metrics for Entrepreneurship

- 25% annual increase of participants at networking events, year over year starting with 1-event per month and targeting an initial benchmark of 20 attendees.
- Form an Angel Investor Capital Fund by January 2018.
- One annual pitch competition to venture fund at end of year one and growing to quarterly pitch events by 2022.
Entrepreneurs Survey satisfaction levels indicate that 80% of participants rate New Braunfels as a great place to start a business.
- Creation of an entrepreneurs mentor program by January 2018.
- Formation of a new facility (>5,000 sf) for SPARK by December 2020.

VII. Regional Transit

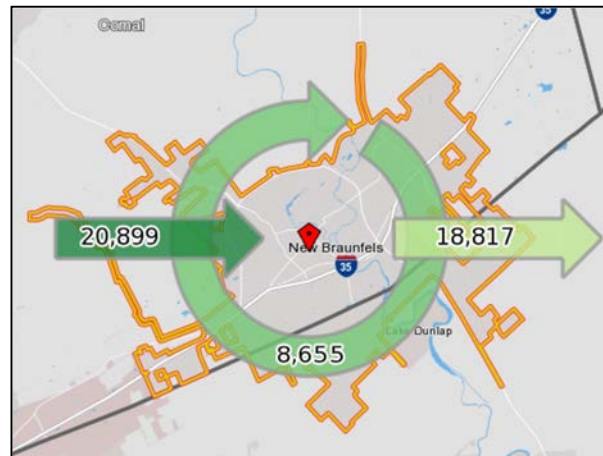
Goal: Create a car-alternative environment with transportation options implemented at the local, intercity, and regional level designed to connect, enhance and revitalize a strategic network of mixed-use districts, denser residential/commercial hubs, attractions, and unique districts.

Relevant Findings

According to 2014 US Census job inflow/outflow data, 27,472 people had were employed in New Braunfels and 68.5% (18,817) of residents leave the city for work everyday. At the same time, 70.7% of the 29,554 local jobs are filled by people outside the community who commute into the city for work. This type of commuter pattern is not only disproportionately large for the population size, but it is also concentrated along very few corridors and results in clogged arterials. Although some additional and expanded highway infrastructure will be built in the coming years, ultimately congestion will return due to the limited land available for outward expansion, sensitive environmental resources, and the continued need to use available land to increase density and commercial uses for fiscal sustainability.

Figure 2: Inflow/Outflow

Job Counts in 2014



According to VIA's Long Range Comprehensive Transportation Plan, "Vision 2040" Northeast Transit Service Study (completed February 2016), the San Antonio-New Braunfels Metro area is expected to grow nearly 300,000 people by 2040, causing unacceptable congestion levels unless mitigated by public transit, rideshares, and other auto-alternative transportation modes are not pursued⁶. Given that most local jobs are filled by commuters and most New

⁶ "VIA Vision 2040: Northeast Transit Service Study" by HNTB (Feb 2016)

Braunfels work outside the area, the greatest impact on congestion will come from reducing cars on the road by the commuting population.

Currently the community is connected to the VIA network through limited vans or demand-based service; however full service, fixed bus routes will be needed in as soon as the next three years. Based on projected local and regional employment and population growth, by 2020 New Braunfels will have sufficient demand to support 1 local and an intercity route linked to both Seguin and Schertz/Cibolo. By 2040, New Braunfels demand is projected to support 4 local fixed routes and 6 intercity routes between Seguin, Schertz and Cibolo. Additional demand will support growing from 2 to 5 regional routes connecting to employment centers & economic hubs such as the New Braunfels Municipal Airport, Fort Sam Houston and regional Medical Centers. Additionally, all routes are planned to connect via a commuter rail line linking Austin and San Antonio. Below is a graphic demonstrating the connected principal cities and routes of the Vision 2040 Plan.

Implementation for commuter transit solutions would be relatively distant, but VIA's resources and linkages to the region are critical to consider and pursue to address regional traffic flows and potentially damaging congestion. Without thoughtful, strategic land use and infrastructure planning, capital investment and operating funds will be wasted. Operating just one fixed local service route for a 9-12 mile distance will cost on average \$1.5 million per year, and intercity peak-level commuter service will cost \$922,000 for a 42-50 mile route, as per a connection from New Braunfels to Seguin.

There was great interest across every aspect of the community in local transit in the short term while also pursuing intercity and regional commuter-transit options. New Braunfels is a relatively small Mid-sized city⁷ and is not exceptionally dense, however there are some strong existing and emerging hubs to begin conceptualizing a plan that starts locally and expands into the regional transit network. The objectives and strategies below are built on this "think global, act local" approach. Lastly, these efforts will enhance the chambers' efforts in attracting office and white-collar jobs.

Objectives & Strategies

Objective: Create a short and long-range alternative transportation plan based on targeted, proactive land use planning and multi-modal connectivity.

⁷ Defined as those with populations between 50,000-200,000.

Strategy (1): Leverage the current ongoing Comprehensive Planning Process to engage the public, identify appropriate city/county tools (land use, infrastructure, transportation plans), incorporate commercial/mixed-use opportunities, and align phased implementation.

Strategy (2): Engage stakeholders across public & private sectors, and target riders, both within and across the corridor (Ex: Schertz, Seguin, etc) to create a local & corridor transit plan with strategic links to a land use plan, multi-modal accessibility.

Strategy (3): Align marketing and business attraction efforts to attract ideal tenants from subsectors within target markets [see Box below]

Strategy (4): Within regional transit planning efforts, lead efforts to foment the identity and self-determination of communities within the I-35 corridor and their interdependence with economic centers of San Antonio and Austin.

Metrics for Regional Transportation

- By January 31, 2019, have a regional mobility plan for the New Braunfels – San Marcos-Schertz-San Antonio Region that focuses on connecting cities via a rural and regional mobility strategy, designated bike lanes for commuters, and other forms of smart commuting.
- By January 31, 2018, have a large Employers Summit for the New Braunfels region that focuses on regional transportation solutions.
- Creation of a fixed-local transportation line starting between tourism centers, major retail corridors (Ex: Creekside), and Downtown New Braunfels by 2020.
- 2 Fixed Intercity connections between targeted commuter centers by 2022.

Case Studies & Illustrative Models



Award-winning Mountain Express – Flagstaff, AZ

Population (2015): 70,320

Area:

<http://mountainline.az.gov/>

"Mountain Line is Flagstaff's award-winning public transit system, serving residents and visitors on eight routes throughout town and stopping at many of the area's biggest attractions. Don't hassle with parking and leave the driving to them on their fleet of primarily hybrid-electric buses. Visit the Mountain Line website for trip planning assistance and information on fares and passes."⁸



Bend Area Transit, operated by Cascade East Transit – Bend, OR

Population: 87,014

Area: 33.27

See: Bend Area Transit Plan (Completed 2013) Website at BendOregon.gov

⁸ <http://www.flagstaffarizona.org/plan-your-trip/transportation/bus/>

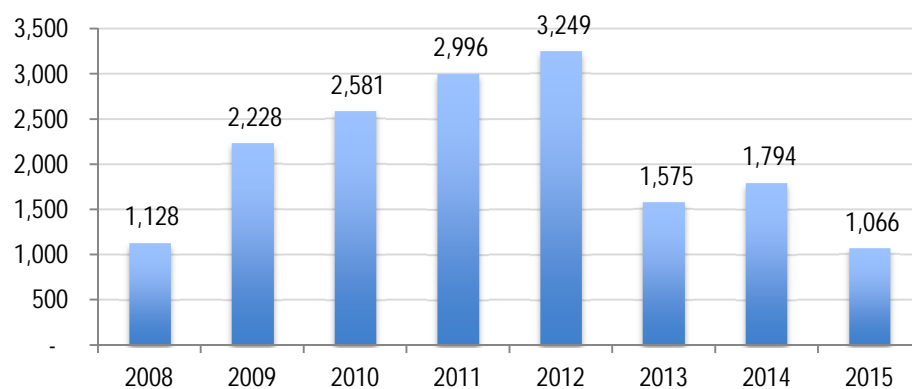
VIII. Real Estate Development

Goal: Maintain fiscal responsibility and support growth through expanding and strategically marketing for new commercial/industrial development with a focus on Corporate Campus & Class A office space expansion in strategic or higher density mixed-use nodes.

Relevant Findings

Commercial real estate investments over the past approximately 8 years have been largely focused within the retail and industrial markets. The following indicator demonstrates the amount of commercial investment the local economy is able to attract on a per capita basis.

Graphic 4: Commercial Real Estate Investment Per Capita



Source: New Braunfels EDC

Like many peer communities along the I-35 corridor, New Braunfels has successfully leveraged their strategic location to increase employment in Manufacturing and Warehousing, Transportation and Logistics sectors. The Industrial Development Board's previous five year plan (2010-2015) targeted adding 350,000 new sq ft into the market and far exceeded this target with the opening of the new, 96-acre Titan Industrial Park and the early capture of some key anchor tenants (namely, CGT). These efforts resulted in the adding 740,000 industrial sq ft—more than double their target objective.

Industrial real estate is projected to remain competitive as e-commerce and warehousing/logistics companies expand further into niche retail subsectors like personal shopping—or trunk-delivery—and food & grocery. Cushman &

Wakefield global chief economist, Kevin Thorpe also notes the projected impact of these innovations and autonomous vehicles to continue boosting the market for years to come⁹. New Braunfels should continue to leverage what strategically located industrial land it has and can be acquired privately or publicly along the I-35 corridor while it can; however, as community leaders have recognized, such land is limited and competition with other communities in the I-35 and I-10 corridors can push communities to consider the speed of absorption or quantity jobs above the quality of jobs and complementarity with the community's needs and assets. For example, industries with highly seasonal swings that align with seasonal swings in tourism could increase local economic volatility.

New Braunfels' strong demographics—high levels of educational attainment, available workforce, high incomes, high real estate values—as well as quality of life, natural resources and attractive housing market make it a competitive market for the construction of a Class A corporate campus development.

The Greater San Antonio-New Braunfels office market has witnessed strong absorption, falling vacancies, and steady rents for Class A & B office space since 2012 (CBRE, 2016). Submarkets in the northeast sector, areas inside the 1604 Loop metro lag behind other submarkets for existing gross square feet and new construction. In New Braunfels, vacancies exist at the low end of the market while top tier products are limited in size and quantity. Local inquiries and interest among potential Class A tenants indicate existing demand for plats of larger than 50,000 sf feet. With the San Antonio market rents overheating and vacancies low in primary job centers, New Braunfels can capitalize on the pull factors of lower rents, a higher population of Millennials, & rich natural and cultural amenities offered by the city and counties of the north-central metro.

"Downtown office markets have led this cycle, but experts are projecting a shift in performance to suburban markets [in 2017]... This growth is thanks in large part to the shift in suburban development that is catering to Millennials and young professionals' live/work/play preferences. As for downtown markets, vacancies are projected to increase by 30 bps to 10.9%.

"This may be a good year to take advantage of pricing dislocation in the suburbs," [Kevin] Thorpe, Cushman & Wakefield Global Economist told us.

"Suburban office is a growth story in the making and the fundamentals are improving more than most people realize."

-- CBREVoice, Jan 2017

⁹ "Office & Industrial Fundamentals to Remain Strong this Year, Cushman & Wakefield Reports (Jan 2017)
<https://www.bisnow.com/national/news/office/office-industrial-real-estate-to-be-pretty-good-bet-for-investors-in-2017-69482>

Smart design, land use and product alignment should be considered heavily and in tandem with a standard recruitment process¹⁰. Just as modern economic development philosophy has shifted toward a talent-focused model, corporate office spaces are imparting the same place-making methods to site selection and spatial design as urban planners or life-style center developers. Walkability, bikability, accessible recreation, retail and entertainment and proximity to housing—quality of place amenities—are all part of a way for the businesses to build efficiency, creativity, and quality of life as talent attraction and retention tools built into their entire setting. Below the objectives & strategies section are some illustrative descriptions and marketing materials of modern corporate campus.

Figure 3: Box Relocates from Palo Alto to Suburban Transit-Adjacent Campus



Box decided to relocate to a new suburban campus in Redwood City next to a regional rail stop not only to escape the excessive rents of Silicon Valley. In fact, it was a labor-first decision. The move would bring their educated but young workforce nearer to a more affordable, livable community that could still offer a car-optional lifestyle. In addition, they recognized the economic and personal strain on their support staff—from administrators to janitors—who were dealing with the rent crisis that had reached the entire. Their lower wage workers were often forced to drive to their campus or spend hours on buses and trains to reach them. This reflects an ongoing trend in the office market, particularly for tech or software-as-a-service companies who need lower-rents and room for exponential growth.

--Source: SPUR.org, Reimagining the Corporate Campus

Objectives & Strategies

Objective: Continue to increase Commercial Real Estate investment with the addition of a diversified portfolio through boosting Class A Corporate Office space by at least 300,000 sf of net leasable space.

¹⁰ <http://www.spur.org/publications/urbanist-article/2016-09-21/corporate-campus-local-history>; <http://www.spur.org/publications/urbanist-article/2016-09-21/rethinking-corporate-campus>

Strategy (1): Assess feasibility for a Class A Corporate Campus anchor tenant within current and projected commercial real estate opportunities with access to or potential for incorporating quality of place amenities.

Strategy (2): Leverage existing industry reports done for San Antonio, but further examine a few areas for New Braunfels that will provide in depth target industry analysis and identify white-collar recruitment opportunities within subsectors or strongly-linked service sectors.

Strategy (3): Be prepared with a refined marketing strategy to promote the existing local talent & labor pool but also relocation assistance and a “welcome-mat” strategy for assisting targets with rapid expansion and likely domestic or international recruitment.

Metrics for Real Estate

- Complete feasibility for corporate campus by July 2017, which would include recommended next steps, immediate opportunities and examples of how other cities have stimulated similar projects.
- By December 2017, Complete industry analysis of regional companies who could move their headquarters to New Braunfels. This may include a labor-shed analysis for some of the major employers who may be on northside of San Antonio.
- By June 2018, launch (with local partners) a Real Estate Marketing Strategy to invest in New Braunfels for Industrial, Office and Retail. Identifiable areas from Redevelopment Strategy work and analysis from the Real Estate section will support the identifiable markets for growth.

Case Studies & Illustrative Examples

Pearl Brewery Redevelopment – San Antonio, Texas¹¹



Images: (Above) Redeveloped Pearl Brewery/Full Goods Warehouse, 2013, via Inhabitat.com

Description: 26 acres, Northeast of Downtown San Antonio along the San Antonio River.

¹¹ <http://mjmmg.com/pearl-brewery-case-study/>

"Today, Pearl Brewery is a culinary and cultural destination set amid a tapestry of historic and contemporary structures, gardens, plazas, public pathways, open spaces and tree-lined streets." – MJM Managemnt Group Case Study

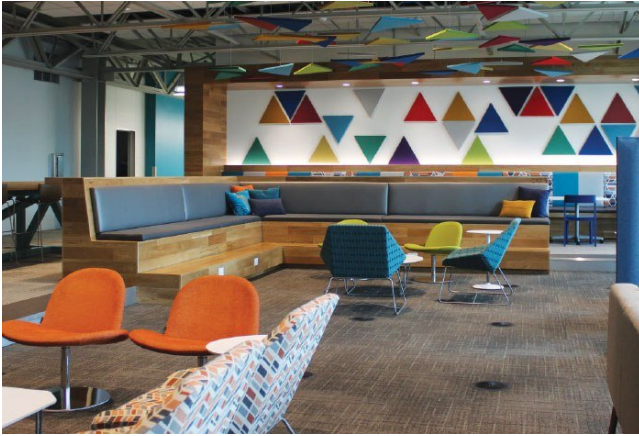
Emphasis on green design and high building standards; 350 residential units; office + retail; restaurants; Culinary Institute of America campus; open-air amphitheater, sculpture garden, cafes & open-air dining areas; balance of destination and neighborhood services tenants.

NXP & SolarWinds Shared Campus – South Austin, Texas¹²

"Andrew Smith, senior vice president of developer Lincoln Property Co., said he has seen the types of amenities incorporated into the design of office properties change dramatically in the past 30 years as businesses have changed to become "employee-centric,"

"NXP Semiconductors N.V. can hold meetings with colleagues at its expansive outdoor courtyard, practice yoga and join groups in the fitness center, then have lunch at its multi-option food court. [Nearby] information technology management company SolarWinds offers catered lunch twice a week from local vendors in a cafeteria with a gaming area. Kitchens throughout the building provide free drinks. Open space as well as casual meeting rooms decorated with murals of local sights and attractions are located on every floor...Office spaces in suburban areas include showers in designated restrooms because employees may ride their bicycles to work or during an exercise break, Smith said. With past experience in Dallas, Houston and New Orleans, showers as a standard amenity is unique to Austin..."

¹² <https://communityimpact.com/austin/top-stories/2016/04/27/area-offices-offer-silicon-valley-inspired-amenities/>



Graphic 5: Advertisement of Vonage Campus—Holmsdel, NJ


The Vonage Campus

Vonage's state-of-the-art corporate headquarters is located in Holmsdel, New Jersey, which is a stone's throw from the Jersey Shore and less than an hour from New York City.

- **Vonage Offices** Vonage maintains an open atmosphere that is conducive to communication, which is after all our business.
- **Décor** – Exciting, welcoming and comfortable.
- **Recreation Facilities** - Fitness facility with TV's at every cardio machine, basketball court, tennis court, baseball field and driving range. Don't forget our beautifully landscaped courtyard where employees go to relax, eat lunch or catch some sun.
- **Vonage Café** - Our café offers a variety of foods from our Grill, Salad Bar, Sandwich Bar, Brick-Oven Pizza and Specialty Station. The only thing better than fresh food is free fresh food. All full time Vonage employees receive a monthly \$100 credit towards any food purchased in the Vonage Café.
- **Break Rooms** - Cold drinks and snack machines are available throughout the building.

The company also has offices located in Atlanta, Chicago, Dallas-Fort Worth, Denver, Minneapolis, Phoenix, Salt Lake City, the United Kingdom and Israel.

[VIEW ALL JOBS](#)



IX: Economic Overview

Regional Context

New Braunfels is strategically located in the Central Texas region and is a city of regional significance, with a growing number of residents and jobs and an exceptional quality of life. Centered between Austin (the State Capital) and San Antonio (the home of the Alamo), each year “more than three million visitors come to explore the shopping and recreational activities steeped in German and Hispanic culture and heritage” (New Braunfels Economic Development Council, 2016). Comal County and New Braunfels are “ranked as the fifth fastest-growing county and second fastest-growing city in the nation [and] are experiencing an unprecedented growth rate—growing at an average of 4-5 percent per year, or a 58 percent increase in the last decade.” (New Braunfels Economic Development Council, 2016).

Located 30 miles from San Antonio and 45 miles from downtown Austin, New Braunfels is easily accessible by Interstate Highway 35. Loop 337 circles the town’s center and connects Interstate 35 at the north and south of town. Conveniently located within a four-hour drive of larger cities such as Houston, Corpus Christi, Fort Worth and Dallas, New Braunfels is also just a three-hour flight to international trade centers in Mexico, Central and South America. New Braunfels is an increasingly popular place for residents, businesses and employers.

Recent Initiatives & Other Emerging Opportunities

There have been several planning initiatives in the last ten years that have recognized New Braunfels’ growth. These initiatives have led, in part, to the shape and built forms of New Braunfels today, and that will continue to shape the city’s future through 2030. The city’s amenities and proximity and key roadways solidify its standing as a growing center between Austin and San Antonio.

Transportation

New Braunfels is accessible by Interstate Highway 35 and by Greyhound bus, which provides seven northbound and six southbound routes daily. (New Braunfels Economic Development Council, 2016) The City of New Braunfels 2012 Regional Transportation Plan was coordinated with the City of Seguin, the counties of Comal and Guadalupe, the Texas Department of Transportation and the Alamo Area Metropolitan Planning Organization. Though the Lone Star Rail District project was exploring possibilities for an intercity passenger rail service (LSTAR), the project’s environmental clearance process has been temporarily suspended (Lone Star Rail District, 2017).

Beginning in 2016, New Braunfels' EDF hired Angelou Economics to study the construction costs and economic impacts if a 30 mile "Southern Connector" between Interstate 35 and State Highway 130¹³. The economic impacts of the Southern Connector—including from job creation, increased productivity, savings from reduced congestion, reduced commute times, tax revenues, etc— of this project are in the billions of dollars. Although the study indicates that the Connector will only delay and not prevent inevitable regional congestion, such an investment will still improve regional mobility in the short- to medium-term and provide an additional strategic investment for industry and labor mobility.

In addition, delaying oncoming congestion by several years will provide a useful buffer of time and access new financial resources for studying and investing in other strategic, long-term transportation investments to increase economic competitiveness in attracting primary employers. One such opportunity is to access an industrial rail connection via the existing spur at the Texas General Land Office site along Interstate 35 in the northeast sector of Greater New Braunfels. Access to a spur would greatly increase New Braunfels business attraction efforts, as many industrial, warehousing, and logistics firms require a rail connection as a minimum standard for relocation. Economic development leaders in New Braunfels should continue to study this emerging opportunity and be prepared to be opportunistic and aggressive in pursuing it as such opportunities arise.

Community Growth

In 2013, the Alamo Area Metropolitan Planning Organization Mobility 2040 Plan identified New Braunfels as one of 34 activity centers in the region in which future transportation investments will support growth. Within New Braunfels itself, three sub-regional attractions—New Braunfels Center, New Braunfels Retail and Schlitterbahn Water Park—were also noted as areas needing interconnectivity to other cities by highway and public transportation.

As New Braunfels continues to grow, it will densify, creating new centers of activity. It will also become more urban in its form. It is an imperative that economic development opportunities are identified and investments are aligned with a thoughtful approach to land use, transportation and infrastructure plans. Concerning upcoming trends in the future, more urban development can be seen in New Braunfels' planned 2400-acre mixed-use Veramendi community, the development agreement for which was finalized in 2015. This project, once completed, will add 5,000 new dwellings, 480 acres of parkland, and a new elementary school to the community. "Even more development is coming, as work begins on Veramendi, with housing and retail planned, just outside New Braunfels' northwestern city limits. Over the next 25 years, more than 12,000 to 15,000 people could move into Veramendi, essentially the equivalent of adding another town on top of New Braunfels." (The Dallas Morning News, 2016) This is just one example of a recent effort but there are numerous initiatives taking place to harness new opportunities brought about by growth in the county and city.

Environment: New Braunfels' Parks and Recreation Master Plan represents the vision for the parks system over the next 10 years. In 2012, the Edwards Aquifer Recovery Implementation Program (EARIP) developed a Habitat Conservation Plan (HCP) for the

¹³ InNewBraunfels.com (September 2016) <<https://innewbraunfels.com/chamber/2016/09/12/traffic-congestion-south-central-texas-seeks-solutions/>>

protection of the endangered species in the Comal and San Marcos springs and Rivers. This plan recommends a slew of habitat protection and flow protection projects, including the removal of non-native vegetation, restoration of native habitat, and limited channel modification in both the Comal and San Marcos Rivers. The Edwards Aquifer Recovery Implementation Program also addresses water conservation from the Edwards Aquifer for the five-county aquifer region.

In 2014, New Braunfels established a Stormwater Management Program, which details New Braunfels' approach to protecting water quality. In addition to identifying the best management practices necessary to reduce the discharge of pollutants into its waters, the Program also provides an implementation schedule. Many of these concepts—preserving native habitats, enhancing water quality and restoring riparian ecologies—will be on display at the Headwaters at the Comal environmental education center, located at a former New Braunfels Utilities site.

Economy

In 2012, New Braunfels completed an award-winning Economic Development Strategic Plan which explored the community's success and goals across topics such as: real estate development; entrepreneurship and small business development; tourism, cultural and recreational development; and workforce development. This Plan is an update to the 2012 plan. In addition, City Council approved the Downtown Implementation Plan in 2010, which serves as a roadmap for the City, development community, and stakeholders to spur economic development and direct public revitalization projects in Downtown New Braunfels. The City is also completing a redevelopment plan for the former City Hall facilities to add a significant amount of hotel rooms near the historic downtown. Implementing the Downtown Plan and downtown urbanization near the new hotel facility present strong opportunities to achieve economic development objectives detailed in this Plan.

Commercial real estate expansion efforts of the last five years were primarily focused on retail, healthcare and industrial growth along the Interstate 35 corridor which is likely to continue given population trends and remaining developable commercial lands. The growth of retail can be attributed to new developments such as Westpointe Village, Town Center at Creekside, Village at Creekside and various others. Together these developments alone will have over 3.5 million square feet of retail space at full build-out. Retail growth will continue demonstrating strong growth due to local demographics and as indicated by the \$1 billion retail leakage for New Braunfels and Comal County¹⁴.

Additional commercial opportunities exist at the Veramendi development, New Braunfels Regional Airport and remaining pads at Titan Industrial Park. Veramendi will offer 480 acres of parks and open space and 380-acres of commercial space in a largely residential community, including a town center, office, retail, new schools and a higher education campus—making it a preeminent opportunity for an integrated liver-work-play community hub. In recent years, the New Braunfels Regional Airport has increased and renovated hangar space & aviation repair capacity¹⁵, extended the taxi land runway from 5,300 to 6,500 ft¹⁶, and is

¹⁴ 2015 Retail Gap Analysis, The Retail Coach (September 2015)

¹⁵ <http://10-35economicalalliance.com/target-industries/>; http://herald-zeitung.com/business/article_4871eee6-61c7-11e6-a5fd-a732e430c2ba.html

¹⁶ http://seguingazette.com/news/article_d47ac81e-67cb-11e5-9505-a39e0064e2de.html

adding a new business access road connection toward Farm to Market 758. Investments have increased the Airport's self-sufficiency and are attracting increased interest from businesses. The 96-acre Titan Industrial Park will continue to focus on filling the approx. 720,000 sf of build-to-suit pad sites with nearly direct connections to Interstate 35¹⁷.

Small Business Development

One major success of the 2012 Economic Development Strategic Plan's efforts to strengthen the pipeline to start and grow local businesses was the creation of the Hispanic Business Alliance (HBA)—a partnership between the New Braunfels Chamber of Commerce and the Comal County Hispanic Council. The first initiative of the program is to assist the City's minority and small business lending program, an idea born directly from the City's 2012 economic development strategic plan¹⁸. The board of directors and early membership base continue to demonstrate their excitement, ambition and vigor through proactive outreach and networking programs, including frequent mixers with strong and consistent attendance¹⁹. The HBA program and initiatives will not only assist in directly increasing funding for the small business community, but it also increases visibility of the community's cultural diversity which will encourage new diverse groups to engage in and enrich the economic development stakeholder network. The entrepreneurial culture within the Hispanic communities is well documented and the rate of new business ownership among Latinos/Hispanics far exceeds that of other demographic groups²⁰, and given national and state demographics and growth projections foretell that by investing in Hispanic and Latino's education, access to capital and growth opportunities will directly impact overall growth in small business and entrepreneurship. Additionally, the efforts of the HBA provide a strong local model for scaling outreach and adding programs to reach more demographic groups or different tiers in the small business development arena.

Recreation

In 2013, voters approved a \$15.7 million bond to fund a \$23.5 million Community Recreation Center at Landa Park²¹. The Industrial Development Corporation has committed \$5.8 million toward the facility, and additional \$2.2 million was provided by New Braunfels School District. Construction broke ground in October 2016. The funding and progress on the facility demonstrates the community's strong relationships and proactive collaboration across public and private institutions. The wealth of programs and activities to be hosted at the rec center will directly impact and improve local quality of life, youth development and community health & wellbeing. Economic development leadership should continue to support construction and programming budgetary needs of the facility, as its success directly impacts talent attraction efforts detailed in this report.

¹⁷ <http://3cb0o248woo330xjry6tpusb6.wpengine.netdna-cdn.com/business/wp-content/uploads/sites/11/2016/03/TIPNewBraunfels-MktgPkg-2016.pdf>

¹⁸ <https://innewbraunfels.com/work/expand-a-business/microloan/hispanic-business-alliance/>

¹⁹ <https://www.facebook.com/NBHispanicBusinessAlliance/>

²⁰ <http://www.cnn.com/2016/04/18/latinos-the-force-behind-small-business-growth-in-america.html>

²¹ <http://www.nbtexas.org/1905/Community-Recreation-Center>; <http://radionb.com/news/local-news/article32238/new-community-recreation-center-design>

Tourism & Hospitality

In 2010, the City completed a Downtown Implementation Plan with detailed findings and goals for a more urbanized, connected and vibrant mixed-use Downtown corridor. The plan is full of recommendations for parking, traffic management, bikability, pedestrian improvements, promotion, incentives, and governance & accountability. Many elements of the plan have been implemented; however, implementation has been inconsistent and there must be continued commitment to achieving these goals and putting funds behind those initiatives. The City is also implementing a promising redevelopment for the former City Hall property, which will bring a major hotel into the Downtown, a much-needed tool to increase pedestrian activity and bring more tourism dollars into the urban core.

X: Economic Development Delivery System

The City Government of New Braunfels, TX

The City staff works directly with the New Braunfels economic development stakeholders and has established a strong communication channel, through the development director staff position, to regularly inform the City Council of the economic development process as it unfolds, no matter the size and scope of the prospective deal. The City staff is required to assess the risk of each Type B investment to prepare and accurately inform the City Council before a vote is taken on any financial allocation. Specifically, the City staff is involved in all economic development negotiations and it performs return on investment (ROI) calculations to provide specific data points for the New Braunfels Industrial Development Corporation and City Council to cite when affirming the use of economic development funding mechanisms. Also, the New Braunfels Industrial Development Corporation has an Advisory Team composed of the Mayor, City Manager, Type B President, EDF Chairman, County Auditor and NBU CEO that is briefed monthly on all economic development activity by the Chamber President.

Economic Development Finance Tools

The City's economic development financing tools include various tax abatements, Type B investments, tax increment reinvestment zones (TIRZ), Chapter 380/381 economic development agreements as well as grants and loans that can be provided to eligible prospects by the City Council and Commissioners Court.⁶⁰ The New Braunfels City Council reviews and votes to approve all tax abatement and Type B economic development outlays. The City also receives economic development funding through the State of Texas, including the following types:

- CDBG (e.g. housing rehabs, façade improvements, drainage)
- HOME funds (Texas Dept. of Housing and Community Affairs)
- FEMA (e.g. post-disaster funding)
- Homeland Security Grants

The City of New Braunfels's Type B Economic Development Corporation (i.e. New Braunfels Industrial Development Corporation or NBIDC) administers an estimated \$6 million in economic development investments per year. The NBIDC issues loans and

grants funded by the Type B sales tax to support business retention and expansion. The revenues from the Type B sales tax can be used to fund a wide variety of projects including land, buildings, equipment, facilities expenditures and improvements related to projects defined in Section 2 of the Act or found by the NBIDC to be required or suitable for use for other projects, including quality of life projects.

Each Type B investment is tailored for a company's needs and based on the number of jobs, amount of wages above the average county or industry wage and capital investment to the community. The Chamber and City staff work with each prospect to better understand their site and facility needs and workforce requirements to create jobs in New Braunfels. Then, an incentive package is organized with a blended package of economic development incentives/investments that leverage Type B funding.

A Tax Increment Reinvestment Zone (TIRZ), or "Tax Increment Financing" (TIF), is a tool that local governments can use to publicly finance needed structural improvements and enhance infrastructure within a defined area. New Braunfels has one established a TIRZ district in the city limits that covers the Town Center at Creekside development.⁶¹

The City of New Braunfels and Comal County also offer economic development incentives in accordance with Chapter 380/381 of the Texas Local Government Code. Grants and loans can be provided to eligible prospects by the City Council and Commissioners Court to promote development and diversification of the economy of the state, elimination of unemployment or underemployment in the state, and development and expansion of commerce in the state.⁶² These have been employed most recently at the Westpointe Village development.

Census□Designated Urbanized Area

As a result of the 2010 Census, the City of New Braunfels achieved the census□designated urbanized areas threshold (i.e., UZA), with a population of 57,740. In 1962, the United States Congress passed legislation requiring MPOs for all census designated urbanized areas (UZAs) with populations greater than 50,000 to provide program funding for transportation projects at a regional level. This establishes region□wide plans developed through intergovernmental collaboration, rational analysis and consensus□based decision making.

Main Street Program

There is a Main Street Program that is supported by the City's Downtown Board. It is currently implementing a design and connectivity plan that is infrastructure□based. The plan was completed in 2009, and it provides a set of catalytic design and development actions and policies to strengthen market opportunities and enhance the look and feel of the downtown core to make it an attractive, vibrant, walkable, community□oriented district.

The New Braunfels Chamber of Commerce

The Chamber of Commerce, under contract with Comal County, the Greater New Braunfels Economic Development Foundation (which is a private sector-funded, non-profit foundation), New Braunfels Utilities (NBU) and New Braunfels Industrial Development Corporation, provide the business recruitment and attraction services for economic development projects in New Braunfels. The 17-member Chamber staff is also responsible for tourism development and the New Braunfels Convention and Visitor's Bureau is housed inside the Chamber facilities. In addition to its staff members, the Chamber has a 24-member board of directors as well as a six-member executive committee. The Chamber is a part of TexasOne, which is a state program that facilitates visits to global cities to market Texas communities. The Chamber has also developed a social media marketing strategy that includes up-to-date information sharing as well as engagement through Facebook, Twitter, LinkedIn, SlideShare, Flickr, YouTube and ZoomProspector.

New Braunfels Economic Development Corporation

The Chamber, City and Foundation are represented under the Economic Development Corporation or EDC²². The EDC brand, which is managed by the Chamber, serves as the single point of contact that offers corporate support for businesses looking to create new jobs—either by relocating new businesses or helping existing businesses expand in New Braunfels.

The EDC is staffed by four personnel, consisting of a Director of Economic Development, an Marketing and Research Director, an administrative assistant and the President and Executive Director of the Economic Development Foundation. The city sales tax corporation (NBIDC) expends supports salaries and benefits of all four positions (including insurance, benefits, taxes, etc.) which equates to approximately 3.3 percent of the NBIDC's annual revenues. Public funding for the EDC comes from the New Braunfels Industrial Development Corporation, New Braunfels Utilities (NBU) and Comal County. Private funding comes from entities including Goodwill, engineering firms, banks and the real estate, medical and manufacturing companies. Additionally, private funding comes from the Greater New Braunfels Economic Development Foundation (GNBEDF), a private foundation that partners with the EDC to pay a matching amount toward these professional services and staffing costs. The EDC was also built to help the Chamber market its services to specific clusters and the following industry targets:

- Aviation-Related Activities
- Healthcare and Related Medical Technologies
- Data Centers
- Logistics/Distribution
- Telecom/Information
- Specialty Food
- Automotive Suppliers
- Music Industry

10/35 Economic Development Alliance

Regionally, the Chamber has formal economic development partnerships with neighboring cities. The 10/35 Economic Development Alliance is a partnership between New Braunfels Economic Development Corporation and Seguin Economic

²² NB EDC, Feb 2017

Development Corporation with a primary goal to recruit and retain business and industry within the region. The Alliance focuses on the following clusters: Aviation, IT/Data Centers, Manufacturing, Specialty Foods and Warehouse/Distribution.

Small Business Development Center

The New Braunfels Industrial Development Corporation funded an initial phase of The Center for Entrepreneurship (TCE – Now SPARK) that initially created a culinary arts incubator. SPARK now utilizes the University of Texas at San Antonio's SBDC to operate a satellite office located in a downtown building offering a full range of services. They are currently raising funds and implementing improvements to a new 1,400 sf space and are seeking opportunities to expand further into a 5,000-10,000 sf space in order to launch a more comprehensive entrepreneurship effort with the establishment of a local angel investor fund, networking, and mentorship program.

Funding for the SBDC's services are provided by the New Braunfels Industrial Development Corporation in New Braunfels (66%) and the the Type A Board in the City of Seguin (33%). The Center for Entrepreneurship funds the SBDC operations through a Sponsored Program Agreement with the UTSA to rent and operate the SBDC Satellite Office. The Center of Entrepreneurship's Board currently acts in an advisory capacity to the SBDC and is exploring ways to further expand upon the SBDC's offerings and networks.

Appendix

Envision New Braunfels Technical Report Highlights

Note: The following pages were drawn from the Technical Report to the New Braunfels Comprehensive Planning process. Highlights and tables were drawn from sections on Growth & Future Land Use [specifically sections on population demographics, household statistics, and current land use data], Economic Competitiveness, Tourism, and Transportation.

Existing Conditions

New Braunfels is a part of a growing megalopolis from San Antonio to Austin. “Of the 15 fastest-growing cities in the U.S. from 2014 to 2015, four of them—Georgetown, first, New Braunfels, second, Frisco, fourth and Pflugerville, 11th--were in this region. (The Dallas Morning News 2016) New Braunfels’ affordable cost of living is 15 percent below the national average and made possible by low city, county and school district taxes. (New Braunfels Economic Development Council 2016)

POPULATION PROFILE

In the last 20 to 30 years, the population of New Braunfels has grown by 158 percent. New Braunfels went from 27,334 residents in an incorporated area of 25.44 square miles in 1990 to more than 70,000 residents in 44 square miles in 2016. The community's current population of 70,543 is 82 percent larger than just six years ago (57,740 as of census 2010). This equates to a population density, or people per square mile, of 1,603 for New Braunfels. By comparison, there are 2,007 people per square mile in San Marcos, 3,004 people per square mile in Austin and 3,188 people per mile in San Antonio, Texas (as of 2016).

Year	Population	Area (Square Miles)	People per Square Mile (Population Density)
2016	70,543	44.00	1,603
2010	57,740	29.25	1,974
2000	36,494	29.25	1,248
1990	27,334	25.44	1,074
Population Growth Source: New Braunfels EDC 2016 Economic Benchmarks Report			

Year	Population Projection
2031	96,538
2026	87,269
2021	78,158
Projected Population Growth Source: PROS Consulting City of New Braunfels Parks and Recreation Strategic Plan Key Findings, November 2016	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

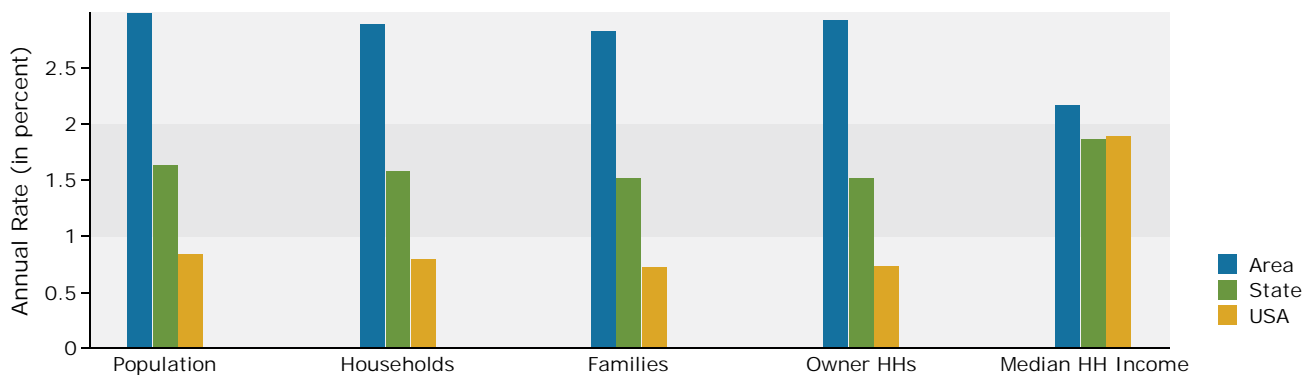
Household Income

In 2016, the median household income for New Braunfels was \$59,055 with the average household earning \$74,758. Those numbers are indicative of an upper middle income community, with 3.4 percent exceeding \$200,000 of annual income. By 2021, New Braunfels median and average household incomes will increase by nearly \$6,000, a larger increase than the per capita income increase of only \$2,000.

	2016		2021	
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,367	9.0%	2,661	8.8%
\$15,000 - \$24,999	2,131	8.1%	2,354	7.8%
\$25,000 - \$34,999	2,959	11.3%	3,726	12.4%
\$35,000 - \$49,999	3,307	12.6%	2,594	8.6%
\$50,000 - \$74,999	5,044	19.3%	5,278	17.5%
\$75,000 - \$99,999	4,174	16.0%	5,555	18.4%
\$100,000 - \$149,999	4,133	15.8%	5,382	17.8%
\$150,000 - \$199,999	1,163	4.4%	1,501	5.0%
\$200,000+	880	3.4%	1,116	3.7%
Median Household Income	\$59,055		\$65,737	
Average Household Income	\$74,758		\$80,756	
Per Capita Income	\$27,906		\$29,884	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Trends 2016-2021

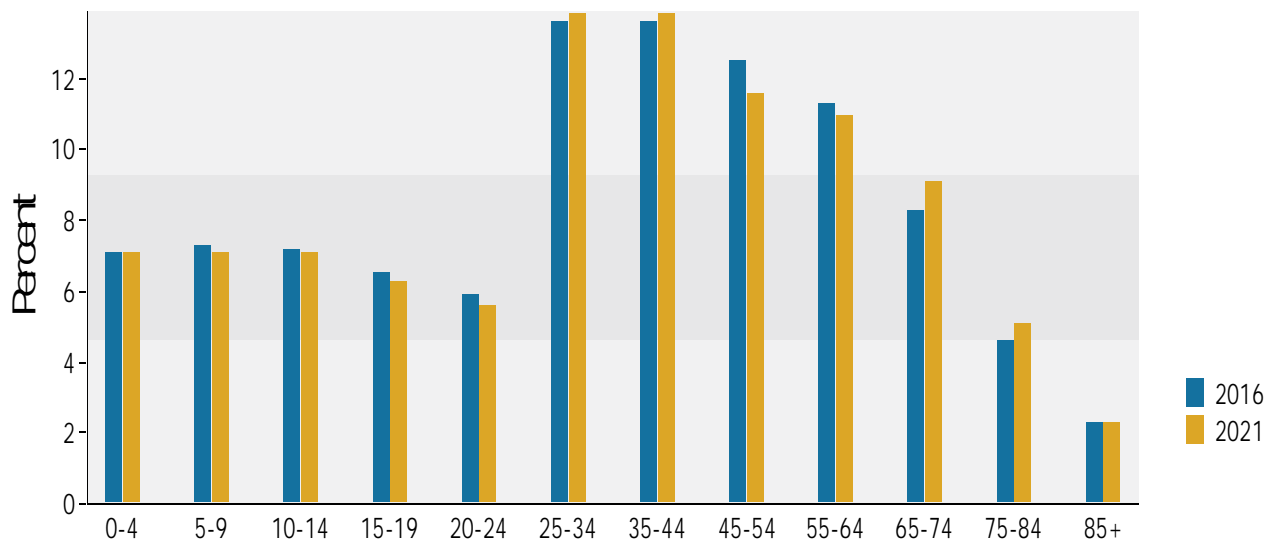


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016-2021.

AGE DISTRIBUTION

The chart below illustrates estimated age trends in New Braunfels through 2021. The city population has a lower proportion of persons aged 15-24, and a growing number of middle aged people that are 25-44 years old. Seniors and empty nesters are expected to continue to comprise a large proportion of the population.

Population by Age



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Summary	Census 2010	2016	2021	2016-2021 Change	2016-2021 Annual Rate
Population	57,744	71,869	83,274	11,405	2.99%
Households	21,261	26,157	30,167	4,010	2.89%
Median Age	35.6	36.8	37.0	0.2	0.11%
Median Male Age	34.3	35.6	35.8	0.2	0.11%
Median Female Age	36.9	38.1	38.3	0.2	0.10%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Ethnicity

New Braunfels' population includes many households of German, Hispanic and Anglo descendants. Today the population by race-ethnicity is 1.3 percent Asian, 2.6 percent Black or African-American, 84.3 percent Anglo, 0.8 percent American Indian, 0.1 percent Pacific Islander and 8.4 percent another race or ethnicity. 38 percent are of Hispanic origin (any race). This table indicates that in the future New Braunfels will become more diverse and multicultural, as growing percentages of individuals moving to the area will be of Hispanic, Asian, Black, or African-American or mixed race descent.

	Census 2010		2016		2021	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	50,136	86.8%	60,564	84.3%	68,655	82.4%
Black Alone	1,081	1.9%	1,879	2.6%	2,789	3.3%
American Indian Alone	385	0.7%	541	0.8%	688	0.8%
Asian Alone	595	1.0%	904	1.3%	1,275	1.5%
Pacific Islander Alone	24	0.0%	42	0.1%	56	0.1%

Land Uses

As the Future Land Use Map (2006) shows, residential low density, commercial and commercial industrial are the three dominant land uses in New Braunfels. Park land along waterways, together with open space, is integrated into residential and commercial spaces. Several mixed-use areas, such as Gruene, represent a moderate amount of New Braunfels current overall land use.

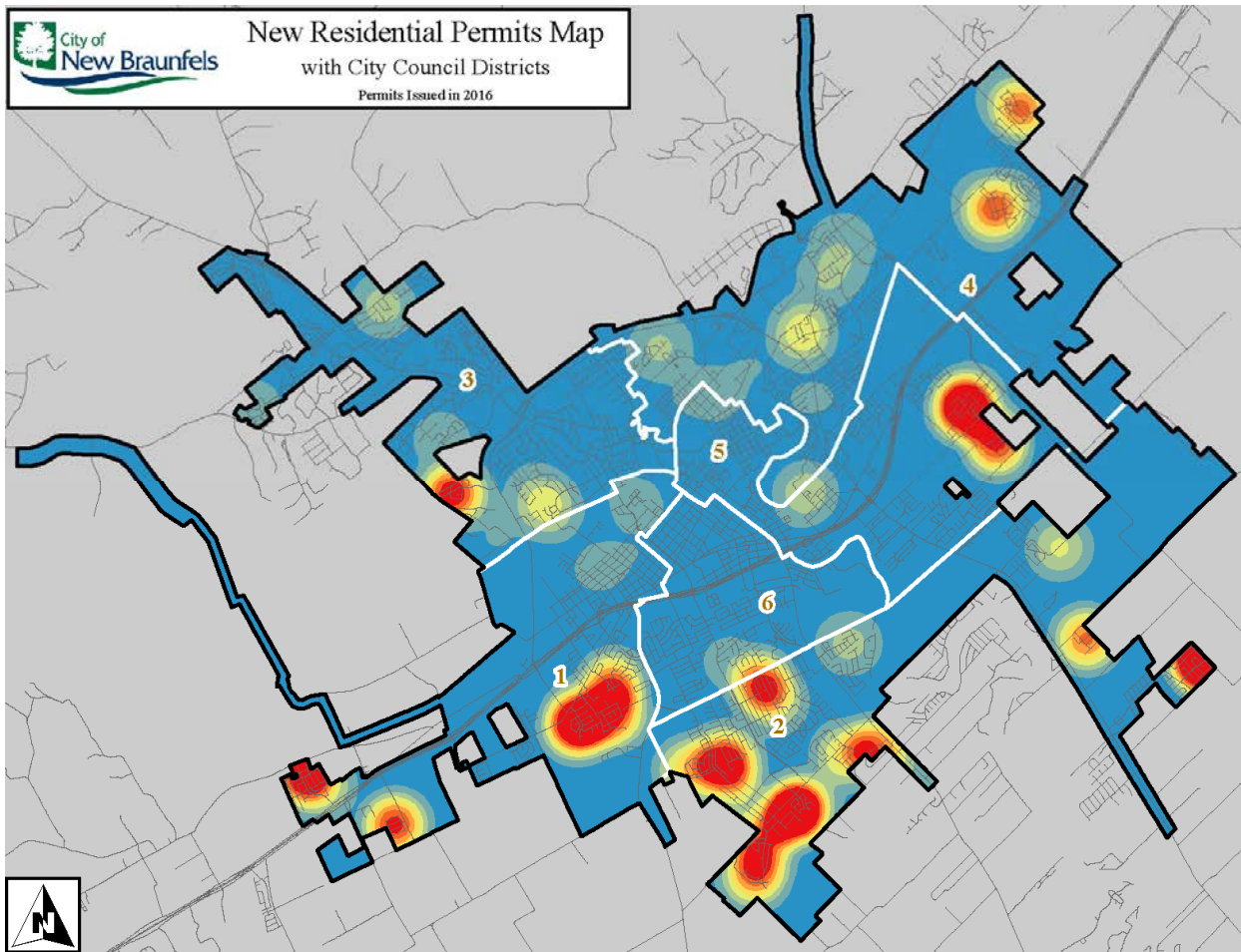
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Land Use	Acre	Percent
Central Business District	28	1%
Cemetery	41	0%
Commercial Industrial	3,575	2%
Commercial Resort	263	1%
Commercial	8,551	3%
Commercial General	6,384	17%
Commercial Neighborhood	280	3%
Commercial Office	330	3%
Commercial General	9	0%
Drainage	48	0%
Government	298	1%
Heavy Industrial	2	0%
Institutional	333	2%
Light Industrial	3,229	2%
Low Density Residential	3	0%
Manufactured Homes	473	1%
Mixed Use	5,058	2%
Open-Parks	1,499	3%
Park	36	0%
Private Recreation	353	0%
Quarry	4,433	0%
Residential High Density	520	2%
Residential Large Lot	36,378	6%
Residential Low Density	42,982	47%
Residential Medium Density	278	2%
Residential Low Density	18	0%
Resort Commercial	5	0%
School	511	1%
Utilities	325	1%
Grand Total	116,245	100%

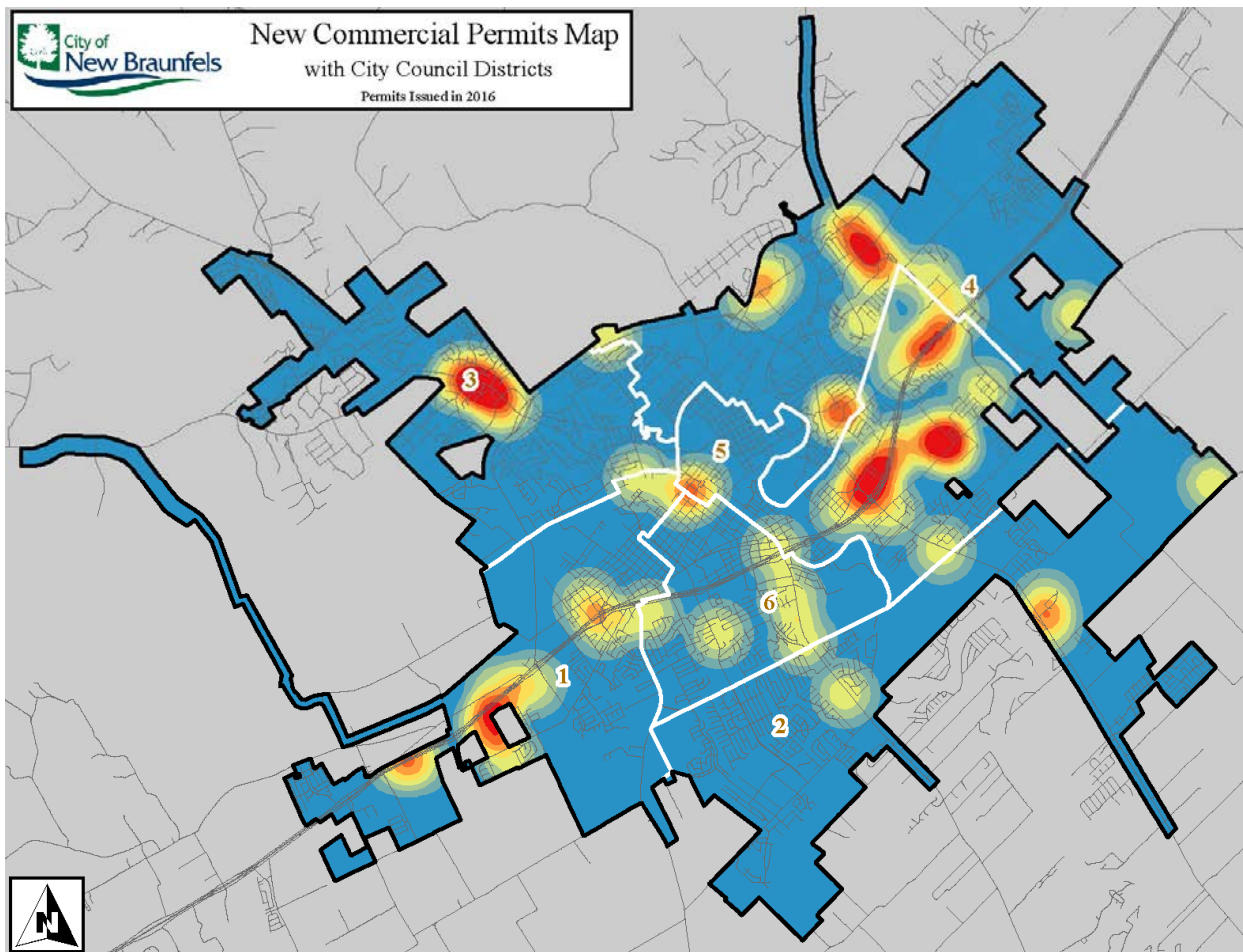
Residential Land Use

New Braunfels is primarily a residential community with a strong commercial and industrial base that emerged from the town's founding settlers. Types of neighborhoods vary, ranging from conventional subdivisions to gated communities and multifamily complexes. Elegant older homes, narrow shaded streets and beautiful yards often characterize more historic long-standing neighborhoods. Many homes are situated near the town's rivers and area lakes. Rural residential landscapes, with homes featuring larger lot acreage, are typically found along the outskirts of the city and extraterritorial jurisdiction, where large tracts of land are beginning to see infill development.



Commercial Land use

Today commercial land uses, shopping, goods and services are clustered downtown and along Interstate Highway 35, Loop 337 and other key transportation corridors. Types of commercial land uses range from general commercial to neighborhood commercial. Diverse commercial uses employ workers in a variety of professions from aerospace, automotive, construction, engineering, finance, health care and manufacturing. In the last nine years, the workforce has increased 44 percent and new primary jobs doubled since 2003, averaging 982 primary jobs per year. (New Braunfels Economic Development Council 2016) Commercial developments provide important sales tax revenue to the city. More commercial land uses help to diversify the tax base and ease tax burdens on both existing and future residential homeowners. New commercial permits indicate that commercial businesses and developers are interested in areas along Interstate Highway 35, as well as emerging places for residents or visitors to shop and work along Walnut Avenue, FM 725 and FM 306.



Economic Competitiveness

The following bulleted lists are summary or snapshot of Strengths & Opportunities identified by community dialogues and initial committee discussions.

Existing Strengths & Opportunities

- Downtown New Braunfels
- Historic Gruene District
- New Braunfels Regional Airport & Industrial Park,
- CHRISTUS Santa Rosa Hospital, 600 N Union Ave; CHRISTUS Ambulatory Surgical Center; CHRISTUS Santa Rosa Emergency Center @ Creekside;
- Resolute Health Hospital, 555 Creekside Crossing --128 beds, 56 acres, I-35 access.
- UTSA Small Business Development Center & Center for Entrepreneurship, 940 W San Antonio St
- Alamo Colleges – Central Texas Technology Center, 2189 FM758 -- Set to double the size of their current facility (adding 30,000 sf to current 25,000 sf facility) to increase higher education and workforce training.
- Wayland Baptist University NB Campus, 1650 Independence Dr

Emerging Opportunities

- Downtown Master Plan to redevelop former City Hall into Downtown Hotel & parking garage.
- Milltown Historic District & Faust Street Bridge

- One of the few areas with moderate to large land/existing buildings for redevelopment, ideally a walkable, mixed use opportunity zone for leveraging affordable housing funds & density bonus programs.
- Titan Industrial Park [\[Link 1\]](#)
 - 96 acres, I-35 access, large lots/dock facilities, Class A Industrial, Footprints between 50k-1M sf, Walmart Distribution Center (employs over 1000) nearby. Already captured major tenant (Canadian General Towers, auto industrial materials & supply) who purchased 28 acres for 240,000 sq ft facility and will invest \$50 million and employ 80+ FT workers by Jan 2018.
- Veramendi Development [\[Link\]](#):
 - Will improve EDC's ability to attract an anchor for Corporate Campus.
 - Future Howard Payne University Campus & New CHRISTUS Campus
 - "380 acres of non-residential uses including a town center, corporate campus, resort hotel, higher-ed campus and 2 elementary schools"
- Recreation Center will spur additional development activity in surrounding area.

Ongoing planning & implementation efforts:

- Economic Development Strategic Plan, New Braunfels Industrial Development Corporation, (2010-2015), Completed
- Economic Development Strategic Plan, New Braunfels Industrial Development Corporation, (2010-2015), Currently ongoing and to be completed & adopted February 2017.
- City of New Braunfels Downtown Implementation Plan (2010)

Economic competitiveness in the context of comprehensive planning refers to examining and strengthening the ability of New Braunfels to compete effectively and prosper in the regional, state, national and global economy. Understanding economic competitiveness involves an examination of New Braunfels' relative performance on core metrics that measure how the community satisfies the needs of job creators, such as unemployment, economic growth, job growth, access to a qualified workforce, K-12 and higher education, and the needs of people to fill those jobs, such incomes and wages, regional mobility, housing, health care, accessible recreation and entertainment. For sustainable economic growth, communities must invest on both sides of the equation New Braunfels is highly competitive in its ability to satisfy the needs of business and industry; however regional and local growth have precipitated challenges on the people-side of the equation: namely, in offering affordable housing, regional mobility, and accessible recreation and entertainment to all residents. Businesses understand that without a strong people-focused strategy, the talent and skilled labor pool can and will eventually be compromised.

The Economic Competitiveness Plan Element Advisory Group works to establish a coordinated approach to economic development. Their goal is to ensure the community is well positioned to attract workers and businesses, and to retain and sustain existing businesses.

Industry Growth

New Braunfels' economic development entities (including Industrial Development Corporation, Economic Development Foundation, Chamber of Commerce, City of New Braunfels Economic Development Manager and the New Braunfels Downtown Association) work together to create sustainable economic growth through quality job growth, diversifying the tax base, and diversifying & expanding the community's portfolio of employers.

Businesses grow by having access to resources in their regional vicinity—like natural resources, unique infrastructure, access to suppliers or consumers, or a talent pool with specialized training & education. Strong industry subsectors tend to grow in clusters of complementary, competitive, or cooperative businesses and associations leveraging their unique resources²³. The US Economic Development Administration defines a cluster as a regional concentration of related industries in a particular location. Understanding the regions assets and historic growth trends provide insights into how to formulate a targeted approach to cultivating growth in a regional context.

New Braunfels is part of the San Antonio-New Braunfels metropolitan area, as defined by the US Census Bureau. The metro spans across the following counties: Atascosa County, Bandera County, Bexar County, Comal County, Guadalupe County, Kendall County, Medina County and Wilson County. According to the US Census, in 2015 the metro ranked 25th in the nation by population (2,384,075), and 1st in the nation in terms of economic growth according to the US Department of Commerce.

New Braunfels is also located adjacent to the Austin—Round Rock—San Marcos metropolitan area, the 33rd largest metro with a population of just over 2 million and the 2nd fastest growing economy (US Census, US Department of Commerce).

The New Braunfels economy is built on a foundation of primary industry sectors that create output which exceeds what the local economy can absorb, thereby growing the economy. New Braunfels' primary sectors include: Tourism and Hospitality; Manufacturing; Health care; and Logistics. Efforts to grow primary jobs are focused around a list of target industries (specific business categories within each primary sector) which are industries that are strategically aligned with regional economic development efforts and with community's unique advantages and specific objectives.

New Braunfels Target Industries
Music Industry
Healthcare and Medical Technologies
Specialty Foods
Data Centers
Logistics and Distribution
Telecommunications and Information
Aviation Suppliers

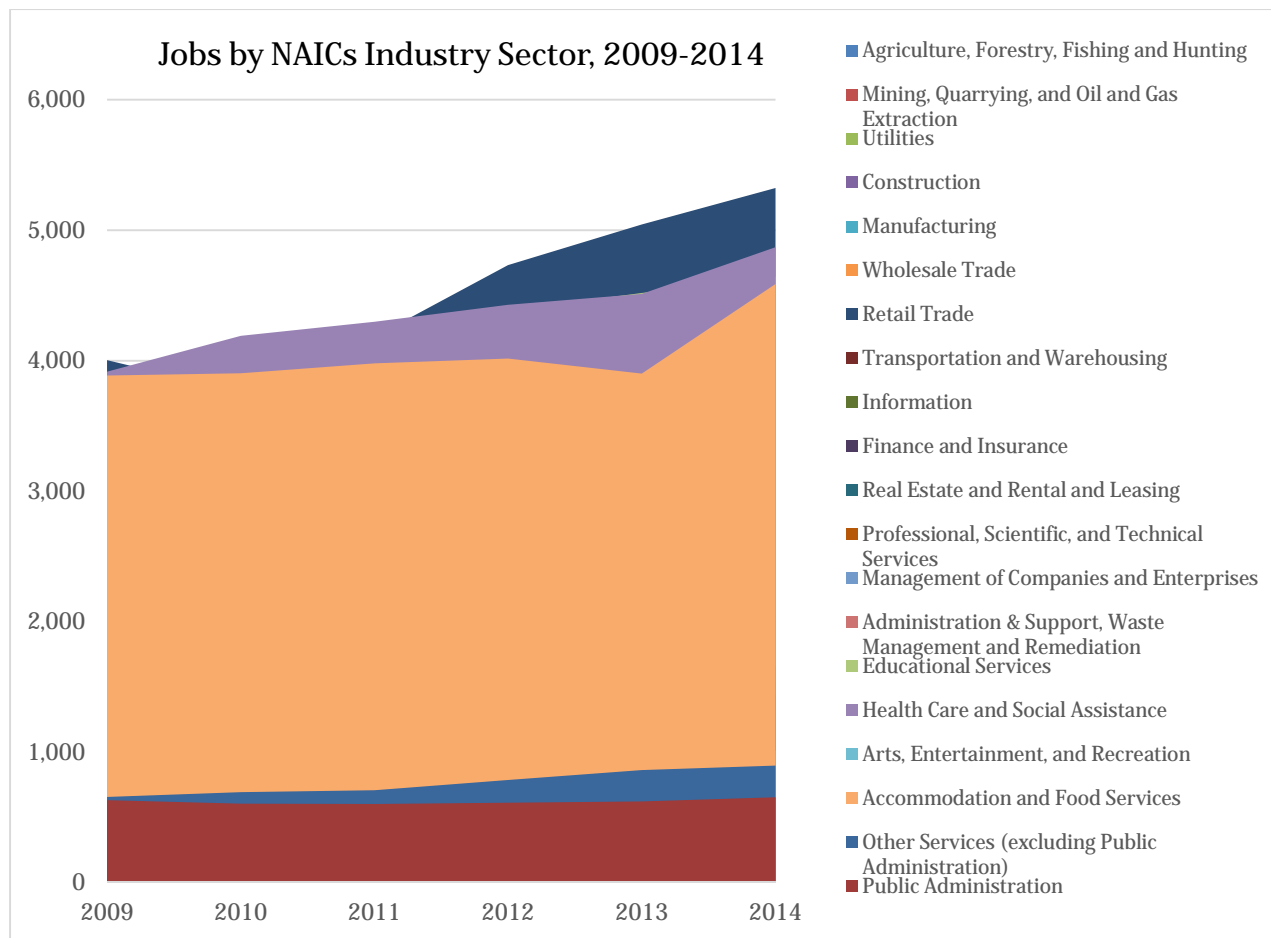
The table to the right lists New Braunfels' current target industries.

The Chamber of Commerce, Industrial Development Corporation, and the City work together to promote the growth of these industries through marketing, business attraction & expansion, providing necessary infrastructure for their continued growth, and coordinating workforce development programs across the K-20 educational pipeline. These entities have leveraged a range of tools depending on

Trending Growth Sectors:

- Retail: 111 percent growth in retail sales tax collections since 2003; 200,000 more sq. ft. coming online; primarily focused in the Creekside Development area off the Interstate Highway 35 corridor.
- Healthcare: Creekside also added Resolute Health Hospital, CHRISTUS Santa Rosa Campuses, medical/professional office as well as accessible, proximate senior and assisted living housing units.

²³ International Economic Development Council: Economic Development Reference Guide, Regional Clusters sections, 2016



Local Jobs by NAICS Industry Sector, 2009-2014

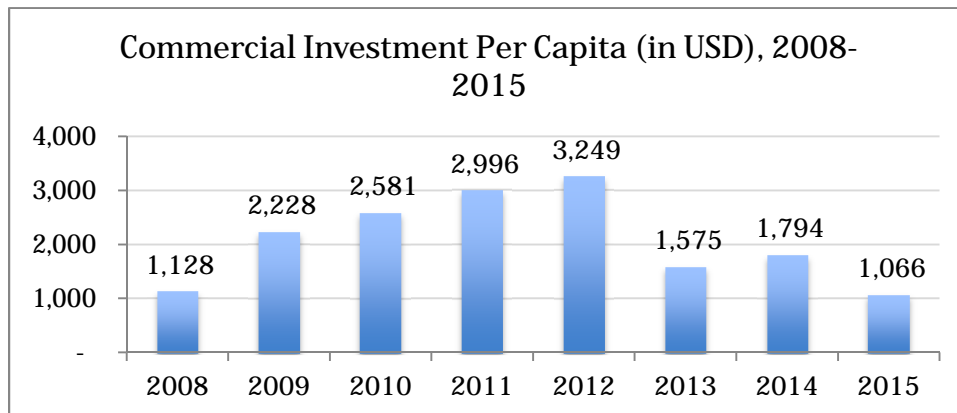
	2009	2010	2011	2012	2013	2014	% +/-*
Agriculture, Forestry, Fishing and Hunting	7	5	0	19	12	10	8.57%
Mining, Quarrying, and Oil and Gas Extraction	26	136	28	27	37	47	16.15%
Utilities	298	333	243	235	247	238	-4.03%
Construction	1,108	988	861	1,015	1,265	1,655	9.87%
Manufacturing	1,754	1,584	1,685	1,558	1,447	1,539	-2.45%
Wholesale Trade	2,077	2,247	2,396	2,420	1,361	879	-11.54%
Retail Trade	4,003	3,759	4,182	4,733	5,043	5,324	6.60%
Transportation and Warehousing	1,377	1,220	1,256	1,355	1,351	1,435	0.84%
Information	202	164	192	216	203	200	-0.20%
Finance and Insurance	493	716	657	677	568	588	3.85%
Real Estate and Rental and Leasing	385	349	334	339	323	398	0.68%
Professional, Scientific and Technical Services	535	560	623	721	789	838	11.33%
Management of Companies and Enterprises	387	401	501	473	556	618	11.94%
Administration and Support, Waste Management and Remed...	536	669	738	663	847	978	16.49%
Educational Services	1,505	1,465	1,534	4,385	4,520	4,644	41.71%
Health Care and Social Assistance	3,915	4,189	4,298	4,429	4,512	4,871	4.88%
Arts, Entertainment and Recreation	700	743	886	872	875	1,010	8.86%
Accommodation and Food Services	3,886	3,902	3,980	4,016	3,901	4,588	3.61%
Other Services (excluding Public Administration)	654	690	705	785	860	895	7.37%

Public Administration	631	604	600	610	621	653	0.70%
*Average Annual % Change, 2009-2014							

Source: U.S. Census On the Map, 2015 5-Year Estimates

Commercial Development

Commercial real estate investments over the past approximately eight years has been focused within the retail and industrial market. The following indicator demonstrates the amount of commercial investment the local economy is able to attract on a per capita basis.



Source: New Braunfels EDC

Industrial Growth: Industrial Growth: New Braunfels is located directly along the Interstate Highway 35 corridor (referred to as “the corridor” below) the primary auto, commuter and distribution fleet connection between the two fastest growing metro regions in the country (San Antonio and Austin) and the most expedient distribution connection to other networks and connections to major population centers stretching from Mexico to Canada. The Central Texas region’s growing incomes, population, and competitive set of economic development tools—from direct incentives to a flexible local taxing toolbox—has long attracted businesses who require a robust supply chain of goods. Growth in manufacturing, retail, ecommerce, and material processing have driven a boom in industrial real estate & services growth along the Interstate 35 corridor.

Like many peer communities along the corridor, New Braunfels has focused economic development efforts on leveraging their location along the I-35 corridor²⁴. It assists the community’s efforts to increase, diversify the property tax base and diversify the economic strengths of the community. The Industrial Development Board’s previous five-year plan (2010-2015) targeted adding 350,000 new sq. ft. into the market and far exceeded this target with the opening of the new, 96-acre Titan Industrial Park and the early capture of some key anchor tenants (namely, CGT). These efforts resulted in the community ultimately adding 740,000 industrial sq. ft.—more than double their target objective.

²⁴ http://www.mysanantonio.com/news/local_news/article/I-35-corridor-booming-northward-3537685.php;
<http://bexarwitness.com/market-watch-ih-35-corridor-gaining-more-industrial/#.WJQGwLYrIb0>;
<https://www.planetizen.com/node/89260/massive-growth-along-i-35-corridor-texas>;
<http://www.bizjournals.com/sanantonio/news/2016/10/10/how-big-is-the-growth-along-the-i-35-corridor-and.html>

Opportunities in Office market

The San Antonio-New Braunfels metro has witnessed strong absorption, falling vacancies, and steady rents for Class A and B office space since 2012 (CBRE, 2016) while continuing to be one of the strongest markets for new construction for the last three years (Transwestern, 2013-2016). In the last 24 months alone, the San Antonio metro added 1.59 million sq feet of Class A & B office space most of which has focused on the Central Business District and the North-Northcentral submarkets. Despite this tremendous pace of added sq ft, rents remain high, which is continuing to drive construction demand in a small set of submarkets (north central and central business) while Markets in the northeast sector of the San Antonio metro along I-35 have attracted mostly industrial, including New Braunfels.

New Braunfels is centrally located within the Greater San Antonio region and has lagged behind other submarkets for new construction. And given the relatively small size, age and location of available office in New Braunfels, the area shows surprisingly low vacancies and higher than expected rents. In summary, despite the less-than-ideal quality of inventory, rents are still high and the region continues to boom. These data indicate a need for New Braunfels to proactively position itself within the metro for office redevelopment, reinvestment or new construction of office space. New Braunfels' strong demographics—high levels of educational attainment, available workforce, high incomes, high real estate values—as well as quality of life, natural resources and attractive housing market make it a competitive market for the construction of a Class A corporate campus development. With a targeted marketing strategy, alignment of land use policy and a forward-looking financing approach, New Braunfels could position itself as a relatively lower-cost alternative for land acquisition with a more accessible and equally competitive talent pool that has already proven to be an attractive place for a white collar/management level workforce to live, work, and play.

Education and Workforce

The City of New Braunfels currently has limited options for higher education. The Alamo Colleges offer courses through NBISD's Learning Center and the Central Texas Technology Center (CTTC). CTTC opened in 2004 at New Braunfels's municipal airport and offers workforce training solutions in addition to freshman and sophomore-level courses, allowing students to carry out the first two years of a degree to complete requirements for licensing and certification in special trades in Texas as well.

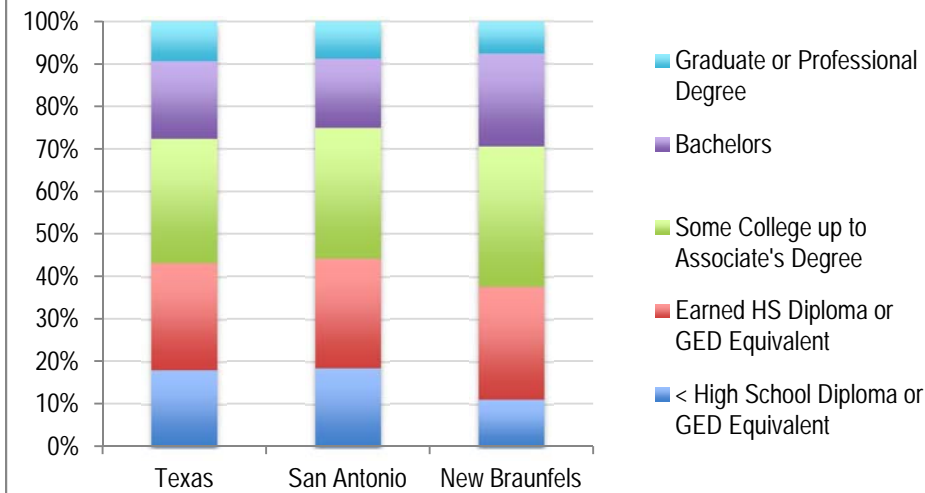
In spring 2012, Howard Payne University in Brownwood, Texas announced it will be making a long-term commitment to the City of New Braunfels with a new campus at the Veramendi development. Howard Payne University will be building a multi-million dollar campus and its educational offerings will include courses in computer information systems, nursing, engineering, and hospitality and tourism.

In Guadalupe County, Texas Lutheran University (TLU) is located in Seguin, which is about 15 miles from downtown New Braunfels. TLU offers four-year degree programs. Several other colleges and universities are within an hour's drive of New Braunfels, including Texas State University in San Marcos (about 18 miles from New Braunfels); the University of Texas and St. Edward's University in Austin (about 50 miles away); and several San Antonio-area schools including the University of Texas at San Antonio, Trinity University, St. Mary's University, University of the Incarnate Word and several Alamo Colleges campuses (all about 30 to 40 miles away).

Educational Attainment of the population over 25 in New Braunfels is higher than that of the State or the City of San Antonio²⁵. Nearly 89 percent have earned at least a high school diploma, and 29.3 percent of this working-age population has earned at or above a bachelor's degree. At the state and metro level, the population lacking a minimum of a High School Diploma or equivalent GED certificate is almost double that of New Braunfels.'

²⁵ City Limits

Educational Attainment, 2015 Population 25 Years or Older



Source: American Community Survey, 5-year estimates, S1501

Educational Attainment for the Population 25 years and older, 2015			
	Texas	San Antonio	New Braunfels
< High School Diploma or GED Equivalent	18.1%	18.5%	11.2%
Earned Diploma or GED Equivalent	25.2%	25.8%	26.5%
Some College up to Associate's Degree	29.2%	30.6%	32.9%
Bachelor's Degree	18.2%	16.2%	21.7%
Graduate or Professional Degree	9.4%	8.8%	7.6%

Source: American Community Survey, 5-year estimates, S1501

New Braunfels also boasts access to a regional labor shed—the working age population living within the area New Braunfels draws labor from—of more than 450,000 and nine institutions of higher learning across the region (NB EDC, 2016). The community's preeminent workforce development institution, Alamo Colleges—Central Texas Technology Center—is more than doubling the size of their New Braunfels campus from 25,000 to 55,000 and correspondingly expanding program capacity²⁶.

²⁶ INNewBraunfels.org: <https://innewbraunfels.com/chamber/2016/08/08/grow-cttc-expansion-set-open/>; 2016 IEDC Awards in Economic Development Application, NBIDC

Emerging Challenges – Workforce Housing and Regional Mobility

Despite the size of the regional workforce and high median incomes of the local population, local wage growth and the wages of newly added jobs remain insufficient to keep pace with the pace of rising rents and home values. According to the New Braunfels EDC, from 2003-2015, the New Braunfels population has increased by 58 percent while only increasing housing units by 23 percent over the same period (US Census, American Community Survey 5-Year Estimates, Selected Housing Characteristics). Additionally, Median Household Income has grown by 74 percent. Rapid population growth among high income individuals that far exceeds new residential growth leads to rapidly rising rents and property values—which is great for existing property owners but presents a drastic effect on local moderate to low-income households and renters. Taxable Property Valuations have increased by 153 percent, and as of 2016 asking rents for 1-2 bedroom for rent units are priced at 20% above Department of Housing and Urban Development Fair Market Rents²⁷.

Median HH Income and Wages for Workers, 2015			
	Texas	San Antonio	New Braunfels
Median Household Income	53,207	46,744	59,721
Median Earnings for Workers	30,263	26,213	31,774

Source: American Community Survey, 5-year estimates

Local Market Rent versus HUD Fair Market Rents					
	Efficiency	1 BR	2 BR	3 BR	4 BR
New Braunfels Median Market Rent*		\$890	\$1,090		
Comal County Median Market Rent*		\$860	\$1,150		
HUD 2016 Fair Market Rent **	\$596	\$739	\$929	\$1,222	\$1,430

Source: New Braunfels Housing Partners, 2016

*Apartment List Rentonomics[Apartmentlist.com]. Measuring base rent; does not include costs of utilities, internet/cable.

**HUD amount includes ALL housing costs including utilities. Use this figure to establish income limits—FMR = 30 percent of income.

To afford a Fair Market Rent for a 2-bedroom apartment (\$929), a household would need to earn a wage of \$17.87 per hour or an annual income of \$37,160; at minimum wage, a household would need 2.5 full-time wage earners (Nlch.org; NBHP, 2016). The table below is a compilation of locally-reported wages by approximately 318 New Braunfels wage-earners. Much of the workforce in New Braunfels earn wages that put them into a position of spending more than 30 percent of their income on housing.

Locally-Reported Occupational Wages

²⁷NB EDC 2016; New Braunfels Housing Partners, 2016; HUDuser, 2016 FMR

https://www.huduser.gov/portal/datasets/fmr/fmr_il_history.html; <http://www.expressnews.com/real-estate/article/Shortage-of-affordable-homes-could-worsen-in-10840935.php?cmpid=gsa-mysa-result>;

	Hourly Wage
Certified Nurse Assistant	\$10.57
Licensed Vocational Nurse	\$18.72
Office Manager	\$15.83
Sales Associate	\$9.40

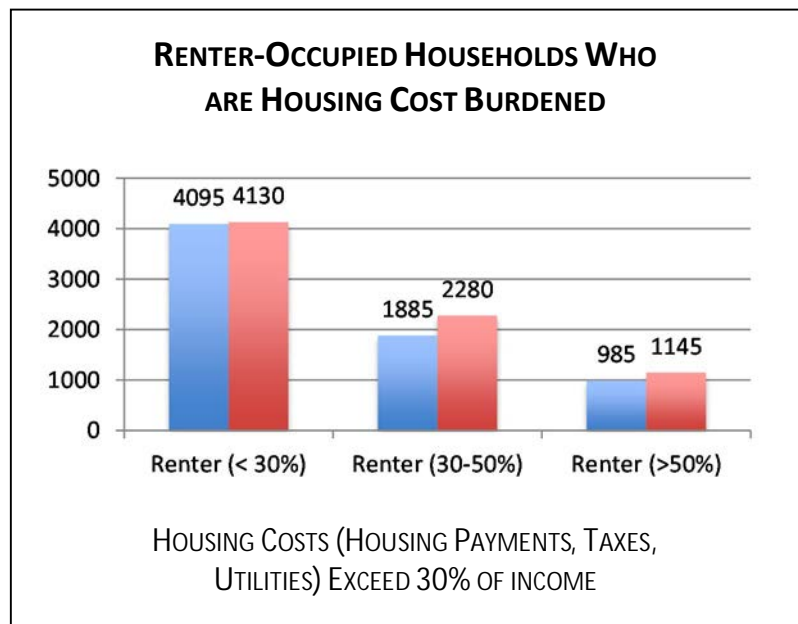
Source: Payscale.com*

*Payscale is a user-focused site for individuals seeking to learn more about what they could make in other areas, what others in their area are making with the same job, etc. Published wages/salaries go through rigorous analysis before making information part of the public survey for an area to ensure these are wages for comparable work, education/certifications, hours, etc. It is a somewhat more granular level of data reported by local people. This helps us to put a more familiar set of faces closer to the issue.

The affordability is impacting a large part of the city's middle-class.

For example, a household earning 50 to 80 percent of area Median Family Income would earn a salary between \$29,861 and \$47,776; a local Office Manager in a standard service industry job earns an average of \$15.83/hr (Payscale.com). Among renter-occupied households in New Braunfels increase by 23 percent from 2008-2013 (2,935 to 3610), and 64 percent of households in this income bracket report they spend more than 30 percent of their income on housing.

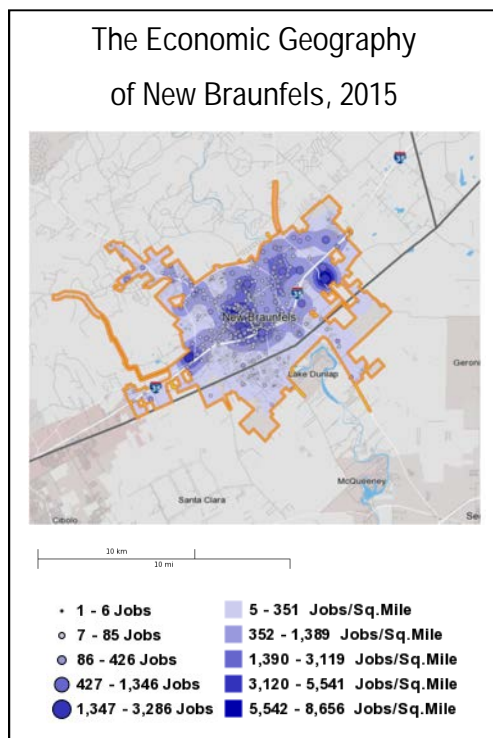
The challenge remains a combination of a need to increase wages and the availability of housing that is affordable to income groups below 80% MFI.



Business Development & Expansion

Primary job growth is a benchmark measure for number of jobs added by employers who produce a good or service that is primarily sold outside the trade area. New Braunfels EDC conducts an annual survey of job growth of more than 50 such local employers (both new and existing) in this category and which indicates that 982 jobs annually since 2004 (NB EDC, 2016 Benchmark Report).

Unemployment levels are also consistently lower than state and metro levels, as indicated by NB EDC reports since 2008. It was last reported as 3.7 percent in October 2016, with the 8-county area measuring at 4.5 percent, and the state at 4.8 percent. Job centers are concentrated along the Interstate Highway 35 corridor, as indicated in the map below. The highest concentration is around the Creekside market which has a combination of high Retail, Healthcare, Logistics and Manufacturing employers.



The outlook among the area's primary employers and business leaders is overwhelmingly positive, according to recent surveys. The primary concerns for future expansion remain two-fold:

- (1) Fast-paced regional growth potentially causing mobility challenges in the movement of people, goods and services;
- (2) The need for public investments to grow, attract and retain a talented and skilled workforce.

Entrepreneurship

New Braunfels' sits in an ideal location to leverage the explosive growth in startups, research and development and entrepreneurial culture of the San Antonio and Austin metropolitan areas. It is a community rich in wealthy, experienced managers and executives—as described by real estate developers, investment managers, economic development leadership and philanthropic fund leaders in the region²⁸—in a region rich in both stable industries that are often resistant to cyclical shifts (government, military, education, etc.) and innovation and technology. New Braunfels' is also seeing its share of influx of Millennials—talented, highly educated, tech-savvy class of labor born between approx. 1982-2000²⁹. The table below shows the competitive balance of young and old by demographic group.

	Texas	San Antonio	New Braunfels
Median Age	34.5	36.1	33.1
Young and Mobile Emerging Talent Pool			
Population 25-29 years	7.3%	8.2%	7.4%
Population 30-34 years	7.2%	7.4%	7.5%
Population 35-39	6.8%	6.5%	7.0%
Total	21.3%	22.1%	21.6%
Outgoing Manager/Executive Talent Pool			
Population 55-59	5.9%	5.6%	5.4%
Population 60-64	5.0%	4.8%	4.7%
Population 65-69	3.8%	3.7%	4.0%
Total	14.7%	14.1%	14.1%

However, despite these strong demographics, entrepreneurial activity is lagging in New Braunfels, relative to the region. The following emerging opportunities can catalyze entrepreneurial growth in the community: Howard Payne University's new campus, developing a cutting edge corporate campus, the small but burgeoning network of creative entrepreneurs, cowork spaces, and the emergence of a local angel network.

In addition to building the complex infrastructure of an entrepreneurial ecosystem, increasing the community's place-based amenities will make the city more attractive to the creative minds that will fuel the entrepreneurial engine, such as by increasing access to and visibility of trails and open spaces and a push to expand startup resources to small, independent food, arts and culture related businesses.

²⁸ Pegasus Planning & Development, interviews conducted vis-a-vis Economic Development Strategic Plan, Oct 2016-Jan 2017.

²⁹ <http://www.newstrategist.com/store/files/BB8.SamplePgs.pdf>

Quality of Place

Talented, creative people seek areas where they are constantly exposed to inspiring spaces, places, and people. New Braunfels' rich cultural heritage, stunning natural resources, tourism amenities, small town feel, and quality of life give it a distinct sensibility. Downtown New Braunfels and the Gruene Historic District qualify as unique places that are also real assets for economic development. Other services, such as the CHRISTUS Santa Rosa Hospital, CHRISTUS Ambulatory Surgical Center, Resolute Health Hospital, UTSA Small Business Development Center and Center for Entrepreneurship, Central Texas Technology Center and Wayland Baptist University New Braunfels Campus enhance both the city's economic productivity, and its appeal for employers and investment.

However, there is limited access to much of its rich amenities for residents. There are relatively few areas with walkable, accessible, small-scale retail or dining establishments. There are gaps in bike and pedestrian networks to make it easy for residents to maximize their proximity to such attractive resources. Investing in these resources is not only a direct investment in what people want; it will also make the community more competitive for attracting businesses who offer higher-wages and are looking for a place that will keep their people happy and productive. As one of the few areas with moderate to large land/existing buildings for redevelopment, the Milltown Historic District and Faust Street Bridge area are ideal opportunities to target mixed use development, and to leverage affordable housing funds and density programs.

Dialogue 1 Summary

At the Visioning Workshop held on November 29, 2016, the public identified strengths and opportunities related to Economic Competitiveness. The following represents key takeaways from each group's discussion regarding strengths and opportunities in New Braunfels. These strengths and opportunities will be further addressed in subsequent chapters.

Strengths

- Cultural and natural resource-based tourism are critical to New Braunfels' economy.
- New Braunfels' strategic location along the Interstate Highway 35 corridor offers a variety of economic development opportunities.
- City officials and community members approach economic development with a shared "can do" spirit.
- New Braunfels and its development community have mobilized large real estate development projects, including the Veramendi development and Titan Industrial Park, with significant economic upside for the city.

Opportunities

- Enhanced regional and local transportation options, including public transportation, could improve the movement of people and goods into and out of New Braunfels.
- As New Braunfels grows and its demographics shift, economic development initiatives need to involve all members of the community.

Tourism

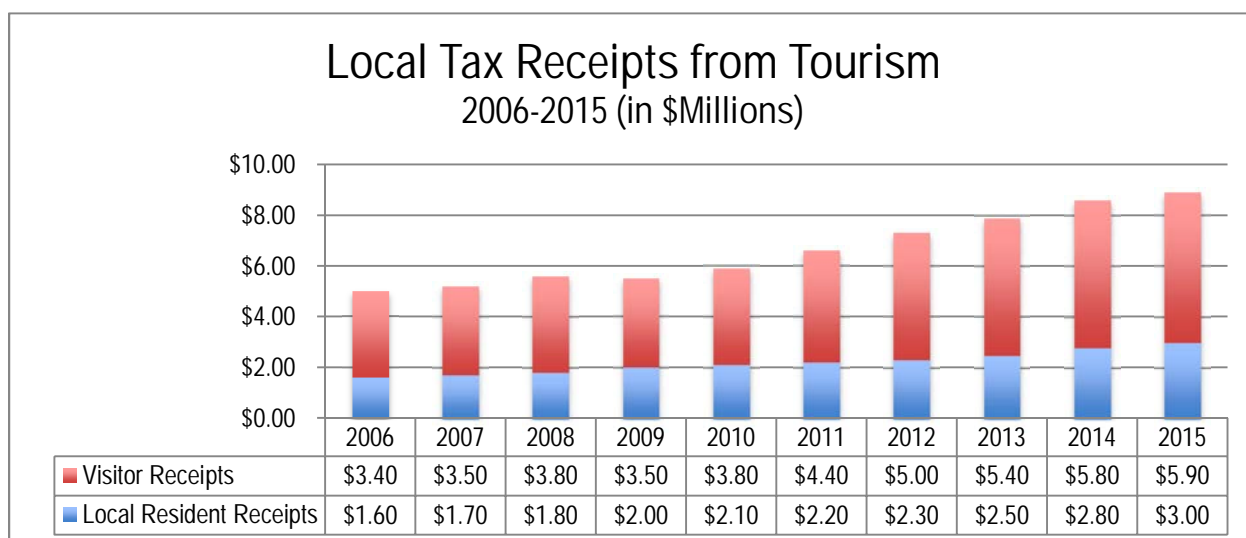
New Braunfels has long been one of Texas' premier tourism destinations. New Braunfels has diversified its tourism assets from summer-related assets such as the Guadalupe and Comal Rivers, or Schlitterbaun Water Park, to Fall and Spring festivals such as Wurstfest and Gruene.

The Tourism Plan Element Advisory Group focuses on goals and policies to capitalize on the positive impacts of tourism on the community. This includes the economy and the unique sense of place it engenders, as well as goals and policies that address tourism's impacts on infrastructure, public safety and the environment.

One of the largest industries worldwide and certainly in New Braunfels, Tourism and Hospitality not only provides direct employment opportunities but also gives indirect employment (2013 Economic Impact Study demonstrated a \$531 Million per year impact).

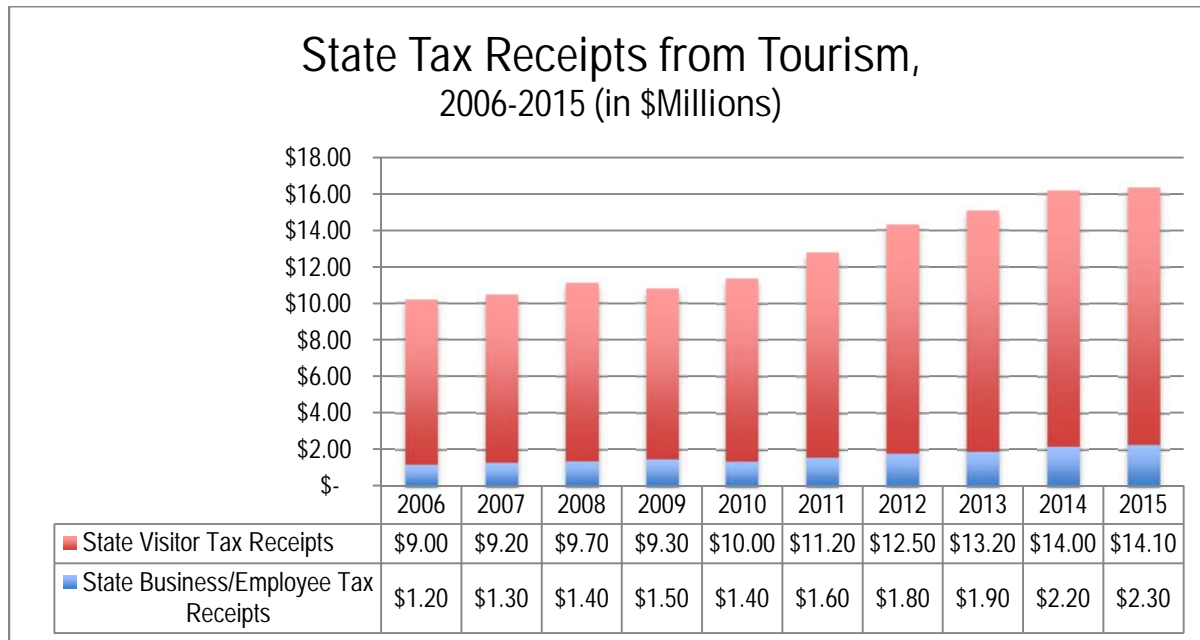
It is important to understand that Tourism is one of the most immediately impacted industries during an economic downturn, therefore continued economic diversity is important for New Braunfels. Yet, strengthening this industry is equally important. To that end, the most important areas to focus on for tourism include:

- Workforce Housing for the relatively lower wage tourism employees. Tourism is highly seasonal, therefore wage and salary data tend to sit below area median figures; however, seasonal labor from peak tourism months (particularly the summer months) can also counterbalance their employment cycles with local opportunities in other off-season opportunities trade and logistics (Ex: Walmart Distribution). Through strategic implementation and targeting, the community can convert some transient labor that is clogging regional infrastructure into established, gainfully employed residents.
- Downtown and Redevelopment Growth for perennial tourism (local and out of town)
- Residents generate approximately one third of gross tax receipts; and, annual tax receipts from locals increased at a faster rate (approx. 7.5 percent), than that of visitor receipts since 2006 (approx. 6 percent). Residents could be a strong source of anticyclical spending at tourism sites.



Source: Dean Runyan and Texas Department of Economic Development and Tourism

- Connectivity through bike-lanes, bike-share and reliable transit throughout New Braunfels but also to other regional tourism destinations such as the San Marcos Outlets, downtown Austin or Downtown San Antonio.
- Our regions' population centers are a tremendous opportunity for a day-trip length destination like New Braunfels. Transit connections could be used inflow/outflow of tourists and commuters.
- Young, talented workers and Millennials are increasingly seeking communities which offer a car-optional life-style.
- Local and regional bike paths and greenway connections could service tourists and reduce parking pressure in concentrated tourism hubs; especially if focusing on connections between corridor communities (ex: Seguin, Schertz, etc.) where much of the city's workforce inflow is coming from.



Source: Dean Runyan and Texas Department of Economic Development and Tourism

Hotels

Part of New Braunfels' tourist economy are the lodging resources needed to accommodate the influx of visitors during peak visitation season. As of November 2016, New Braunfels has 147 hotels, lodgings or short-term rental facilities. Of those, 80 met the minimum threshold to report sales revenue or taxable sales to the State Comptroller.

Of those that reported, 14 had between 10 and 20 rooms, 37 between 20 and 74 rooms, and 12 had more than 75 rooms. The largest hotel is the Resort at Schlitterbahn, with 147 rooms. Gross monthly receipts were \$2,560,374 (\$2,178,851 taxable).



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. A)

Presenter/Contact

Patrick Aten, City Secretary
(830) 221-4010 - paten@nbtexas.org

SUBJECT:

Discuss and consider approval of the minutes of the regular City Council meeting of March 13, 2017.

BACKGROUND / RATIONALE:

N/A

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

N/A

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the minutes of the regular City Council meeting of March 13, 2017.

**MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, MARCH 13, 2017**

The City Council of the City of New Braunfels, Texas, convened in a Regular Session on March 13, 2017, at 6:00 p.m.

City Councilmembers present were:

Present: 7 - Mayor Barron Casteel, Councilmember George Green, Councilmember Justin Meadows, Councilmember Ron Reaves, Councilmember Chris Monceballez, Mayor Pro Tem Wayne Peters, and Councilmember Leah García

City Staff present were:

City Manager Robert Camareno, Assistant City Manager Kristi Aday, Assistant City Attorney J. Frank Onion, City Secretary Patrick Aten, Assistant City Secretary Andrea Cunningham, Public Works Director Greg Malatek, and Environmental Services Manager Bryan Ruiz.

The meeting was called to order by Mayor Casteel in the New Braunfels City Hall Council Chambers at 6:02 p.m. Councilmember Green gave the invocation; and Mayor Casteel led the Pledge of Allegiance and the Salute to the Texas Flag.

PRESENTATIONS:

Robert Camareno presented an update on the Self Insurance Fund.

Holmes Murphy & Associates Vice President of Business Development, Jarrad Wills, spoke regarding the item.

1. MINUTES

- A) Discuss and consider approval of the minutes of the special and regular City Council meetings of February 27, 2017.

Mayor Casteel read the aforementioned caption.

A motion was made by Councilmember Green, seconded by Councilmember García, that this item be approved. The motion passed unanimously.

2. CITIZENS' COMMUNICATIONS

No one spoke during Citizens' Communications.

3. **CONSENT AGENDA**

- A) Approval of the appointment of one individual to the Animal Services Advisory Board for a term ending November 1, 2019.
- B) Approval of the appointment of two individuals to the Downtown Board for terms ending May 31, 2019.
- C) Approval of a resolution adopting an order cancelling the May 6, 2017 Regular Election for Mayor and City Council Districts Five and Six; and declaring the candidates for Mayor and City Council Districts Five and Six Elected.
- D) Approval of the purchase of replacement firefighter personal protective equipment from NAFECO, Inc., and declaring the old equipment surplus.
- E) Approval for the submission of a grant application to the American Library Association Public Programs Office to participate in the NASA@ My Library STEM Education initiative and authorizing the City Manager to accept funds and execute all contract documents associated with the grant, if awarded.
- F) Approval of a resolution recommended by the New Braunfels Industrial Development Corporation to provide up to \$450,000 to the City of New Braunfels for a project to operate and maintain Landa Park Golf Course at Comal Springs.
- G) Approval of indefinite delivery indefinite quantity contracts with additional professional services firms on an as-needed basis.
- H) Approval of an interlocal agreement between the City of New Braunfels and Comal County for the County to occupy approximately 5,700 square feet, have shared use of approximately 1,200 square feet and use of approximately 0.30 acres of adjacent property, located at 424 S. Castell Avenue for use as County offices and court facilities, and authorization for the City Manager to execute all necessary documents.
- I) Approval of the second and final reading of an ordinance amending Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Area A.

- J) Approval of the second and final reading of an ordinance amending Section 126-346 of the Code of Ordinances to create no parking zones on Floral Avenue and Rainy Creek.
- K) Approval of the second and final reading of an ordinance regarding a proposed amendment to the "Highland Grove" Planned Development District Concept Plan and related Development Standards, on property comprising 228.68 acres located south and east of the intersection of Rueckle Road and Morningside Drive.

Approval of the Consent Agenda

Mayor Casteel read the aforementioned captions. A motion was made by Councilmember Green, seconded by Councilmember García, to approve the Consent Agenda. The motion passed unanimously via roll call vote.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider approval of the appointment of one individual to the Library Advisory Board for a term ending September 26, 2019.

Mayor Casteel read the aforementioned caption.

Patrick Aten presented the item.

A motion was made by Councilmember Green, seconded by Mayor Pro Tem Peters, to approve the appointment of Connie Born to the Library Advisory Board for a term ending September 26, 2019. The motion passed unanimously.

- B) Public hearing and first reading of an ordinance amending Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Area B.

Mayor Casteel read the aforementioned caption.

Greg Malatek presented the item.

Josefa Cedillo, Violet Tanneberger, and Frank Szehner spoke during the public hearing.

A motion was made by Mayor Pro Tem Peters, seconded by

Councilmember García, that this item be postponed to the next regular City Council meeting on March 27, 2017. The motion passed via the following vote:

In Favor:

Mayor Casteel, Councilmember Meadows, Councilmember Reaves, Councilmember Monceballez, Mayor Pro Tem Peters, and Councilmember García

Opposed:

Councilmember Green

<City Council took a break.>

- C) Discuss and consider approval of the second and final reading of an ordinance amending Chapter 62, Article VII - Smoking in Public Places, of the Code of Ordinances, by amending definitions, adding electronic smoking devices, prohibiting smoking in bars, private clubs and hotel/motel rooms; adding vape shops to exceptions; and prohibiting outdoor smoking within five (5) feet of entrances, exits, operable windows and ventilation systems of places where smoking is prohibited.

Mayor Casteel read the aforementioned caption.

Bryan Ruiz presented the item.

Tim Souder, Chad Buchman, Joyce Yannuzzi, Joel Dunnington, Tony Siracusa, Corey Dement, Greg McFarland, Vance Hinton, and Jerry Saavedra spoke regarding the item.

A motion was made by Councilmember Monceballez, seconded by Councilmember Green, that this item be approved. A motion was made by Councilmember Meadows, seconded by Councilmember García, to amend the main motion by excluding bars and private clubs from the outside distance requirement.

Tim Souder, Jerry Saavedra, Joel Dunnington, and Island Toler spoke regarding the amendment.

The amendment passed 5 to 2, with Councilmembers Green and Monceballez opposed. The amended main motion passed via the following roll call vote:

In Favor:

Mayor Casteel, Councilmember Green, Councilmember Meadows, Councilmember Reaves, Councilmember Monceballez, and Mayor Pro Tem Peters

Opposed:

Councilmember García

The City Council did not adjourn into Executive Session.

This regular City Council meeting adjourned at 7:49 p.m.

Date Approved: March 27, 2017

BARRON CASTEEL, MAYOR

Attest:

PATRICK ATEN, CITY SECRETARY



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. A)

Presenter/Contact

*Greg Malatek, Director of Public Works
(830) 221-4020 - gmalatek@nbtexas.org*

SUBJECT:

Approval of a resolution amending Resolution 2014-R38 to support structural and design changes to the San Antonio Street Bridge over the Comal River.

BACKGROUND / RATIONALE:

The Texas Department of Transportation (TxDOT) Off-System Bridge Program replaces or rehabilitates structurally deficient and functionally obsolete bridges located on public roads and streets off the designated state system. This item allows for widening the travel lanes, widening the sidewalks, updating the bridge rail, and improving the load capacity for the San Antonio Street Bridge over the Comal River. This resolution is support of the project along with increasing the City's equivalent match participation (EMP) which will be covered by the Alves Lane improvement project.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	Yes	City Plan/Council Priority:	Strategic Priorities: (Infrastructure) - Use of a variety of funding sources for operational and capital needs
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FISCAL IMPACT:

City is responsible for needed right-of-way and utility adjustments. Design and Construction are funded through TxDOT's Off-System Bridge Program.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of this resolution.

RESOLUTION NO. 2017 – R_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS TO AMEND RESOLUTION NO. 2014-R38 TO SUPPORT STRUCTURAL AND DESIGN CHANGES TO THE SAN ANTONIO STREET BRIDGE OVER THE COMAL RIVER WHICH WOULD INCREASE THE NECESSARY EQUIVALENT MATCH PROJECT (EMP) PARTICIPATION.

WHEREAS, the federal off-system bridge program is administered by the Texas Department of Transportation (the State) to replace or rehabilitate structurally deficient and functionally obsolete (collectively referred to as deficient) bridges located on public roads and streets off the designated state system; and

WHEREAS, the **City of New Braunfels**, hereinafter referred to as the Local Government owns a bridge located at **San Antonio Street over the Comal River**, National Bridge Inventory (NBI) Structure Number **15-046-0-B0015-50-001**, Local Designation B015-50-001; and

WHEREAS, the **City of New Braunfels**, by Resolution 2014-R38 dated **August 11, 2014** and in accordance with 43 TAC Section 15.55(d), has assigned their Equivalent Match Project (EMP) work to be used as match towards the bridge located at San Antonio Street.

WHEREAS, the estimate used to determine the EMP was for rehabilitation of the structure and would have had limited improvement of the structural and functional use of the bridge; the City of New Braunfels supports design modifications that would include significant improvements to the current structure and function of the bridge by widening the structure to 48' consisting of two – 15' foot travel lanes, two – 2' foot shoulders and two- 8' foot sidewalks with bridge rails. This change in design increases the required local match; the current EMP defined as Alves Lane Improvement Project has sufficient funds to cover the increase in required match.

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

THAT, the excess EMP work is assigned to the federal off system bridge project located at San Antonio Street at the Comal River and the existing agreement will be modified

and executed between the State and the Local Government to substantiate the change in the estimate and the design.

PASSED ADOPTED, AND APPROVED this the ____ day of _____, 2017.

CITY OF NEW BRAUNFELS, TEXAS

By: _____
BARRON CASTEEL, Mayor

Attest:

PATRICK ATEN, City Secretary



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. B)

Presenter/Contact

*Matthew Eckmann, Real Estate Manager
(830) 221-4089 - meckmann@nbtexas.org*

SUBJECT:

Approval of acquisition funds in the amount of \$300,000.00 for purchasing Right of Way, Drainage Easements, and Utility Easements on the Klein Road Reconstruction Bond Project.

BACKGROUND / RATIONALE:

The Klein Road Reconstruction Project is one of the approved Proposition One projects included in the 2013 Bond Program, which will include Sidewalks, Roadway and Drainage Improvements along Klein Road.

On October 28, 2013 City Council approved a contract with Lockwood, Andrews and Newnam, Inc. to provide right of-way services to the City for the 2013 Bond Projects. On April 11, 2016 Council approved a task order for Lockwood, Andrews and Newnam, Inc. to acquire the necessary parcels for the Klein Road Reconstruction Project.

As a part of this project, a number of right-of-way parcels, drainage easements and utility easements are being acquired by the City. Initial offers will be extended to the 29 Property Owners in the total amount of approximately \$225,000.00. In addition to the offers that will be extended to the Landowners, a contingency amount of \$75,000.00 is also requested to cover necessary Title Closing expenses and approved counteroffers.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	Yes	City Plan/Council Priority:	Strategic Priorities: Continue an ongoing program of infrastructure construction and maintenance.
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FISCAL IMPACT:

Expenditures associated with right-of-way acquisition are a component of the Klein Road Reconstruction Project. Therefore, sufficient funds are available to approve the acquisition funds as described above.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of acquisition funds for the Klein Road Reconstruction Project.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. C)

Presenter/Contact

*Jared Werner, Assistant Director of Finance
(830) 221-4387 - jwerner@nbtexas.org*

SUBJECT:

Approval of an amendment to the contract between the City of New Braunfels and the Greater New Braunfels Chamber of Commerce Inc. concerning the use of Hotel Occupancy Tax.

BACKGROUND / RATIONALE:

The City contracts with the Greater New Braunfels Chamber of Commerce for the provision of marketing, tourism support and convention activities. As part of this agreement, and as provided in state statute, the chamber receives 50 percent of the City's hotel/motel tax revenue (HOT) to support these activities. The City Council approved a new contract on June 9, 2014. In November of 2014, the contract was amended by City Council to allow for reasonable time for the audited financials of the Convention and Tourism Fund to be delivered to City Council.

The current contract remits monthly payment to the chamber that equal 50 percent of actual hotel/motel collections collected in the previous month. In discussions with chamber staff, it has been determined that this current arrangement and payment method creates significant cash flow problems for the Convention and Tourism Fund. As we are aware, the collection of hotel/motel taxes is seasonally impacted. Therefore, during the first six months of the fiscal year (approximately), the payments are much smaller than those remitted during the summer months. Over the past couple of years, the chamber has shifted to more digital and on-line promotional modes and methods of advertisement, which require either partial or full payment up front. Prior to, print media and publications was the main mode of advertisements, which didn't require payment until those goods were received (later in the fiscal year).

To address this cash flow issue, staff is recommending an amendment to section 6.1 of the current agreement (attached). The change modifies remittance of hotel/motel proceeds in a way that allows up to 50 percent of the budgeted expenditures to be reimbursed during the first six months of the fiscal year. For the remainder of the fiscal year (April-September), payments would only be remitted that reconcile with 50 percent of the actual fiscal year to date total hotel/motel proceeds.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

N/A

FISCAL IMPACT:

There is no fiscal impact stemming from the amendment, the chamber will still receive the 50 percent of actual hotel/motel taxes collected.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the contract amendment.

**AMENDED AGREEMENT BETWEEN THE CITY OF NEW
BRAUNFELS AND THE GREATER NEW BRAUNFELS
CHAMBER OF COMMERCE, INC.
CONCERNING THE USE OF FUNDS FROM THE HOTEL OCCUPANCY
TAX**

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This Amended Agreement is made this the xx day of xx, 2017 by and between the City of New Braunfels, a Municipal Corporation of the State of Texas, hereinafter called "City", acting herein by and through its City Manager, and the Greater New Braunfels Chamber of Commerce, Inc., a private non-profit corporation hereinafter called "Chamber", acting by and through its duly elected officers.

SECTION 1 LEGAL AUTHORITY

The City of New Braunfels collects a local hotel occupancy tax as authorized by Section 351 of the Texas Tax Code ("Act"). Pursuant to the Act, the City expends the funds collected for the purpose of advertising and encouraging the growth of tourism and convention activity in the City as outlined in Section 122-31 of the New Braunfels Code of Ordinances ("Code").

SECTION 2 TERM OF AGREEMENT

The original Agreement became effective on October 1, 2014 and terminate on September 30, 2019. This agreement may be renewed for two additional five year periods, subject to the provisions of Section 10 below. The amended agreement shall not change the terms of Section 2.

SECTION 3 SERVICES TO BE PROVIDED

3.1 As part of its obligation under the Act to use local hotel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry, the City hereby agrees to pay to the Chamber fifty percent (50%) of the money actually received by the City from the local hotel occupancy tax ("HOT") in consideration for the Chamber advertising and promoting tourism for the visitor market from which the City derives direct tourist income benefit. The City Council shall approve the Chamber's annual tourism budget

3.2 The Chamber agrees to conduct a continuing program of state-of-the-art advertising and promotion for the purpose of attracting visitors, tourists, and conventions to the City by publishing and distributing brochures and community information packets, by advertising in various appropriate tourist publications and general media publications, by representing the City at travel shows and other such events, by participating with state and regional agencies in tourist development programs of benefit to the City, and by using all appropriate means to increase the traveling public's awareness of the resort, meeting and recreational advantages of the City. The Chamber shall distribute

information on all local accommodation establishments that pay hotel occupancy taxes to the City via an accommodation guide updated by the Chamber annually.

SECTION 4 INDEPENDENT CONTRACTOR

It is expressly understood and agreed by and between the parties that the Chamber is hired and engaged as an independent contractor and is not an officer, agent or employee of the City.

SECTION 5 MANAGEMENT OF FUNDS

5.1 The Chamber agrees to maintain a separate financial account of the HOT funds received from the City and may not commingle the funds with any other account. It is understood and agreed by and between the parties that, upon budget approval by the City, a fiduciary duty is created in the Chamber with respect to expenditure of the revenue provided.

5.2 The Chamber agrees to maintain complete and accurate financial records of each receipt and expenditure of the HOT funds and, upon request of the City Council or other person, shall make the records available for inspection and review during normal business hours in accordance with the Texas Public Information Act.

5.3 It is understood and agreed by and between the parties that HOT funds may be spent by the Chamber for day-to-day operations including supplies, salaries, office rental, travel expenses, and other administrative costs, if same have been previously approved in the budget and if directly related to the services provided under Section 3.2.

5.4 The Chamber shall provide a proposed line item budget to the City Council for approval that will include administrative and operations costs. The proposed budget for the next fiscal year shall be provided no later than June 30 of each year. An annual report of activities shall be provided no later than November 30 of each year. The budget shall provide a complete financial plan and shall contain the following:

- 1) A budget message, explanatory of the tourism/promotional activity contracted, which message shall contain an outline of the plan of activities and set forth the reasons for the salient changes from the previous year (as applicable) and any major budgetary revisions. Any subsequent budgetary revision that increases the total budget appropriation (excluding reserves) will require City Council approval. All items of expenses shall contain narratives as the basis of the expenditure; and a consolidated statement of anticipated receipts and expenditures for all funds.

5.5 The Chamber shall submit semi-annual financial reports no later than 60 days after the end of each reporting period (the reporting periods being October through March and April through September). These reports shall identify a budget comparison of the HOT funds received by contract and the uses thereof as defined in the overall

budget.

5.6 The Chamber shall submit a fiscal year audited financial report to the City, showing in detail the disbursement and use of HOT funds paid to the Chamber pursuant to this Agreement, no later than sixty (60) days after the end of each calendar year of this Agreement. In addition, the City reserves the right to request an annual audited financial statement reflecting the financial position of the entire Chamber of Commerce during the term of this Agreement. The Chamber agrees to provide a current audited statement (current defined as no later than the last fiscal year), such statement to be delivered within twenty (20) days upon receiving a request of the City Manager or Mayor.

SECTION 6.

TRANSFER OF FUNDS

6.1 For the first six months of the fiscal year (October-March), the City shall remit to the Chamber an amount not to exceed fifty percent (50%) of the approved annual budgeted expenditures. Beginning in April and continuing through the end of the fiscal year, monthly payments will be submitted that reconcile the amount remitted to fifty percent (50%) of the actual hotel/motel collections fiscal year to date (including quarter ending payments when applicable). Chamber will maintain no more than a \$100,000 or five percent (5%) fund balance/reserve, whichever is the greater amount. The fund balance reserve is calculated as five percent (5%) of the annual operating and maintenance expenditures adopted in the current fiscal year budget or \$100,000, whichever is greater. The last monthly payment of the fiscal year shall be in an amount that reconciles, in accordance with Section 6.2, actual-CTF Convention and Tourist Fund (CTF) expenditures in the fiscal year plus the required reserve as defined in this section with the amount paid to the CTF in the first eleven months of the fiscal year. City shall remit the monthly payments to the Chamber within forty-five (45) days after the end of each month.

6.2 Within forty-five (45) days after the end of each fiscal year, City and Chamber will reconcile the payments made during the year with actual CTF expenditures as well as the required reserve as defined in Section 6.1, and either a reimbursement from Chamber to City or an additional payment from City to Chamber will be made in order to reflect the true monetary payments required to be made pursuant to this Agreement for the preceding calendar year. In no case shall the total payment to the CTF exceed 50 percent of the total local hotel occupancy tax received by the City in a fiscal year.

6.3 If, in any fiscal year, 50 percent of the local hotel occupancy tax revenue exceeded the CTF's actual expenditures plus the required reserve (as defined in Section 6.1), then the Chamber will submit to the City Council an amended budget that addresses the use of those funds.

SECTION 7

INDEMNIFICATION

The Chamber agrees to indemnify the City, its officers, agents, and employees, from any and all claims, losses, causes of action and damages, suits, and liability of every kind including all expenses of litigation, courts costs, and attorney fees, for injury to or death to any person, or for damage to any property arising from or in connection with the operations of the Chamber, its officers, agents and employees carried out in furtherance of the Agreement.

SECTION 8 INSURANCE

The Chamber shall maintain a comprehensive general liability insurance policy, with an insurance company or companies authorized to do business in the State of Texas, which shall include bodily injury, property damage, contractual and automobile liability coverage with a minimum coverage of not less than \$1,000,000. In addition, workers' compensation insurance coverage shall be provided by the Chamber in accordance with State Law.

SECTION 9 TERMINATION

If either party materially breaches this Agreement, the other party may terminate the Agreement by providing thirty (30) days written notice to the defaulting party; provided, however, that the defaulting party may cure the default within the 30-day notice period if same can be cured. Should a dispute arise regarding the existence of a material breach or whether a default has occurred or whether the default has been cured, then the parties shall make a good faith effort to resolve the dispute, including presenting the issue to a mediator approved by the parties, before the Agreement is declared terminated or in default.

SECTION 10 RENEWAL

Sixty (60) days prior to the end of the term of the contract , the Chamber may submit to the City Manager evidence of justification for exercising the option to renew this contract with the City for an additional five year period, not to exceed two-five year renewal periods. It is understood and agreed that the Chamber is not entitled to any right of automatic renewal of this Agreement for the ensuing year, or years, since such option under the Acts rests exclusively with the City Council.

SECTION 11 NOTICE

Wherever notice is required or permitted, the notice shall be in writing and deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties at the respective addresses set out below, or at other addresses they have specified by written notice delivered in accordance herein:

**CITY OF NEW BRAUNFELS
CHAMBER**

City of New Braunfels
 550 Landa .
 New Braunfels, TX 78130
 Attn: City Manager and Mayor

Greater New Braunfels Chamber of Commerce
 P.O. Box 311417
 New Braunfels, TX 78131-1417
 Attn: President and Chair of the Board

SECTION 12 COMPLIANCE WITH LAWS

In performing its duties under this Agreement, the Chamber shall, at all times, comply with the ordinances of the City of New Braunfels and all applicable laws of the State of Texas.

SECTION 13 PROHIBITION AGAINST DISCRIMINATION

In the performance of the Agreement, the Chamber shall not discriminate against any employee or applicant for employment because of an individual's race, color, religion, national origin, sex, or mental or physical disability. Proven breach of this provision may be regarded as a material breach of this Agreement allowing for termination.

SECTION 14 CONTROLLING THE LAW

It is understood and agreed that in the event any provision of this Agreement is inconsistent with the requirements of the Act, or any other applicable State law, the requirements of Texas law will control. Exclusive venue shall be in Comal County, Texas.

SECTION 15 ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties, relative to the hotel occupancy tax funds made the basis hereof. It is understood and agreed that the City Charter of the City of New Braunfels requires that all contracts with the City be in writing and adopted by action of the City Council.

IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate originals, in the City of New Braunfels, Comal County, Texas on this day of 2017.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. D)

Presenter/Contact

Martie Simpson, Director of Finance
(830) 221-4385 - msimpson@nbtexas.org

SUBJECT:

Approval of a contract with The Resource Professional Group for hotel/motel tax collection services.

BACKGROUND / RATIONALE:

The city collects and reconciles hotel/motel tax revenue using internal staff. In an effort to enhance and more effectively manage this revenue, staff researched and reviewed the administrative services provided by the Resource Professional Group. The city is requesting to contract for the "Local Hotel Occupancy Tax Revenue Maintenance Program" with this company.

The Resource Professional Group is knowledgeable and experienced in multiple lines of tax and fee services accomplished in revenue discovery such as: lodging tax, occupation tax, alcohol tax, sales tax, etc. The program will relieve the City of certain laborious administrative workload associated with the collection and reconciliation of Hotel Occupancy Tax, while developing and maintaining a compliance of collections. They are different from a standard simple tax administration service in that it uses an electronic system to process lodging tax remittances that will aggregate the funds collected for the City. The electronic system will combine registration, information on relevant state statutes and a real-time reporting analysis of lodging tax and market area info. The system is user friendly for the hotel operators as well as internal staff. It will deposit remittances directly into the City's depository bank as opposed to being physically handled by city staff. The system also reconciles charges, send notices and provide reporting.

The Resource Group will also review the City's local ordinances regarding occupancy tax collection; report specific recommendations and provide model ordinances. They will conduct field audits as necessary and annual reporting reflecting and projecting revenue trends. The Resource Group will assist all operators in transitioning from the current payment submission process to the electronic system

This is an annual contract renewable each year. The electronic system qualifies as a sole source. Services will be provided at an annual fixed fee equal to one percent (1%) of the aggregate Hotel Occupancy Tax revenue generated in the preceding fiscal year by lodging providers.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

Yes	Strategic Priorities:	Maintain fiscal stability of City operations and Maintain ongoing program to provide exemplary customer service.
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FISCAL IMPACT:

As mentioned above, the cost of the collection services will be equal to one percent of the aggregate total taxes collected. Based on current collections, that would equal approximately \$40,000 annually. For FY 2016-17, the fee will be prorated based on when the implementation of the new system begins. Staff is confident this cost can be absorbed into the existing operating allocation. Therefore, sufficient funds are available to award the contract as described above. The FY 2017-18 Budget will factor in the full cost of this new expenditure.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of a contract with The Resource Professional Group for hotel/motel tax collection services.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. E)

Presenter/Contact

*Bryan Woods, Capital Programs Manager
(830) 221-4022 - BWoods@nbtexas.org*

SUBJECT:

Approval of the issuance of an invitation for competitive sealed proposals for the remodel of Fire Station #1 since the City Council finds that this delivery method will provide the best value to the City.

BACKGROUND / RATIONALE:

The most recent addition to the Fire Station #1 was built in 1988. There have been numerous modifications to the facility through the years in effort to accommodate the additional staff & services required to service the growing community. The current configuration does not comply with current building codes & is not conducive to efficient staff operations.

In July 2015, the City of New Braunfels contracted with the architectural firm Brown Reynolds Watford (BRW) to evaluate the condition of the existing building & develop an improvement plan. With the budget in mind the design team has focused on issues relating to life safety, structural integrity, and accessibility deficiencies in the building.

The construction documents have been completed along with an updated construction cost estimate of approximately \$530,000. In response to the cost estimate being higher than the project budget several of the proposed improvements have been incorporated as additive alternates.

City staff recommends issuing an invitation for a Competitive Sealed Proposal (CSP) as the procurement method for the contract to construct this project. The CSP method allows the City to evaluate the most qualified contractors and the best value for the project. The evaluation of the proposals received by City staff will be presented to City Council for direction regarding the approval of a contract for construction.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	Yes	City Plan/Council Priority:	Strategic Priorities: (Infrastructure) - Continue an ongoing program of infrastructure construction and maintenance.
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FISCAL IMPACT:

The City's budget for this project has been \$633,943 allocated from 2007, 2009 and 2012 certificates of obligations. To date, \$119,600 has been encumbered for professional services to evaluate the building & design the proposed improvements. The remaining budget for professional services, construction, testing and project management is \$514,343.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the issuance of an invitation for competitive sealed proposals for the remodel of Fire Station #1 since the City Council finds that this delivery method will provide the best value to the City.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. F)

Presenter/Contact

Stacey Dicke, Parks and Recreation Director
(830) 221-4350 - sdicke@nbtexas.org

SUBJECT:

Approval of the first reading of an ordinance amending Chapter 86-4 - Additional Rules and Regulations for control of Parks and Recreation areas and facilities, to redefine the term "smoking".

BACKGROUND / RATIONALE:

On February 13, 2017, City Council approved an ordinance amending Chapter 62-7 - Smoking in Public Places. Part of this revision included a new definition of the term "smoking".

The proposed amendment to Chapter 86-4 includes the following changes:

- (j) Smoking and the use of tobacco products is hereby prohibited on or within 50 feet of any outdoor city-owned youth athletic fields, skate park, playgrounds, or playground equipment located within the city limits of the city. The term *smoking* is defined in Chapter 62, Article VII- Smoking in Public Places & Places of Employment, as amended.
- (s) (12) No smoking, using tobacco products, alcohol, glass containers, bicycles, rollerblades, skateboards, other animals, or toys (including play pools) allowed in the park. The term *smoking* is defined in Chapter 62, Article VII- Smoking in Public Places & Places of Employment, as amended.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

<input checked="" type="checkbox"/>	Yes	City Plan/Council Priority:	Continue the protection of citizens' lives and property.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

The Parks and Recreation Advisory Board approved the amendment at their meeting on February 21, 2017.

STAFF RECOMMENDATION:

Staff recommends approval to the amendment in Chapter 84-4 "Additional Rules and Regulations for control of Parks and Recreation areas and facilities" redefining the term "smoking".

ORDINANCE NO. 2017 - _____

AN ORDINANCE OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING CHAPTER 86, SECTION 86-4, "ADDITIONAL RULES AND REGULATIONS FOR CONTROL OF PARKS AND RECREATION AREAS AND FACILITIES" BY PROHIBITING SMOKING AS THAT TERM IS DEFINED IN CHAPTER 62, ARTICLE VII, OF THE CODE OF ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, tobacco use is currently prohibited in the Chapter 86 of the New Braunfels Code of Ordinances, but does not include electronic smoking devices commonly referred to as vaping or e-cigarettes; and

WHEREAS, the New Braunfels City Council recently amended the smoking ordinance to reflect the new tobacco technology and this amendment to Chapter 86 is needed to maintain continuity of terminology in park rules and regulations; and

WHEREAS, the City Council of the City of New Braunfels, Texas has the authority under its Home Rule Charter and under the laws of the State of Texas to adopt regulations aimed to protect the health, safety, and general welfare of its citizens.

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

Section 1: That Chapter 86 of the New Braunfels Code of Ordinances shall be amended to hereinafter read as follows:

Chapter 86 - PARKS AND RECREATION ARTICLE I. - IN GENERAL

Sec. 86-4. - Additional rules and regulations for control of parks and recreation areas and facilities.

- (a) It shall be unlawful for any person to launch any type of boat, canoe, water vehicle or flotation device from the banks of Landa Park Lake within designated park areas, except for authorized city equipment and city council approved concessionaire aquatic equipment.
- (b) It shall be unlawful for any person to throw, deposit, place or drop loose paper, cans, bottles, sacks, boxes, cloths, waste materials, or any kind of rubbish on or alongside any street, alley, sidewalk, body of water, playground, or recreation area of city park land within the city limits.
- (c) It shall be unlawful for any person to drive any motor-driven vehicle into, along or cross any grassy area of any public park, public playground, golf course or public recreation area which is owned, operated or maintained by the city, except upon public roadways maintained by the city for the operation of such vehicles. No such vehicles shall be driven upon any hike-bike trail, footpath or footbridge spanning a creek or stream located therein. This subsection shall not apply to powered

golf carts, vehicles being used strictly for the purpose of loading or unloading freight therein or in the construction, maintenance or repair of such public parks, public playgrounds, golf course or public recreation areas which are owned or maintained by the city.

- (d) It shall be unlawful for any person to operate any vehicle on any street, drive, roadway, or surface within any city park property at a speed greater than 20 miles per hour.
- (e) No person shall park a vehicle upon any public roadway, city-owned or maintained park lands, public playground or public recreation area which is owned, operated or maintained by the city for the principal purpose of:
 - (1) Displaying such vehicle for sale;
 - (2) Washing, greasing, or repairing such vehicle, except repairs necessitated by an emergency.
- (f) It shall be unlawful for any person to possess, use or consume any alcoholic beverage, as defined in the Alcoholic Beverage Code, as amended, in the enclosed area of any swimming pool which is owned or maintained by the city.
- (g) It shall be unlawful for any person to willfully pick, pull, pull up, tear up, dig up or out, mutilate, break, bruise, injure, burn, remove, carry away, or destroy any tree, shrub, plant, vine, flower, moss or vegetation, or portion thereof, including but not limited to leaf, mold, foliage, berries, fruit, grass, turf, humus, cones, dead or downed wood, except by written approval issued by the director of parks and recreation for scientific or educational purposes.
- (h) It shall be unlawful for any person to injure or remove any animal from any city park land, playground or recreational area within the city limits except by written approval of the director of parks and recreation for scientific or educational purposes. It shall be further unlawful for any person to pull up, tear up, dig up or out, mutilate, break, burn, remove or carry away any geological formation or historical artifact or geological artifact or portions thereof in any city park land, playground or recreational area within the city limits, except by written approval issued by the director of parks and recreation for scientific or educational purposes. Any such items listed in this subsection that are removed must be returned to the place of origin or to the city, except by written approval from the director of parks and recreation. For the purposes of this section, "historical or archaeological artifact" shall be defined as those artifacts, items or implements of archaeological, historical, scientific or educational interests, including, but not limited to, those pertaining to prehistoric or historical American Indians. Nothing in this section shall be deemed to prohibit persons from fishing in a lawful manner in any stream, river or lake located in or adjacent to city park land, playgrounds or recreational areas.
- (i) It shall be unlawful for any person to wade or swim in any pond, stream, or water hazard within the boundaries of the Landa Park Golf Course for the purpose of recovering golf balls or for any other purpose.
- (j) Smoking and the use of tobacco products is hereby prohibited on or within 50 feet of any outdoor city-owned youth athletic fields, skate park, playgrounds, or playground equipment located within the city limits of the city. The term smoking is defined in Chapter 62, Article VII- Smoking in Public Places & Places of Employment, as amended.
- (k) It shall be unlawful to stake any item into the ground including tents and hammocks. Only freestanding canopies with no bottoms are allowed.
- (l) It shall be unlawful to tape, nail, tack or staple any item to park benches, tables or structures.

- (m) Skateboarding and skating is allowed on sidewalks only.
- (n) Only skates and skateboards are allowed at JAWS Skatepark.
- (o) Metal detectors are not allowed in any city park.
- (p) Ground fires are prohibited in any city park.
- (q) Volleyball and horseshoe games are allowed in permitted areas only.
- (r) Use of personal grills is not allowed in city parks. Only permanently installed park grills may be used. Exception is allowed on Easter Weekend (Saturday and Sunday). Catering style grills are allowed with a permit issued by the parks and recreation department at limited areas.
- (s) The following rules and regulations shall be in place for the city-owned off leash dog park:
 - (1) Dog park hours are dawn to dusk.
 - (2) Owners are legally and financially liable for damage or injury inflicted by their dog(s). The city has no liability or responsibility for injuries in the dog park.
 - (3) No dogs without people. Dogs must be under voice control at all times. No more than three dogs per human.
 - (4) Watch your dogs at all times. Discourage barking and digging. If your dog digs a hole, fill it in.
 - (5) Your dog must wear a collar in the park at all times with up to date annual vaccinations and licenses of New Braunfels visible. No spike, prong or pinch collars.
 - (6) Your dog must be leashed to and from the parking area.
 - (7) Clean up after your dog and dispose of waste materials properly.
 - (8) No contagious or aggressive dogs. Do not let your dog mount other dogs. Watch for signs of aggressive. If your dog becomes aggressive leave the park immediately.
 - (9) No dogs in heat. Closely monitor un-neutered males.
 - (10) Dogs must be over four months old.
 - (11) Bring children at your own risk. Children under 14 must be accompanied by an adult.
 - (12) No smoking, using tobacco products, alcohol, glass containers, bicycles, rollerblades, skateboards, other animals, or toys (including play pools) allowed in the park. The term smoking is defined in Chapter 62, Article VII- Smoking in Public Places & Places of Employment, as amended.
 - (13) No dog or human food, except for training purposes in the agility area.
 - (14) Commercial/professional dog training is not allowed, unless approved by the parks and recreation department. If approved, 20 percent of gross sales will be remitted to the city.
- (t) Any person violating any of the provisions of this section shall, upon conviction thereof, be fined in a sum not to exceed \$500.00.

Exception: It shall not be a violation of this section for persons authorized by the director of parks and recreation or golf course superintendent to swim or wade in any pond, stream, or water hazard within the boundaries of the Landa Park Golf Course for the purpose of recovering golf balls.

SECTION 2: REPEALER. All Ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict only. All provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

SECTION 3: SEVERABILITY.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 4. EFFECTIVE DATE AND PUBLICATION:

This Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office. This ordinance must also be published in a newspaper of general circulation at least one time within ten (10) days after its final passage, as required by the City Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this ____ day of _____, 2017.

PASSED AND APPROVED: Second reading this ____ day of _____, 2017.

CITY OF NEW BRAUNFELS, TEXAS

BARRON CASTEEL, Mayor

ATTEST:

Patrick D. Aten, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. A)

Presenter/Contact

Garry Ford, City Engineer
(830) 221-4020 - gford@nbtexas.org

SUBJECT:

Public hearing and first reading of an ordinance amending Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Area B.

BACKGROUND / RATIONALE:

This item was postponed from the March 13 City Council meeting.

Council District: 5

The property owner at 590 Cross River Street has requested that her property be removed from Parking by Permit Area B. The area consists of single-family homes.

The proposed amendment to Parking by Permit Area B is at the end of Cross River Street and will not affect the contiguous nature of the existing parking by permit restrictions.

A public hearing on the amendments shall be conducted by City Council. Notices of the public hearing were mailed to all persons listed on the petition as being an occupant of each of the single family homes and to any other persons who may not be listed in the petition but are shown on the latest tax roll as owning property within the designated permit area.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

Strategic Priority: Public Safety; Objective 5: Develop comprehensive program for river related issues which includes addressing river related issues in a timely manner and reviewing options to address river related activities and quality of life issues.

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

The Transportation and Traffic Advisory Board unanimously approved the recommendation to City Council to amend Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Area B on January 12, 2017.

STAFF RECOMMENDATION:

Staff recommends approval of the amendment to Parking by Permit Area B to remove the property at 590 Cross River Street.

ORDINANCE NO. 2017-_____**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING SECTION 126-354 (c) TO AMEND PARKING BY PERMIT AREA B.**

WHEREAS, the City Council has determined that Section 126-354 (c)(2) Parking by Permit Only, Designated Permit Areas, Area B be amended in order to protect the health, safety and welfare of the citizens.

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

I.

THAT Section 126-354 (c) is hereby amended to read:

- (2) Area B, between the hours of 8:00 a.m. and 8:00 p.m. from May 1st through September 30th.
- a. On both sides of E. Mather Street from the intersection of S. Union Avenue to S. Central Avenue.
 - b. On both sides of E. Basel Street from the intersection of S. Union Avenue to S. Central Avenue.
 - c. On both sides of E. Dittlinger Street from the intersection of S. Washington Avenue to S. Central Avenue.
 - d. On both sides of Heinen Lane from the intersection of S. Union Avenue to S. Washington Avenue.
 - e. On both sides of W. South Street from the intersection of Union Avenue to S. Central Avenue.
 - f. On both sides of Central Avenue from the intersection of E. Common Street to E. Mather Street.
 - g. On both sides of S. Houston Avenue from the intersection of E. Common Street to E. South Street and from E. Dittlinger Street to E. Mather Street.
 - h. On both sides of S. Washington Avenue from the intersection of E. Common Street to E. Mather Street.
 - i. On east side of S. Union Avenue from the intersection of E. Based Street to E. Mather Street.
 - j. On east side of S. Liberty Avenue from the intersection of W. Common Street to E. San Antonio Street.
 - k. On the north side of E. San Antonio Street from the intersection of S. Liberty Avenue to S. Union Avenue.
 - l. On the north side of E. Mather Street from S. Central Avenue to Labor Avenue.
 - m. On the west side of S. Grant Avenue From E. Basel Street to Cross River Street.

- n. On the east side of S. Grant Avenue from 333 S. Grant Avenue to E. Mather Street.
- o. On the east side of S. Veramendi Avenue from E. Mather Street to Cross River.
- p. On the north side of Cross River from S. Veramendi Avenue to S. Grant Avenue.
- q. On the south side of Cross River Street from 490 to 550 Cross River Street (inclusive).

II.

THAT the Public Works Department is directed to obtain and install the traffic control signs in the locations as set forth in this ordinance, and is directed to maintain the signs in a manner that provides for the health, welfare and safety of the citizens of New Braunfels.

III.

THAT all provisions hereof are hereby declared to be severable and if any provisions hereof is declared to be invalid or unconstitutional, such shall not invalidate or affect the remaining provisions hereof which will be and remain in full force and effect.

IV.

This Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office. This Ordinance must also be published in a newspaper of general circulation at least one time within ten (10) days after its final passage, as required by the City Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this the 27th day of March, 2017.

PASSED AND APPROVED: Second reading this the 10th day of April, 2017.

CITY OF NEW BRAUNFELS, TEXAS

BARRON CASTEEL, MAYOR

ATTEST:

PATRICK D. ATEN, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, CITY ATTORNEY

Sec. 126-354. - Parking by permit only.

(c) *Designated permit areas.* No person shall park and leave standing any vehicle whether attended or unattended between the times listed and locations designated below without first having obtained a valid parking permit for the designated permit area from the city. Said designated permit area shall be designated as a tow-away zone:

- (2) Area B, between the hours of 8:00 a.m. and 8:00 p.m. from May 1st through September 30th.
- a. On both sides of E. Mather Street from the intersection of S. Union Avenue to S. Central Avenue.
 - b. On both sides of E. Basel Street from the intersection of S. Union Avenue to S. Central Avenue.
 - c. On both sides of E. Dittlinger Street from the intersection of S. Washington Avenue to S. Central Avenue.
 - d. On both sides of Heinen Lane from the intersection of S. Union Avenue to S. Washington Avenue.
 - e. On both sides of W. South Street from the intersection of Union Avenue to S. Central Avenue.
 - f. On both sides of Central Avenue from the intersection of E. Common Street to E. Mather Street.
 - g. On both sides of S. Houston Avenue from the intersection of E. Common Street to E. South Street and from E. Dittlinger Street to E. Mather Street.
 - h. On both sides of S. Washington Avenue from the intersection of E. Common Street to E. Mather Street.
 - i. On east side of S. Union Avenue from the intersection of E. Based Street to E. Mather Street.
 - j. On east side of S. Liberty Avenue from the intersection of W. Common Street to E. San Antonio Street.
 - k. On the north side of E. San Antonio Street from the intersection of S. Liberty Avenue to S. Union Avenue.
 - l. On the north side of E. Mather Street from S. Central Avenue to Labor Avenue.
 - m. On the west side of S. Grant Avenue From E. Basel Street to Cross River Street.
 - n. On the east side of S. Grant Avenue from 333 S. Grant Avenue to E. Mather Street.
 - o. On the east side of S. Veramendi Avenue from E. Mather Street to Cross River.
 - p. On the north side of Cross River from S. Veramendi Avenue to S. Grant Avenue.
 - q. On the south side of Cross River Street from 490 to ~~590-550~~ Cross River Street (inclusive).

Comment [mkh1]: Removing 590 Cross River Street at the request of the property owner.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. B)

Presenter

*Christopher J. Looney, Director of Planning and Community Development
clooney@nbtexas.org*

SUBJECT:

Public hearing and consideration of the first reading of an ordinance designating approximately 0.29 acre, part of Lots 282 and 283, City Block 1035, addressed as 195 Jahn Street as a Local Historic Landmark to be known as the Brietzke Haus.

BACKGROUND / RATIONALE:

Case No.: HLC-17-004

Council District: 6

Owner/Applicant: David A. & Sandra K. Huddleston
P.O. Box 310647
New Braunfels, TX 78131
(830) 625-7502

Staff Contact: Amy McWhorter, Historic Preservation Officer
(830) 221-4057
amcwhorter@nbtexas.org

The subject property comprises 0.24 acres situated at the corner of South Castell Avenue and Jahn Street. The subject property is currently zoned "C-2" (Central Business District), but includes a single-family dwelling dating to 1902.

In 1902, Charles Brietzke purchased the property in the then recently platted Jahn Addition from Charles and Louise Alves. According to the original building permit, Brietzke received permission to construct the dwelling on November 26, 1902. This original building permit states that the subject structure was to be a 38-foot by 44-foot wooden frame dwelling with a metal roof.

Charles Brietzke is listed in the 1910 Comal County Census as a 50 year old head of a household located on Jahn Street. The household included his wife Agnes and children: Herbert, Etelka and Carlon. The document also lists his step-daughter Linda Rinnartz residing at the property. This document indicates that Charles, a German-speaker, immigrated to America in 1872 and was employed as an engineer at a local cotton gin. However; the 1920 census indicated that he did not immigrate until 1883 and was naturalized in 1918.

Census records further indicate that by 1920, his household had expanded to include a son named Norman and that he continued to work as an engineer at a cotton gin and continued to reside on

Jahn Street. In 1930, the Census records depict that the widowed Agnes Brietzke resided with her daughter Etelka and son-in-law August Kronkosky on Sycamore Street between Lee and Stonewall Streets, but by 1940 was living in the family home on Jahn Street. Following Agnes' death in 1957, Etelka and August Kronkosky purchased the subject property from her estate. The Kronkoskys and their descendants owned the property until 2013 when the current owners, David and Sandra Huddleston purchased the property.

The subject property includes the original 1902 Brietzke family home. The structure is a t-plan dwelling formed by a central hipped block with projecting wings with Queen Anne stylistic influences. The structure has a metal roof with narrow eave overhang with decorative milled brackets. The front-facing gable end has a cut-away bay window with decorative millwork in the cut away sections and fish scale shingles in the gable end. The secondary gable end (facing Castell Avenue) has a returned eave and shuttered window with a decorative wooden pediment above.

The exterior is clad in wooden lapped siding. The windows appear to be original 4/4 wooden units with functional wooden shutters and the primary entry is a single wooden, hinged door located in the primary ell. The structure also has a shed-roof porch in the primary ell, although it appears to have been modified more than once throughout the home's history.

Character-defining features of the structure include the overall form of the structure, the cut away bay window, the original wooden windows and the decorative mill work that is characteristic of the Queen Anne style.

General Information:

Size: 0.24 of an acre

Surrounding Zoning and Land Use:

North - C-2 / Commercial - insurance office

East - C-2 Residential - single-family residence

South (across Castell Avenue) - M-1 / Residential - single-family residences

West - C-2 / Commercial - law office

Comprehensive Plan / Future Land Use Designation: Commercial

Floodplain: No portion of the property is within the 1% annual chance flood zone.

Improvement(s): 1902 wood house

Determination Factors:

In making a decision on zoning, the following factors are to be considered:

- Whether the permitted uses will be appropriate in the immediate area, and their relationship to the area and to the City as a whole (*The proposed historic landmark designation is a zoning overlay and therefore, would not change the base zoning of the property*).
- Whether the change is in accord with any existing or proposed public schools, streets, water supply, sanitary sewers, and other utilities to the area (*The proposed historic landmark designation zoning overlay would not impact the aforementioned entities or infrastructure*).
- How other areas designated for similar development will be affected (*There should be no negative effect on other properties in the vicinity.*);

- Any other factors that will substantially affect the public health, safety, morals, or general welfare (*The historic landmark designation of the property should contribute retention of a historically significant structure, which provides a community benefit.*); and
- Whether the request is consistent with the Comprehensive Plan (*Comprehensive Plan Goal 69 recommends that the City enhance the heritage image of the City by designating historic areas and structures that should be preserved, restored, and used for adaptive reuse.*)

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

	Yes	City Plan/Council Priority: 2006 Comprehensive Plan Pros and Cons Based on Policies Plan Pros: Goal 69: Enhance the heritage image of the City by <u>designating historic areas and structures that should be preserved, restored, and used for adaptive reuse</u> . The designation of this property will enhance the heritage image of the City and encourage the preservation and adaptive reuse of the property. Cons: None
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FISCAL IMPACT:

None

COMMITTEE RECOMMENDATION:

The Historic Landmark Commission held a public hearing on February 14, 2017 and recommended approval of the designation (9-0-0)

The Planning Commission held a public hearing on March 7, 2017 and recommended approval of the designation (7-0-0, Commissioners Elrod and Nolte absent).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Historic Landmark Designation as the structure meets three of the six criteria for designation as defined in Chapter 65 of the City's Code of Ordinances which states a historic landmark or district may be designated if it meets at least one of the following criteria:

- (1) Possesses significance in history, architecture, archeology, or culture. *The structure is an excellent local example of a modest iteration of the Queen Anne style which owed its popularity to expansions in the railroad and manufacturing.*
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history. *No such associations are known.*
- (3) Is associated with the lives of persons significant in our past. *No such associations are known.*
- (4) Embodies the distinctive characteristics of a type, period, or method of construction. *The subject structure is a distinctive example of late Queen Anne style architecture.*
- (5) Represents the work of a master designer, builder, or craftsman. *No such representation is known.*
- (6) Represents an established and familiar visual feature of the neighborhood or city. *The structure has been located at this site since 1902.*

Notification:

Public hearing notices were sent to 24 property owners representing 24 tracts of land located within 200 feet of the subject site. The Planning and Community Development Department has received 6 responses in favor (#3, 12, 13, 14, 15 and 17) and one in objection (#10).

Attachments:

1. Maps
2. Notification Map and responses
3. Photograph of Subject Property
4. Article III, Sec. 66-54
5. Article III, Sec. 66-56
6. Excerpt from the February 14, 2017 Historic Landmark Commission minutes
7. Excerpt from the March 7, 2017 Planning Commission minutes
8. Ordinance

Zoning Map



S SEGUIN AVE

E JAHN ST

W JAHN ST

S CASTELL AVE

COLVIN ST

C-2

C-2

M-1

M-1

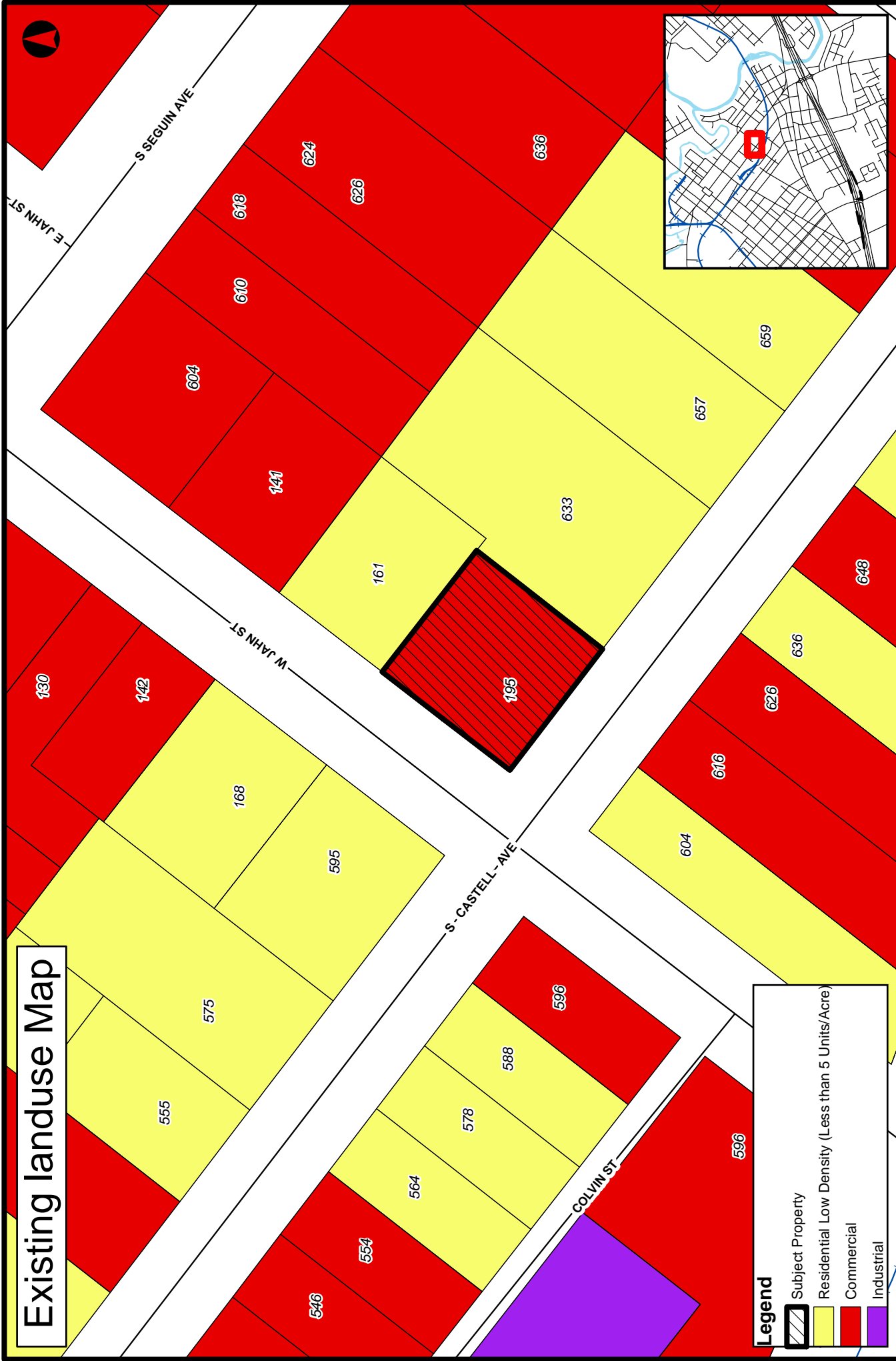
M-1

Legend



HLC-17-004 Historic Landmark Designation 195 Jahn Street

Existing landuse Map



Legend

- Subject Property
- Residential Low Density (Less than 5 Units/Acre)
- Commercial
- Industrial

PLANNING COMMISSION – March 7, 2017 – 6:00PM

New Braunfels Municipal Building, Council Chambers

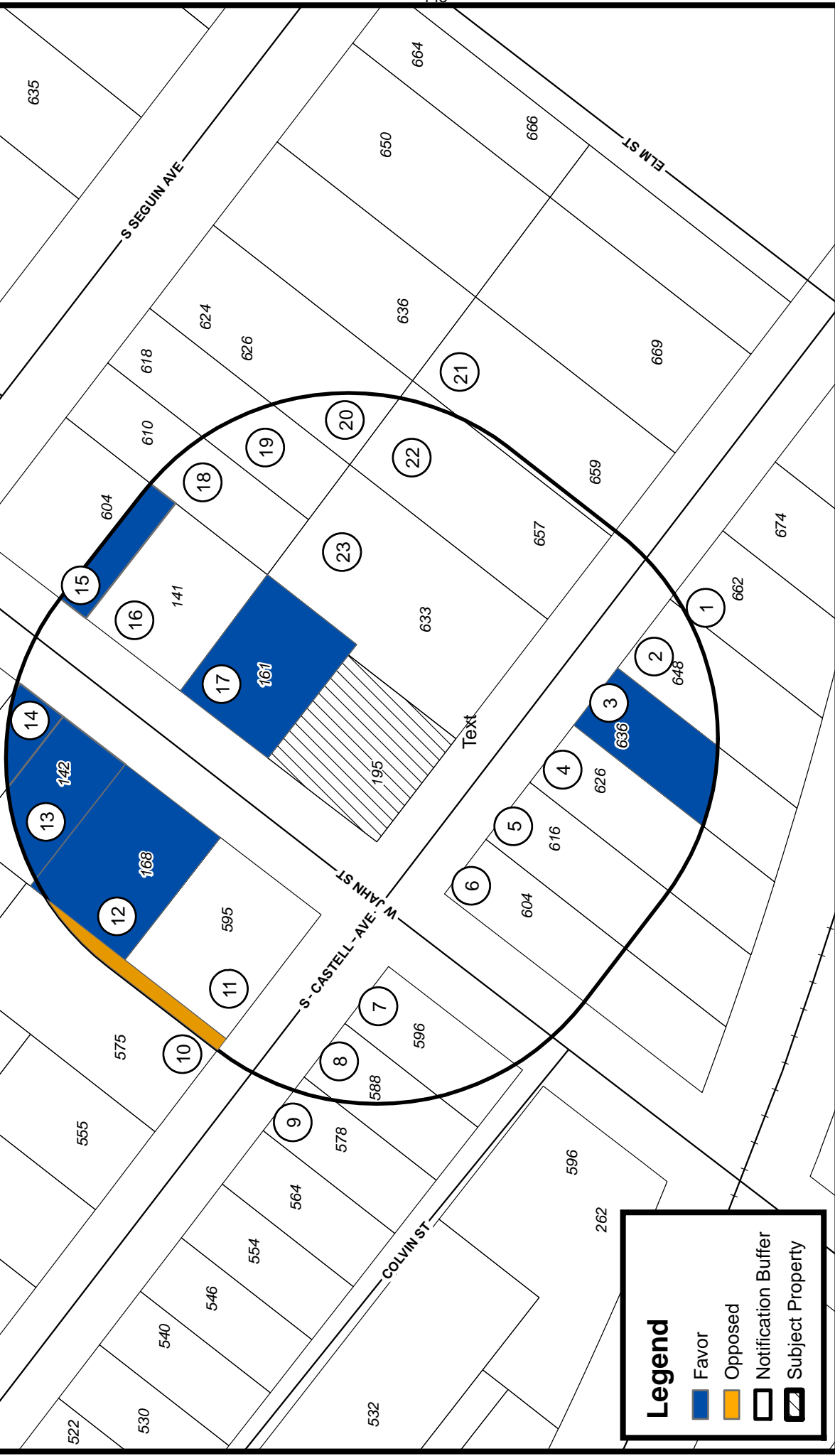
Applicant: David Huddleston**Property Location:** 195 Jahn Street**PROPOSED Historic Landmark Designation – CASE #HLC-17-004**

The circled numbers on the map correspond to the property owners listed below. All information is from the Comal Appraisal District Records. The property under consideration is marked as "SUBJECT".

- | | |
|--------------------------------|----------------------------------|
| 1 AYALA JOSE L & CLARA A | 13 CMF REAL ESTATE HOLDINGS LLC |
| 2 RODRIGUEZ VICTOR R & ROSIE A | 14 NORRIS WILLIAM M |
| 3 DUMENIL DAVID | 15 NORRIS WILLIAM L ET AL |
| 4 EDWARD & REBECCA FOSTER LLC | 16 OVERALL WILLIAM F & REBECCA J |
| 5 GAYTAN ANDRES JR | 17 HUDDLESTON DAVID A & SANDRA K |
| 6 GAYTAN ANDRES JR & MARY | 18 OVERALL WILLIAM F & REBECCA J |
| 7 TRUESDELL KATHERINE | 19 STNB INVESTMENTS LLC |
| MCGLOTHLIN VOL FORREST & | R & V PERRY SECOND FAMILY LTD |
| 8 MARCIA B | 20 PRTNRSHIP |
| HILL COUNTRY INVESTMENT GROUP | 21 GOREE FRED D & CHARLENE |
| 9 LLC | 22 GOREE FRED D & CHARLENE |
| 10 BORMANN JOHN W | 23 COUVILLON BERNICE |
| 11 MY LITTLE GIRL LLC | 24 BIG DIAMOND INC |
| WILLIAMS ROBERT W & | |
| 12 CHRISTOPHER W WILLIAMS | |

SEE MAP ON REVERSE SIDE

Notification Map



Legend

Favor

Opposed

Notification Buffer

Subject Property

HLC-17-004 Historic Landmark Designation 195 Jahn Street





Photograph of subject structure, camera facing northeast

Sec. 66-54. Designation of historic landmarks.

(a) These provisions pertaining to the designation of historic landmarks constitute a part of the comprehensive zoning plan of the city. Each historic landmark shall bear the words "Historic Landmark" (HL) in its zoning designation. Such designation shall indicate that such property is subject to the terms of this article; however, with regard to site plans, uses, setbacks, and other development land use regulations, such property shall be governed by its zoning district.

(b) A historic landmark shall be considered by the commission only with the written application of the property owner expressly requesting that the property be so designated. Property owners of proposed historic landmarks shall be notified prior to the commission hearing on the recommended designation. At the commission's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark.

(c) Upon recommendation of the commission, the proposed historic landmark shall be submitted to the planning and zoning commission within 30 days from the date of submittal of designation request. The planning and zoning commission shall give notice and conduct its hearing on the proposed designation within 45 days of receipt of such recommendation from the commission. Such hearing shall be in the same manner and according to the same procedures as specifically provided in the general zoning ordinance of the city. The planning and zoning commission shall make its recommendation to the city council within 45 days subsequent to the hearing on the proposed designation.

(d) The city council shall schedule a hearing on the commission's recommendation to be held within 45 days of receipt of the recommendation of the planning and zoning commission. The city council shall give notice, follow the publication procedure, hold hearing, and make its determination in the same manner as provided in the general zoning ordinance of the city.

(e) Upon designation of a building, object, site, or structure as a historic landmark or district, the city council shall cause the designation to be recorded in the Official Public Records of Real Property of Comal County, the tax records of the city and the Comal Appraisal District as well as the official zoning maps of the city.

(Ord. No. 96-9, § 1, 2-26-96; Ord. No. 2005-53, § 2, 6-27-05)

Sec. 66-56. Criteria for the designation of historic landmarks and districts.

A historic landmark or district may be designated if it meets at least one of the following criteria:

- (1) Possesses significance in history, architecture, archeology, or culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with the lives of persons significant in our past.
- (4) Embodies the distinctive characteristics of a type, period, or method of construction.
- (5) Represents the work of a master designer, builder, or craftsman.
- (6) Represents an established and familiar visual feature of the neighborhood or city.

(Ord. No. 96-9, § I, 2-26-96)

Draft Minutes for the February 14th, 2017 Historic Landmark Commission Regular Meeting

HLC-17-004: Discuss and consider case HLC-17-004, a recommendation to the Planning Commission and City Council on an application for Historic Landmark Designation for 195 Jahn Street, to be known as the Brietzke House.

Mrs. McWhorter presented the staff report, described the history of the property, and listed the previous property owners. She concluded by stating her recommendation of approval based on the following criteria:

- The property possesses significance in history, architecture, archeology, or culture. Mrs. McWhorter said the structure is an excellent local example of a modest iteration of the Queen Anne style which owed its popularity to expansions in the railroad and manufacturing.
- The property embodies the distinctive characteristics of a type, period, or method of construction. Mrs. McWhorter said the subject structure is a distinctive example of late Queen Anne style architecture.
- The property represents an established and familiar visual feature of the neighborhood or city. Mrs. McWhorter said the structure has been located at this site since 1902.

Discussion ensued in regards to the original builder of the home.

David Huddleston, 838 Oak Lane, said the home was originally the Alves house that was sold to the Brietzke Family. He elaborated on the historical elements of the property. Mr. Huddleston invited the Commission for a site visit. Discussion continued in regards to the materials of the home.

Motion by Commissioner Hoffmann, seconded by Commissioner Davis, to recommend approval to the Planning Commission and City Council on an application for Historic Landmark Designation for 195 Jahn Street, to be known as the Brietzke House. The motion carried. (9-0-0)

Draft Minutes for the Marc 7th, 2017 Planning Commission Regular Meeting

HLC-17-004: Public hearing and recommendation to the City Council regarding an application for Historic Landmark Designation for a structure located at 195 Jahn Street, to be known as "BRIETZKE HAUS".

(Applicant: David Huddleston; Case Manager: A. McWhorter)

Mrs. McWhorter presented the Staff report and recommended approval of the Historic Landmark Designation.

Vice Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Vice Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Hoyt, to close the public hearing. The motion carried (6-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Hoyt, to recommend approval to City Council regarding an application for Historic Landmark Designation for a structure located at 195 Jahn Street, to be known as "BRIETZKE HAUS". Motion carried (7-0-0).

ORDINANCE NO. 2017-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, DESIGNATING THE PROPERTY ADDRESSED AS 195 JAHN STREET, APPROXIMATELY 0.24 ACRE, CITY BLOCK 1034, LOTS 1&2, AS A HISTORIC LANDMARK TO BE KNOWN AS THE BRIETZKE HAUS ACCORDING TO CHAPTER 66, ARTICLE III, AND AMENDING THE ZONING MAP; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, this property has been recommended for historic designation by the Historic Landmark Commission; and

WHEREAS, the City Council wishes to protect this structure as a part of the heritage of New Braunfels for future generations; and

WHEREAS, the City Council desires to amend the Zoning Map by designating the suffix "HL" in addition to the conventional zoning designation established by the zoning ordinance; **now, therefore;**

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

SECTION 1

THAT the following described property is hereby designated as a Historic Landmark to be known as the Brietzke Haus in accord with the provisions of Chapter 66, Article III of the Code of Ordinances of the City of New Braunfels, Texas:

"The property, approximately 0.24 acre, Lots 1& 2, City Block 1034, addressed as 195 Jahn Street, as shown on the attached map, marked as Exhibit A".

SECTION 2

THAT the above property is hereby restricted as to the amount or method of change, construction, or demolition that can take place in accord with Chapter 66, Article III of the Code of Ordinances of the City of New Braunfels.

SECTION 3

THAT the above described property is hereby entitled to all rights and privileges that are accorded to historically designated property, or which may be accorded such property in the future.

SECTION 4

THAT, the zoning map is amended to add "HL" by designating the subject property as a Historic Landmark in addition to the existing zoning.

SECTION 5

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 6

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

SECTION 7

THIS ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED: First Reading this the 27th day of March, 2017.

PASSED AND APPROVED: Second Reading this the 10th day of April, 2017.

CITY OF NEW BRAUNFELS

Barron Casteel, Mayor

ATTEST:

Patrick Aten, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. C)

Presenter

*Christopher J. Looney, Planning and Community Development Director
clooney@nbtexas.org*

SUBJECT:

Public hearing and first reading of an ordinance rezoning approximately 98 acres out of the A. M. Esnaurizar Survey No. 1 Abstract 98, addressed at 253 S. Kowald Lane, from "APD" Agricultural/Pre-Development and "C-3" Commercial Districts to "Solms Landing" Planned Development (SLPD) District with a Concept Plan.

BACKGROUND / RATIONALE:

Case No.: PZ-16-065

Council District: 5

Applicant: Solms Landing Development LLC (James Mahan)
648 S. Castell Avenue
New Braunfels, TX 78130
(830) 387-4032
info@solmslanding.com

Owner: Jerome Timmermann Family Trust (Betty Timmermann)
253 S. Kowald Lane
New Braunfels, TX 78130
(830) 625-0174

Staff Contact: Holly Mullins
(830) 221-4054
hmullins@nbtexas.org

The subject property consists of approximately 98 acres of unplatted land, east of IH-35 between Creekside Crossing (FM 306) and Kowald Lane. The property is adjacent to the Village at Creekside, West Village at Creekside Subdivision, and the Comal Farms community.

A planned development (PD) district is a free-standing zoning district designed to provide for the development of land as an integral unit for single or mixed uses in accordance with a City Council approved plan that may vary from the established regulations of other zoning districts. It is the intent in such a district to insure compliance with good zoning practices while allowing certain desirable departures from the strict provisions of specific zoning classifications. A concept plan is the first stage in creating PD zoning.

The proposed Solms Landing Planned Development (SLPD) would be a mixed-use development with a base zoning district of "MU-B" High Intensity Mixed Use District. The applicant states the intent of SLPD is to bring together restaurants, shopping, a boutique hotel, and a variety of living options for a range of ages. The development standards and guidelines are intended to provide building layout, streetscapes, and open space that encourage internal walkability and pedestrian connection to other development in the Creekside area. The development standards and guidelines incorporate concepts such as vertical mixed use (VMU) and low impact development (LID) features that are

not required by standard MU-B zoning. But, standards require objective criteria and clearly defined terms in order to be enforceable by the City.

The proposed allowed uses are based on MU-B zoning, with most of the more intensive or industrial-type uses removed and zero lot line/patio homes added (see Attachment 3 Development Standards and Guidelines).

The concept plan consists of three “zones”, each with slightly different development guidelines and standards, but all of the identified uses are allowed in the three zones without restriction. Zone 1 is the preferred zone for VMU and will include layering of building heights as development moves away from the public right-of-way. Zone 2 is the preferred zone for high density residential and neighborhood retail, incorporating greenspace and parks. The MU-B base zoning does not set a maximum residential density; however, the Concept Plan indicates an overall gross density for the project of approximately 10 units per acre for single-family development and 20 units per acre for multifamily. Zone 2 also includes a proposed connector road to West Village at Creekside Subdivision. Zone 3, with frontage on Kowald Lane, is the preferred location for neighborhood commercial and business offices.

An integrated network of trails and pocket parks are proposed to connect the three zones internally, and provide connectivity to bike and walking trails in West Village at Creekside, along FM 1101, and at Resolute Hospital. Trail locations will be identified in the Detail Plan to follow, which is considered by the Planning Commission. Greenspace, pocket parks, and parking lots will offer opportunities to implement LID design features such as bioswales and vegetated filter strips, which are encouraged by the developer but not required in the development standards and guidelines.

Modifications to the MU-B standards include a reduction in the maximum building height for non-residential and multifamily buildings from 120 feet to 100 feet.

Other proposed enhancements to the development not otherwise required by the Zoning Ordinance include additional landscaping and lighting guidelines and standards, an allowance for alternative paving materials for trails within the development, maximum building coverage limits, and building design standards that are overseen by an internal architectural review committee to be created by the developer and project architect. See the table below for detailed comparison.

A concept plan establishes a layout of the development along with development standards for the planned development district and is followed by a detail plan illustrating compliance with the standards. The rezoning with concept plan and development standards are considered by City Council, while the Planning Commission has final authority on PD detail plans.

Standard	MU-B	SLPD
Permitted Uses	Various non-residential, see MU-B. Various residential including TH, MF, mixed residential/non-residential use.	Many Industrial uses removed; Zero lot line (patio homes) added
Maximum Building Height	• Non-residential/MF - 120 ft • TH - 35 ft • ZLL - N/A	• Non-residential/multifamily: Zone 1: 100 ft Zone 2: 60 ft Zone 3: 40 ft • TH/ZLL: 30 ft
Minimum Setbacks	• Non-residential Front - 0 Side - 0 Rear - 5 ft + 2 ft per story above 24 ft; 25 feet max; no encroachment • MF Front - 25 ft Side - 20 ft; Street side - 15 ft Rear - 25 ft • TH Front - 10 ft; Garage - 20 ft Side - 0; 20 ft corner Rear - 10 ft • ZLL - N/A	Same: Non-residential, MF, and TH • ZLL Front - 10 ft; Garage - 20 ft Side - 0 and 10 ft; or 5 ft and 5 ft Rear - 10 ft; 20 ft if adjacent to another residential zoning district
Minimum Lot Standards	• Non-residential Area: 6,000 sf Width: 60 ft Depth: 100 ft • MF Area: 20,000 sf Width: 60 ft Depth: 100 ft • TH Area: 2,500 sf Width: 25 ft Depth: 100 ft • ZLL - N/A	Same: Non-residential, MF, and TH • ZLL Area - 4,000 sf Width - 40 ft Depth - 100 ft

Maximum Building Coverage	• Non-residential: Lot size minus the minimum building setbacks • MF: 50% (60% w/ covered parking) • TH: None	• Non-residential: 40% • All Residential: 60% • Maximum FAR: 1.5 : 1
Vertical Mixed Use	N/A	• If provided, ground floor use must differ from use on an upper floor; • And at least one floor must contain residential or office use.
Building Design Standards	• Non-residential & MF: Sec. 144-5.22 • TH: None • ZLL: N/A	Same
Landscaping	• Sec. 144-5.2 • Minimum 1-1/2 inch caliper trees	• Same • Minimum 2 inch caliper trees
Greenspace Standards	N/A	• Continuous walkway or public use area along all greenways; and, • Green spaces to be connected by walking trails
Parking Standards	Sec. 144-5.1 based on use	Same

General Information:

Size: Approximately 98 acres

Surrounding Zoning and Land Use:

North - M-1A/ Commercial

South - Across Kowald, R-2, C-3/ Residential, commercial, agricultural

East - West Village PD, Creekside Wellness PD/ Single-family residences; commercial

West - B-1B, MU-B/ Manufactured home community, mini storage, mobile home/RV park

Comprehensive Plan/ Future Land Use Designation:

Medium-High Density Residential; Commercial

Floodplain:

No portion of the property is within the 1% annual chance flood zone (100-year floodplain).

Regional Transportation Plan:

The property has frontage on Creekside Crossing and Kowald Lane, and 60 feet of frontage on the IH-35 access road. Kowald Lane is designated as a 60-foot wide Minor Collector. A right-of-way dedication of approximately five feet will be required when the property is platted. A new Minor Collector is proposed between Kowald Lane and Creekside Crossing. That connection is indicated on the concept plan.

The 60 feet of IH-35 frontage provides a connection to the frontage road just south of Buc-ee's that may reduce traffic at the FM 306/IH-35 intersection by creating a bypass to the new Minor Collector and providing much needed connectivity in the area. The concept plan also includes a street connection and drainage right-of-way connection into the West Village at Creekside residential subdivision to the east.

Improvement(s):

Single-family residence, to be removed.

Determination Factors:

In making a decision on zoning, the following factors are to be considered:

- Whether the permitted uses will be appropriate in the immediate area, and their relationship to the area and to the City as a whole (*A mixed-use project is appropriate for this location to complement the existing development trends in the Creekside area.*);
- Whether the change is in accord with any existing or proposed public schools, streets, water supply, sanitary sewers, and other utilities to the area (*The proposed SLPD would provide a collector street between Kowald Lane and Creekside Crossing as identified on the Regional Transportation Plan, and should enhance pedestrian connectivity to nearby public schools and other developments.*);
- How other areas designated for similar development will be affected (*There should be no negative impact on other areas designated for similar development.*);
- Any other factors that will substantially affect the public health, safety, morals, or general welfare (*There should be no other factors that will substantially affect the public health, safety, morals, or general welfare. Drainage and utility issues will be addressed through the platting process.*); and
- Whether the request is consistent with the Comprehensive Plan (*The proposed SLPD is consistent with several objectives of the Comprehensive Plan; and the Future Land Use Plan designation on the property is a combination of Medium-High Density Residential and Commercial. If the rezoning is approved, Staff recommends a Future Land Use Plan Amendment to Mixed-Use.*)

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

Yes	City Plan/Council Priority: 2006 Comprehensive Plan Pros and Cons Based on Policies Plan	Pros: Goal 2: <i>Encourage the mixing of land uses to create a sense of community in the neighborhoods.</i> Object 2A: <i>Allow differing uses in close proximity to help streets, public spaces and pedestrian- oriented retail become places where people meet, attracting pedestrians back onto the street and helping to revitalize community life.</i> The proposed SLPD will incorporate a variety of uses into an integrated development. By providing pocket parks, community spaces and walking trails, the developer's intent is to create lively places where people meet.
		Goal 3: <i>Encourage innovative and flexible design patterns, such as cluster development.</i> The SLPD is a high density development that encourages vertical rather than horizontal development, allowing for greenspace and interconnectivity of hike and bike trails.
		Goal 9: <i>Better regulation of non-residential development.</i> Proposed development standards include architectural guidelines and an internal review committee, maximum building coverage, alternative paving materials and enhanced landscaping that may result in a higher level development than one constructed under the City's minimum non-residential standards.
		Goal 14: <i>Establish and maintain trail and green belts in proximity to major residential areas.</i> Objective 25B: <i>Provide improved pedestrian and bicycle transportation facilities.</i> SLPD will have trails throughout the development and will connect to hike and bike trails planned along FM 1101 and at Resolute Health.

		Goal 80: <i>Develop collaborative efforts with other public, non-profit, schools, and private organizations to develop a system of efficient park and recreation resources. SLPD plans a set of pocket parks where local art and cultural references can be displayed. The developer states he will collaborate with the City Parks and Recreation Department and the New Braunfels Arts Commission to implement the designs.</i>
		Cons: None

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

The Planning Commission held a public hearing on March 7, 2017 and recommended approval of the requested rezoning with Staff recommendations. (6-0-0)

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning to Solms Landing Planned Development. The applicant's proposal for a mixed-use development is consistent with ongoing development in the area and is supported by goals and objectives of the Comprehensive Plan. The proposed SLPD is primarily the MU-B district with a few adjustments to standards, the inclusion of single family residences (patio homes) and design guidelines intended to encourage an enhanced and integrated mixture of uses that are connected to the surrounding mixed use development. Staff's recommendation of approval includes the following requirements/conditions:

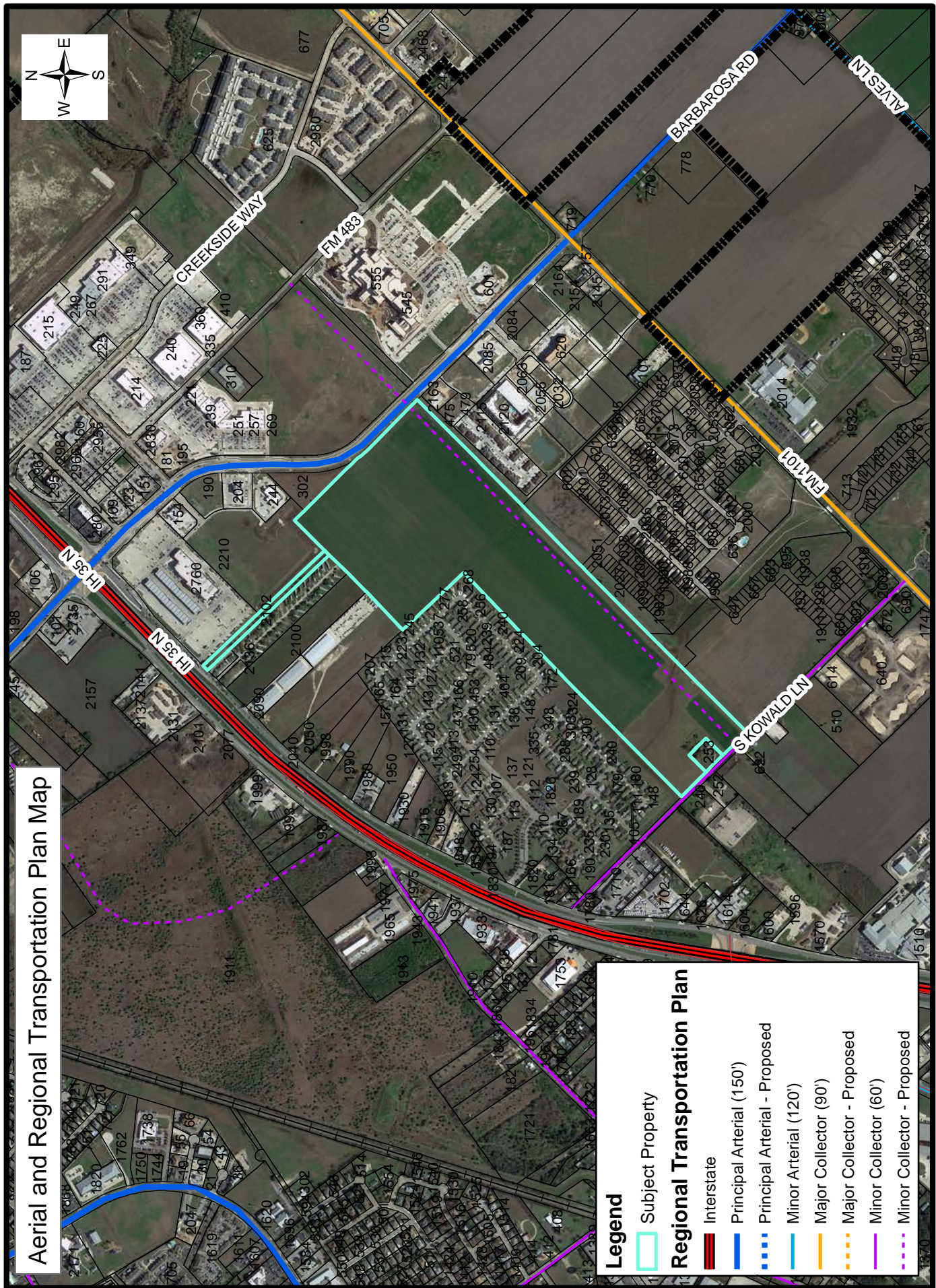
1. Revise alternate paving standards to indicate materials other than concrete or asphalt are acceptable for trails within the private property and not authorized for public sidewalks, or for parking, without approval from the City Engineer pursuant to Section 5.1-1 of the Zoning Ordinance.
2. A Future Land Use Plan amendment from "Medium-High Density Residential" and "Commercial" to "Mixed Use."

Notification:

Public hearing notices were sent to owners of 21 properties within 200 feet of the subject property. The Planning and Community Development Department has received three responses in favor (#7, 8, 18) and none in objection.

Attachments:

1. Aerial Map
2. Application
3. Concept Plan and Development Standards
4. Land Use Maps (Zoning, Future Land Use)
5. Notification Map and Responses
6. Ordinance Sections - MU-B; PDD
7. Planning Commission Minutes
8. Ordinance



PZ-16-065
Solms Landing Planned Development
Concept Plan



PLANNING

APPLICATION FOR ZONE CHANGE

550 LANDA STREET
NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050

Case Number: P2-16-065

1. Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.

Name: SOLMS LANDING DEVELOPMENT, LLC

Mailing Address: 648 S. CASTELL AVE, NEW BRAUNFELS, TX 78130

Telephone: (830) 387 - 4032

Fax: _____

Mobile: _____

Email: INFO@SOLMSLANDING.COM

2. Property Address/Location: APPROX. 0.5 MILES SOUTH FROM THE IH-35 AND FM 306 INTERSECTION

3. Legal Description:

Name of Subdivision: SOLMS LANDING

Lot(s): N/A

Block(s): N/A

Acreage: 97.97 ACRES

4. Existing Use of Property: AGRICULTURAL

5. Proposed Use of Property (attach additional or supporting information if necessary): _____

COMMERCIAL AND MULTI-FAMILY DEVELOPMENT, PDD

6. Zoning Change Request: Current Zoning: APD Proposed Zoning: PDD

For "PDD Planned Development District", check if: Concept Plan ☒ OR Detail Plan ☐

7. Reason for request (please explain in detail and attach additional pages if needed): _____

PLEASE SEE ATTACHED PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

8. ATTACHMENTS:

- _____ Metes and bounds description and survey if property is not platted.
- _____ TIA worksheet and Traffic Impact Analysis if required.
- _____ Location in 100-year floodplain: Please provide a map of the floodplain overlaying the property proposed for zoning or, at a minimum, a copy of the proper FEMA flood map, with panel number. (Current floodplain maps are those most recently adopted by the City Council.)
- _____ Map of property in relation to City limits/major roadways or surrounding area.
- _____ If requesting a Planned Development (PD), applicant must provide development standards on the detail plan and/or provide the standards in a separate document as described in the Zoning Ordinance, Section 3.5. Provide 14 copies of the standards and Concept plan (1":200') for distribution with 4 copies of the survey (1":200') (if preparing revisions to existing Planned Development (PD) please provide one legible 11x17).
- _____ Copy of deed showing current ownership.

The undersigned hereby requests rezoning of the above described property as indicated.

[Signature]
Signature of Owner(s)/Agent

Date

12-16-16

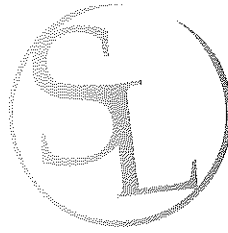
James E. Mcken - Principal
Print Name & Title

For Office Use Only

Fee Received By: _____ Amount: _____ Receipt No.: _____

Date Received: _____ Zoning signs issued: _____ Date: _____ No.: _____

Cash/Check Number: _____ Case Number: P2-16-065



SOLMS LANDING

NEW BRAUNFELS, TX

THE VISION FOR SOLMS LANDING

Solms Landing, named after the founder of New Braunfels, Prince Carl of Solms-Braunfels, will integrate the cultural history of New Braunfels into a modern mixed use development. Once fully developed, Solms Landing will be a \$200 Million development featuring a variety of high end shopping, national and local restaurants, luxury apartments and residences and over 10 acres of greenspace and parks.

Spanning 98 acres the development will bring together a variety of local and national cuisines, a boutique hotel, upscale shopping, and a variety of high end living options. Centered on a proposed 3 acre park, the development will provide guests and residents walkability to a variety of dining, shopping and entertainment options.

The Solms Landing plan envisions a vibrant urban district that builds on the area's history and character and compliments the adjacent Creekside Shopping Center, Resolute Hospital Facility and numerous established businesses in the adjacent area. Walkability to and from the "Landing" and the surrounding shopping areas is a key element in the masterplan.

Residents of Solms Landing will have the ability to choose between ownership and leasing. Through a variety of living options such as high end condos, Loft style apartments and multifamily above retail, Solms Landing will provide a solution to residents searching for an urban style living option within the Texas Hill Country.

Solms Landing aims to maintain the cultural appeal of New Braunfels that has made the city a top destination for growing families and retirees alike. The project will establish architectural standards to ensure a uniform design throughout the development as well as integrate over 1.5 miles of biking and walking trails that integrate the history and heritage of New Braunfels from its beginning.

In addition to the living and dining options, Solms Landing will bring several different office concepts to life. Solms Landing envisions over 100,000 square feet of Class A office space through executive office space, flex office space, and office condos. Solms Landing office space will have the ability to grow alongside the city of New Braunfels with the goal of attracting not just local and regional companies but national and international companies as well.

3.4-11. "MU-B" high intensity mixed use district.

Purpose. The MU-B High Intensity Mixed Use District is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

(1) Uses permitted by right:

Residential uses:

Accessory building/structure
Bed and breakfast inn (see Sec. 5.6)
Boardinghouse/lodging house
Community home (see definition)
Dormitory (in which individual rooms are for rental)
Hospice

Multifamily (apartments/condominiums – at least five units)

~~Rental or occupancy for less than one month~~

Residential use in buildings with the following non-residential uses

Townhouse (at least five lots)

Zero lot line / patio homes

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations

Adult day care (no overnight stay)

Adult day care (with overnight stay)

~~Aircraft support and related services~~

~~Airport~~

~~All terrain vehicle (ATV) dealer / sales~~

Ambulance service (private)

Amphitheater

Amusement devices/arcade (4 or more devices)

Amusement services or venues (indoors)

Amusement services or venues (outdoors)

Animal grooming shop

Answering and message services

Antique shop

~~Appliance repair~~

~~Archery range~~

Armed services recruiting center

Art dealer / gallery

Artist or artisan's studio

Assembly/exhibition hall or areas

Assisted living facility / retirement home

Athletic fields

~~Auction sales (non-vehicle)~~

~~Auto body repair, garages (see Sec. 5.11)~~

~~Auto glass repair/tinting (see Sec. 5.11)~~

~~Auto interior shop / upholstery (see Sec. 5.11)~~

~~Auto leasing~~

~~Auto muffler shop (see Sec. 5.11)~~

~~Auto or trailer sales rooms or yards (Sec. 5.12)~~

~~Auto or truck sales rooms or yards—primarily new~~

~~Auto paint shop~~

~~Auto repair as an accessory use to retail sales~~

~~Auto repair garage (general) (see Sec. 5.11)~~

~~Auto supply store for new and factory rebuilt parts~~

~~Auto tire repair /sales (indoor)~~

~~Automobile driving school (including defensive driving)~~

Bakery (retail)

Bank, savings and loan, or credit union

Bar/Tavern

Barber/beauty college (cosmetology school)

Barber/beauty shop, haircutting (non-college)

~~Barns and farm equipment storage (related to agricultural uses)~~

Battery charging station

Bicycle sales and/or repair

Billiard / pool facility

~~Bingo facility~~

Bio-medical facilities

~~Blacksmith or wagon shops~~

Book binding

Book store

~~Bottling or distribution plants (milk)~~

~~Bottling works~~

Bowling alley/center (see Sec. 5.13)

~~Broadcast station (with tower) (see Sec. 5.6)~~

~~Bus barns or lots~~

Bus passenger stations

Cafeteria / café / delicatessen

Campers' supplies

~~Car wash (self service; automated)~~

~~Car wash, full service (detail shop)~~

~~Carpenter, cabinet, or pattern shops~~

~~Carpet cleaning establishments~~

Caterer

~~Cemetery and/or mausoleum~~

~~Check cashing service~~

~~Chemical laboratories (no noxious fumes/odors)~~

Child day care / children's nursery (business)

Church/place of religious assembly

Civic/conference center and facilities

~~Cleaning, pressing and dyeing (non-explosive fluids used)~~

Clinic (dental)

Clinic (emergency care)

Clinic (medical)

Club (private)

Coffee shop

~~Gold storage plant~~

Commercial amusement concessions and facilities

Communication equipment - installation or repair

Computer and electronic sales

Computer repair

Confectionery store (retail)

Consignment shop

~~Contractor's office/sales, with outside storage including vehicles~~

~~Contractor's temporary on-site construction office~~

Convenience store with or without fuel sales

Country club (private)

Credit agency

Curio shops

Custom work shops

Dance hall / dancing facility (see Sec. 5.13)

Day camp

Department store

Drapery shop / blind shop

Driving range

Drug sales/pharmacy

~~Electrical repair shop~~

~~Electrical substation~~

Electronic assembly/high tech manufacturing

~~Electroplating works~~

~~Engine repair, manufacturing/re-manufacturing~~

~~Exterminator service~~

Fair ground

Farmers market (produce market - wholesale)

~~Farms, general (crops)~~

~~Farms, general (livestock/ranch)~~

Feed and grain store

Filling station (tanks must be below the ground)

Fire Station

Florist

Food or grocery store with or without fuel sales

Food processing (no outside public consumption)

~~Forge (hand)~~

~~Forge (power)~~

Fraternal organization/civic club (private club)

~~Freight terminal, rail/truck (when any storage of freight is outside an enclosed building)~~

~~Freight terminal, truck (all storage of freight in an enclosed building)~~

Frozen food storage for individual or family use

~~Funeral home/mortuary~~

~~Furniture manufacture~~

Furniture sales (indoor)

~~Galvanizing works~~

~~Garden shops and greenhouses~~

Golf course (public or private)

Golf course (miniature)

Governmental building or use with no outside storage

~~Greenhouse (commercial)~~

Handicraft shop

Hardware store

Health club (physical fitness; indoors only)

Heating and air-conditioning sales / services

~~Heavy load (farm) vehicle sales/repair (Sec. 5.14)~~

~~Heliport~~

Home repair and yard equipment retail and rental outlets

Hospital, general (acute care/chronic care)

Hospital, rehabilitation

Hotel/motel

Hotels/motels - extended stay (residence hotels)

Ice delivery stations (for storage and sale of ice at retail only)

~~Ice plants~~

~~Industrial laundries~~

Kiosk (providing a retail service)

Laboratory equipment manufacturing

Laundromat and laundry pickup stations

~~Laundry, commercial (w/o self serve)~~

~~Laundry/dry cleaning (drop off/pick up)~~

~~Laundry/washateria (self serve)~~

~~Lawnmower sales and/or repair~~

Leather products manufacturing

~~Light manufacturing~~

Limousine / taxi service

~~Locksmith~~

~~Lumberyard (see Sec. 5.15)~~

~~Lumberyard or building material sales (Sec. 5.15)~~

~~Machine shop~~

~~Maintenance/janitorial service~~

Major appliance sales (indoor)

~~Manufactured home sales~~

~~Manufacturing and processes~~

Market (public, flea)

Martial arts school

Medical supplies and equipment

~~Metal fabrication shop~~

Micro brewery (onsite manufacturing and sales)

~~Mini-warehouse/self storage units (with or without outside boat and RV storage)~~

Motion picture studio, commercial film

Motion picture theater (indoors)

Motion picture theater (outdoors, drive-in)

~~Motorcycle dealer (primarily new / repair)~~

~~Moving storage company~~

~~Moving, transfer, or storage plant~~

Museum

Needlework shop

~~Non-bulk storage of fuel, petroleum products and liquefied petroleum~~

Nursing/convalescent home/sanitarium
 Offices, brokerage services
 Offices, business or professional
 Offices, computer programming/ data processing
 Offices, consulting
 Offices, engineering, architecture, surveying or similar
 Offices, health services
 Offices, insurance agency
 Offices, legal services - including court reporting
 Offices, medical offices
 Offices, real estate
 Offices, security/commodity brokers, dealers, exchanges and financial services

~~Outside storage (as primary use)~~

Park and/or playground (private or public)
 Parking lots (for passenger car only) (not as incidental to the main use)
 Parking structure / public garage

~~Pawn shop~~~~Personal watercraft sales (primarily new / repair)~~

Pet shop / supplies (10,000 sq. ft. or less)
 Pet store (more than 10,000 sq. ft.)
 Photo engraving plant
 Photographic printing/duplicating/copy shop
 Photographic studio (no sale of cameras or supplies)
 Photographic supply

~~Plant nursery~~~~Plant nursery (growing for commercial purposes with retail sales on-site)~~~~Plastic products molding/reshaping~~~~Plumbing shop~~~~Portable building sales~~~~Propane sales (retail)~~

Public recreation/services building for public park/playground areas
 Publishing/printing company (e.g., newspaper)

~~Quick lube/oil change/minor inspection~~

Radio/television shop, electronics, computer repair

~~Rappelling facilities~~

Recreation buildings (public or private)

~~Recycling kiosk~~

Refreshment/beverage stand

Research lab (non-hazardous)

Restaurant with drive through

Restaurant/prepared food sales

Retail store and shopping center

Retirement home/home for the aged

Rodeo grounds

~~RV park~~~~RV/travel trailer sales~~

School, K-12 (public or private)

School, vocational (business/commercial trade)

Security monitoring company

Security systems installation company

~~Sheet metal shop~~

Shoe repair shops

~~Shooting gallery—indoor (see Sec. 5.13)~~

Shopping center

~~Sign manufacturing/painting plant~~

Specialty shops in support of project guests and tourists

~~Storage—exterior storage for boats and recreational vehicles~~~~Storage in bulk~~~~Studio for radio or television (with tower) (see Sec. 5.7)~~

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)

Tailor shop

Tattoo or body piercing studio

~~Taxidermist~~

Telemarketing agency

Telephone exchange (office and other structures)

Tennis court (commercial)

Theater (non-motion picture; live drama)

~~Tire sales (outdoors)~~~~Tool rental~~~~Transfer station (refuse/pick-up)~~

Travel agency

~~Truck or transit terminal (with outside storage)~~~~Truck Stop~~

University or college (public or private)

Upholstery shop (non-auto)

Used or second hand merchandise/furniture store

~~Vacuum cleaner sales and repair~~

Veterinary hospital with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential

Video rental / sales

~~Warehouse/office and storage/distribution center~~~~Waterfront amusement, berthing, sales, rentals~~~~Waterfront amusement facilities—boat fuel storage / dispensing facilities~~~~Waterfront amusement facilities—boat landing piers/launching ramps~~

Waterfront amusement facilities – swimming / wading pools / bathhouses

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

~~Welding shop~~

Wholesale sales offices and sample rooms

Woodworking shop (ornamental)



SOLMS LANDING

NEW BRAUNFELS, TX

Planned Development District

Zoning Standards and Guidelines

Development Standards

MU-B" high intensity mixed use district.

Purpose. The MU-B High Intensity Mixed Use District is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

Authorized uses. Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows

1. Uses permitted by right:

- Residential uses:
 - Accessory building/structure
 - Bed and breakfast inn (see Sec. 5.6)
 - Boardinghouse/lodging house
 - Community home (see definition)
 - Dormitory (in which individual rooms are for rental)
 - Hospice
 - Multifamily (apartments/condominiums – at least five units)
 - Residential use in buildings with the following non-residential uses
 - Townhouse (at least five lots)
 - Zero lot line / patio homes
- Non-residential uses:
 - Accounting, auditing, bookkeeping, and tax preparations
 - Adult day care (no overnight stay)
 - Adult day care (with overnight stay)
 - Ambulance service (private)
 - Amphitheater
 - Amusement devices/arcade (four or more devices)
 - Amusement services or venues (indoors) (see Sec. 5.13)
 - Amusement services or venues (outdoors)
 - Animal grooming shop
 - Answering and message services
 - Antique shop
 - Armed services recruiting center
 - Art dealer / gallery
 - Artist or artisan's studio
 - Assembly/exhibition hall or areas
 - Assisted living facility / retirement home
 - Athletic fields

- Bakery (retail)
- Bank, savings and loan, or credit union
- Bar/Tavern
- Barber/beauty College (barber or cosmetology school or college)
- Barber/beauty shop, haircutting (non-college)
- Battery charging station
- Bicycle sales and/or repair
- Billiard / pool facility
- Bio-medical facilities
- Book binding
- Book store
- Bowling alley/center (see Sec. 5.13)
- Bus passenger stations
- Cafeteria / café / delicatessen
- Campers' supplies
- Child day care / children's nursery (business)
- Church/place of religious assembly
- Civic/conference center and facilities
- Clinic (dental)
- Clinic (emergency care)
- Clinic (medical)
- Club (private)
- Coffee shop
- Commercial amusement concessions and facilities
- Communication equipment - installation and/or repair
- Computer and electronic sales
- Computer repair
- Confectionery store (retail)
- Consignment shop
- Convenience store with or without fuel sales
- Country club (private)
- Credit agency
- Curio shops
- Custom work shops
- Dance hall / dancing facility (see Sec. 5.13)
- Day camp
- Department store
- Drapery shop / blind shop
- Driving range
- Drug sales/pharmacy
- Electronic assembly/high tech manufacturing
- Fair ground
- Farmers market (produce market - wholesale)
- Fire Station

- Florist
- Food or grocery store with or without fuel sales
- Food processing (no outside public consumption)
- Fraternal organization/civic club (private club)
- Frozen food storage for individual or family use
- Furniture sales (indoor)
- Golf course (public or private)
- Golf course (miniature)
- Governmental building or use with no outside storage
- Handicraft shop
- Hardware store
- Health club (physical fitness; indoors only)
- Heating and air-conditioning sales / services
- Home repair and yard equipment retail and rental outlets
- Hospital, general (acute care/chronic care)
- Hospital, rehabilitation
- Hotel/motel
- Hotels/motels - extended stay (residence hotels)
- Ice delivery stations (for storage and sale of ice at retail only)
- Kiosk (providing a retail service)
- Laboratory equipment manufacturing
- Laundromat and laundry pickup stations
- Leather products manufacturing
- Limousine / taxi service
- Market (public, flea)
- Martial arts school
- Medical supplies and equipment
- Microbrewery (onsite manufacturing and sales)
- Motion picture studio, commercial film
- Motion picture Theater (indoors)
- Motion picture Theater (outdoors, drive-in)
- Museum
- Needlework shop
- Nursing/convalescent home/sanitarium
- Offices, brokerage services
- Offices, business or professional
- Offices, computer programming and data processing
- Offices, consulting
- Offices, engineering, architecture, surveying or similar
- Offices, health services
- Offices, insurance agency
- Offices, legal services - including court reporting
- Offices, medical offices
- Offices, real estate

- Offices, security/commodity brokers, dealers, exchanges and financial services
- Park and/or playground (private or public)
- Parking lots (for passenger car only) (not as incidental to the main use)
- Parking structure / public garage
- Pet shop / supplies (10,000 sq. ft. or less)
- Pet store (more than 10,000 sq. ft.)
- Photo engraving plant
- Photographic printing/duplicating/copy shop or printing shop
- Photographic studio (no sale of cameras or supplies)
- Photographic supply
- Public recreation/services building for public park/playground areas
- Publishing/printing company (e.g., newspaper)
- Radio/television shop, electronics, computer repair
- Rappelling facilities
- Recreation buildings (public or private)
- Recycling kiosk
- Refreshment/beverage stand
- Research lab (non-hazardous)
- Restaurant with drive through
- Restaurant/prepared food sales
- Retail store and shopping center
- Retirement home/home for the aged
- Rodeo grounds
- School, K-12 (public or private)
- School, vocational (business/commercial trade)
- Security monitoring company
- Security systems Installation Company
- Shopping center
- Specialty shops in support of project guests and tourists
- Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)
- Tailor shop
- Tattoo or body piercing studio
- Telemarketing agency
- Telephone exchange (office and other structures)
- Tennis court (commercial)
- Theater (non-motion picture; live drama)
- Travel agency
- University or college (public or private)
- Upholstery shop (non-auto)
- Used or second hand merchandise/furniture store
- Veterinary hospital with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential
- Video rental / sales

- Waterfront amusement facilities – swimming / wading pools /bathhouses
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system
- Wholesale sales offices and sample rooms
- Woodworking shop (ornamental)
- Any comparable business or use not included in or excluded from any other district described herein.

(2) Conflict. In the event of conflict between the uses listed in the Land Use Matrix and those listed in Subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) Maximum height, minimum area and setback requirements:

(1) Non-residential uses.

(i) Height. 100 Feet

(ii) Front building setback. No front building setback required.

(iii) Side building setback. No side building setback is required.

(iv) Rear building setback. Five feet minimum with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear building setback.

(v) Residential setback. Where a non-residential building or a multifamily development of more than three units abuts a one or two family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

(vi) Minimum lot area. The minimum internal lot area shall be 6,000 square feet or 7,000 square feet for a corner lot.

(viii) Minimum lot frontage: 60 feet.

(ix) Lot depth. 100 feet.

(x) Parking. See Section 5.1 for other permitted uses' parking.

(2) Multifamily dwellings.

(i) Height. 100 Feet

(ii) Front building setbacks. 25 feet.

(iii) Rear building setback. 25 feet.

(iv) Side building setback. A side building setback of 20 feet shall be provided. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street

where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

(v) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in Sec. 5.1-1)

(vi) Parking and accessory uses. Parking may encroach into the interior side and rear building setback as long as a solid screening fence or wall of six to eight feet in height is erected along the interior side and rear property lines. Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.

(vii) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.

(viii) Density. No maximum.

(ix) Lot area 20,000 square feet.

(x) Distance between structures. There shall be a minimum of 10 feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; a minimum of 20 feet between structures backing rear to rear, and a minimum of 20' between structures front to rear.

(xii) Lot depth. 100 feet.

(xiii) Parking.

For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:

1. One-bedroom apartment or unit . . . 1 1/2 spaces
2. Two-bedroom apartment or unit . . . 2 spaces
3. Each Additional bedroom . . . 1/2 space
4. Each dwelling unit provided exclusively for low income elderly occupancy . . . 3/4 space ("Low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards.)

(3) Townhouses.

(i) Height. 30 feet

(ii) Front building setback. 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.

(iii) Side building setback. No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning

district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.

(iv) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed.

(v) Rear building setback. No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.

(vi) Width of lot. Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.

(vii) Lot depth. 100 feet.

(viii) Lot area per family. 2,500 square feet.

(ix) Common open space. A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.

(x) Building group. There shall be no less than five lots. There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line. (xi) Accessory buildings. Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides, may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."

(xii) Parking. There shall be at least two off-street parking spaces for each townhouse.

(4) Zero lot line / patio homes.

(i) Height. 30 feet.

(ii) Front building setback. 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provide to the garage/carport.

(iii) Side building setback. There shall be no side building setback required on one side of the lot and a minimum of 10 feet in the opposite side yard. If the side of the lot abuts any other residential zoning district, that side building setback shall have a minimum of ten feet. The dwelling on the “no side building setback required” side may be off-set from the property line by no more than one foot.

(iv) Corner lots. Buildings on corner lots shall provide a minimum exterior side building setback of 10 feet. If entry to a garage/carport is provided on the exterior side, a minimum yard of 20 feet shall be provided to the garage/carport.

(v) Rear building setback. If rear entry garages/carports are provided from an alley, the rear building setback shall have a minimum depth of 20 feet. If no alley is provided and garage/carport entries are from the front, the rear building setback shall have a minimum depth of 10 feet. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.

(vi) Width of lot. 35 feet.

(vii) Lot area. 3000 square feet.

(viii) Lot depth. 80 feet.

(ix) Minimum area zoned. Not less than three lots with common side lot lines will be zoned for zero lot line homes. When facing on the same street within the same block, mixing of ZH structures and other residential structures will not be allowed. However, this does not preclude other residential uses on one side of a street with ZH uses on the opposite side of the street within the same block or different blocks.

(x) Zero lot line wall. No door or window openings shall be built into the side wall facing the zero lot line except those that are more than three feet from the property line and screened by a masonry wall at least eight feet in height so that the opening(s) is not visible from the adjoining property. (See Illustration 3, “ZH-A” district)

(xi) Maintenance, drainage and overhang easement. A maintenance, drainage and overhang easement of five feet shall be provided on each lot that is adjacent to a lot with a zero setback allowance. This easement shall be for the purpose of maintaining the wall and foundation that is adjacent to one side property line to provide for proper maintenance and drainage.

(xii) Overhang. Eaves and gutters may overhang the zero lot line side of the lot by no more than 18 inches. If there is an overhang over the lot line, a gutter is required such that roof runoff shall not be deposited over the lot line onto adjoining property.

(xiii) Parking. There shall be at least two off-street parking spaces for each zero lot line home. See Section 5.1 for other permitted uses’ parking.

(5) Additional Standards- Whenever there appears to be a conflict between the Solms Landing PDD and the base zoning, the requirements specifically set forth in this document shall prevail unless otherwise stated.

Design-

- Design all sites and buildings, and the lower floors of buildings in particular, so that they promote pedestrian activity and provide an active, continuous pedestrian-oriented street edge along public sidewalks.
- Design buildings and sites to provide visual variety and enhance the overall sense of place.
- Regulate building heights and orientation so as to protect and enhance views to and from established landmarks, natural features and skylines.
- Choose Primary Materials in compliance with Section 5.22-4 of the New Braunfels standards that are important to shaping a coherent urban form. In addition to visual attractiveness, exterior building materials serve as the primary form of the interior space of the building.
- Ensure the building facades visible from public spaces contribute to an attractive streetscape and skyline.
- Locate surface parking, individual garages and parking garages to reduce their visual impact.

Vertical Mixed Use-

- A use on the ground floor must be different from a use on an upper floor.
- The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors.
- At least one of the floors shall contain residential dwelling units or office space.
- Any commercial uses allowed in the base zoning district within proposed PDD may be allowed at the ground-floor level in VMU buildings.
- All VMU buildings will conform to the standards of the base zoning

Building Standards-

- Galleries and arcades shall be a minimum of 6 feet in width
- Utilizing rooftops for restaurants, bars, amenities, and gardens is allowable.
- Exhaust / venting, trash containers and noise-generating mechanical systems shall not be placed adjacent to the walkway in a manner that diminishes the comfort of pedestrians.
- Ventilation devices shall not be located in the pedestrian zone.
- Mechanical Equipment and Dumpsters whether located on the ground or rooftop shall be screened from public view.
- Ground Floors of Nonresidential Buildings- Minimum 12 feet, measured floor to floor
- Ground Floors of Residential Buildings- Minimum 8 feet measured floor to ceiling
- Upper Floors All Buildings- Minimum 8 feet measured floor to ceiling. Parking structures are exempt from this requirement

- Height maximums will be lower than the base zoning across Solms Landing. Unless otherwise stated in Zone specific standards, the height requirements will be as follows:
- Non-Residential uses- 100 feet
- Multi Family Dwellings- 100 feet
- Townhomes- 30 feet
- Zero Lot Line Homes- 30 feet
- Building Coverage ratio for non-residential uses is not to exceed 40%
- Building Coverage ratio for residential and multifamily uses is not to exceed 60%
- Maximum floor to area ratio is not to exceed 1.5 : 1

Greenspace Standard-

- A continuous walkway or public use area shall be located along the greenway.
- Connect green spaces to establish an unified network of pocket parks, green spaces and walking trails

Landscaping

- Developments that are set back from the street shall incorporate landscaping such as bushes, flowers and other plantings.
- Pots and planters shall be of 50% clay, concrete, ceramic, resin or masonry materials.
- Irrigation shall be provided to ensure the life of the tree.
- Trees shall be a minimum of 2" caliper.
- Refer to the City of New Braunfels' Zoning Ordinance Section 5.2 for acceptable trees and bushes.

Lighting Standards

- Pedestrian lights shall be spaced a maximum of 60 feet apart in the urban greenway areas.
- Pedestrian lights shall be made of steel, aluminum, or any other material that is proven to be equally durable, cost effective and easy to maintain.
- Pedestrian light poles shall provide easy serviceability, maintenance and replacement.
- Light source height shall not exceed 16 feet above grade.

Bollard Standards

- Concealed mounting.
- 24" to 30" in height.
- Removable bollards shall be provided where necessary for emergency / service functions.

Paving Materials- Paving materials shall be easy to maintain, attractive and sustainable. The materials shall not detract from the primary purpose of the space. Appropriate materials include the following:

- Concrete / Pervious Concrete
- Crushed stone meeting TDLR requirements- only allowed on trails within the private property and not authorized for public sidewalks or for parking without approval from the City Engineer pursuant to Section 5.1-1 of the Zoning Ordinance.

- Masonry Pavers
- Composite Decking
- Any other similarly primary material that meets and is in compliance with City Design Standards

Residential Standards-

- Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised landing. Such delineation shall not conflict with any pertinent accessibility requirements
- Zero lot line homes and townhomes will be designed with front porch configurations that front onto a private or public street or onto a pedestrian open space with a pedestrian walkway.
- Require homes to have alley access to garages with the exception of lots directly adjacent to water or green features

Parking Standards-

- Parking ratios will adhere to city guidelines dependent upon end use tenant mix based on requirements laid out in Section 5.1-3 of Planning's Zoning Ordinance
- Parking lots shall provide cross access across property lines to adjacent parking lots to encourage internal circulation and reducing on street conflicts.
- Landscaped parking lot islands, planting beds, and vegetated filter strips will be provided throughout various areas to enhance the overall "beautification" of this development.
- Planting beds and/or vegetated filter strips will serve as a landscape buffer between the parking lots and "business development" areas

Zone 1

- Development shall include layering of building heights and styles increasing in height as development moves away from the public right-of-way. Styles of buildings shall vary in design elements, scale, height, building orientation and features to prevent a monotone feel
- Maximum height for Non-Residential and Multi Family- 100 feet

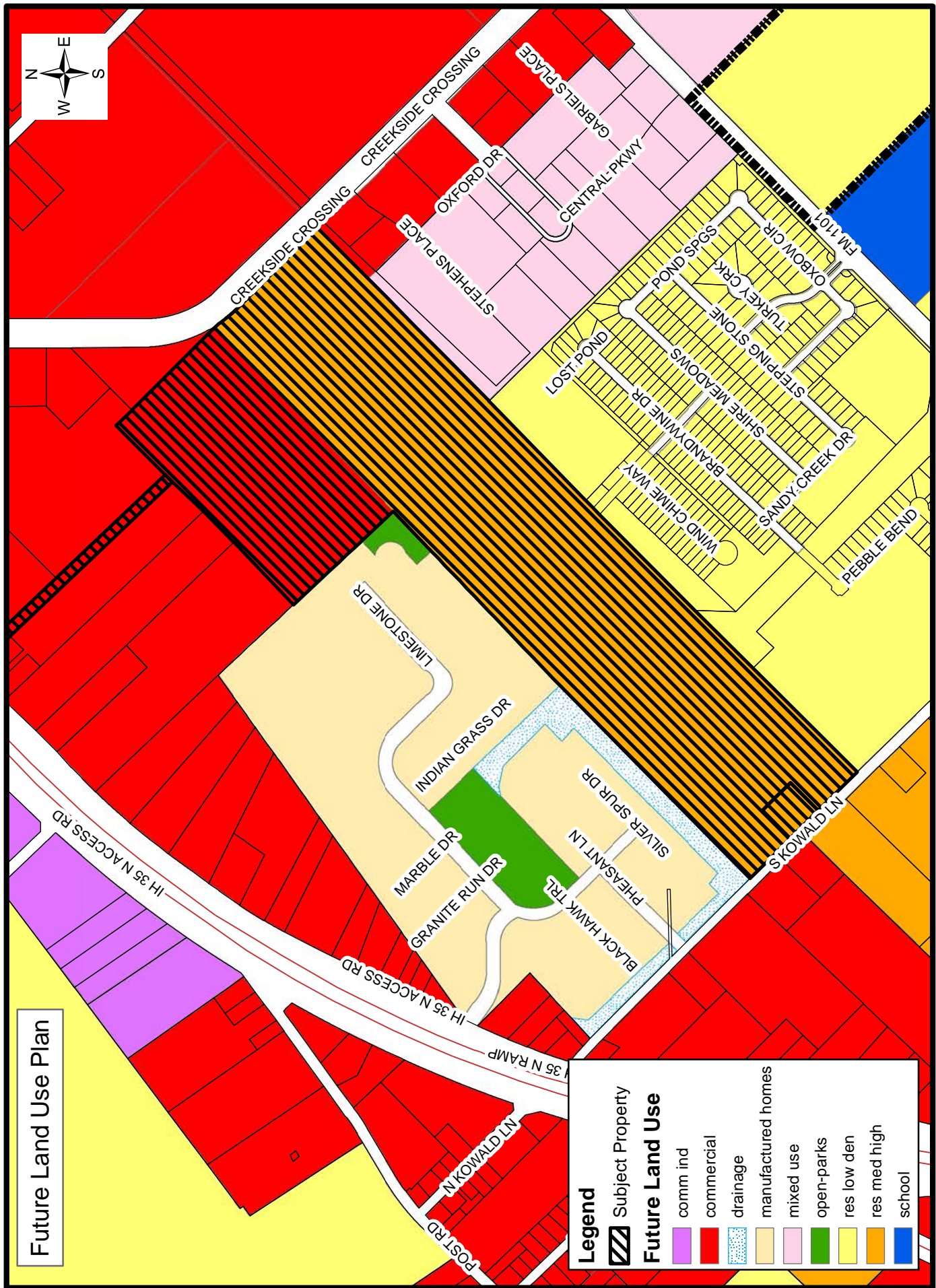
Zone 2

- Maximum height for Non-Residential and Multi Family- 60 feet

Zone 3

- Maximum height for Non-Residential and Multi Family- 40 feet

PZ-16-065
Solms Landing Planned Development
Concept Plan



PZ-16-065
Solms Landing Planned Development
Concept Plan

PLANNING COMMISSION – March 7, 2017 - 6:00PM

New Braunfels City Hall, Council Chambers

Applicant: Solms Landing Development, LLC

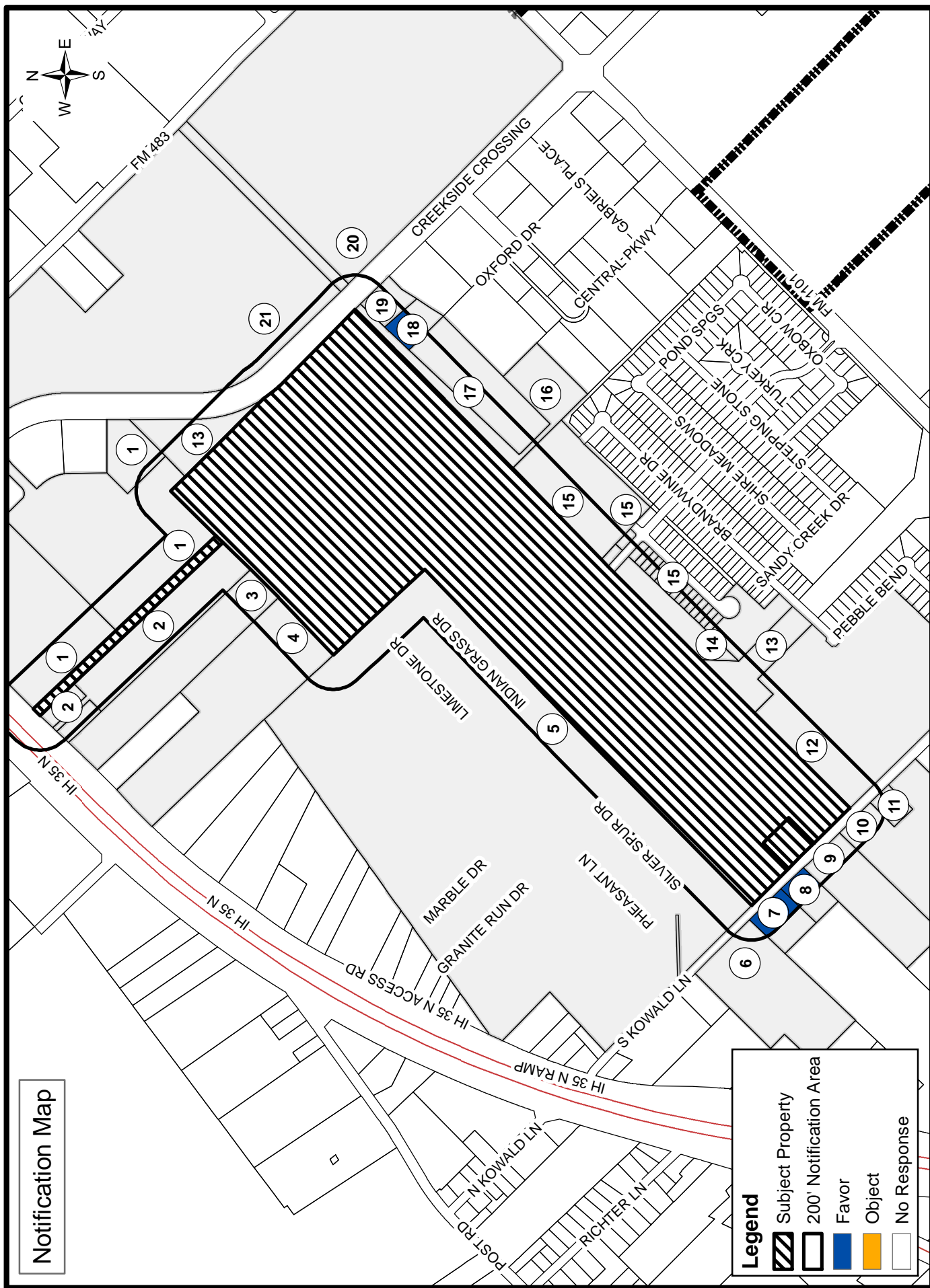
Address/Location: 253 S. Kowald

REQUEST FOR REZONING

The circled numbers on the map correspond to the property owners listed below.
All information is from the Comal Appraisal District Records.

1. Buc ees Ltd & Turner Family Prtnrshp Ltd
2. RBNT Investments LLC
3. Dean Barbara Nell
4. New Braunfels Storage Ltd
5. CP Comal Farms Ltd Prtnrshp
6. J E Properties LP
7. Ward Billy & Wetz William N
8. Wetz William & Billy Ward
9. Hubertus Lawrence F
10. Prade Connie A
11. Enterprise Texas Pipeline LP
12. B B L Properties Ltd
13. New Braunfels City Of
14. West Village HOA Inc
15. KB Home Lone Star Inc
16. CWC306 Master Community Inc
- 17a. Upriver Investments LLC
- 17b. NB Traeger Holdings LLC
- 17c. New Braunfels Enterprises LLC
- 17d. Rudisill John R
- 17e. AT Holding Creekside Poston LLC
- 17f. P & W Ranch GP
- 17g. Whitetail Comal Leasing LLC
- 17h. Shipp Lake Holdings LLC
- 17i. Nova Zemlya LLC
- 17j. KB Cattle Co LLC
- 17k. Sunrise Elite Properties LLC
- 17l. Belmarez Management LLC
- 17m. Monk John A & Mary L
18. Creekside 1101 Ltd
19. JMC Investments LLC
20. Central Texas Corridor Hospital Co LLC
21. A L 95 Creekside Town Center LP
CISD

SEE MAP ATTACHED



PZ-16-065
Solms Landing Planned Development
Concept Plan

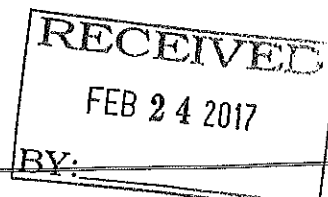
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ16-065 (SLPD) hm

Date Sent: 2/16/17

Name: William N. MetzAddress: 20286 FM 2252 - SA, TX 78266Property number on map: 7I favor: ☒I object: _____
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: 

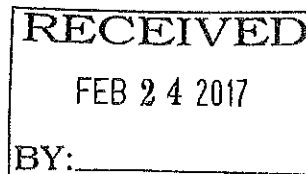
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ16-065 (SLPD) hm

Date Sent: 2/16/17

Name: William MetzAddress: 20286 FM 2252 - San Antonio 78266Property number on map: 8I favor: ☒I object: _____
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: 

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ16-065 (SLPD) hm

Date Sent: 2/16/17

Name: Metzside LLCAddress: 373 S. Joplin Ave N37E 78130Property number on map: 18I favor: ☒I object: _____
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: 
President

3.4-11. "MU-B" high intensity mixed use district.

Purpose. The MU-B High Intensity Mixed Use District is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows

(1) *Uses permitted by right:*

Residential uses:

Accessory building/structure
Bed and breakfast inn (see Sec. 5.6)
Boardinghouse/lodging house
Community home (see definition)
Dormitory (in which individual rooms are for rental)
Hospice

Multifamily (apartments/condominiums – at least five units)
Rental or occupancy for less than one month (see Sec. 5.17)
Residential use in buildings with the following non-residential uses
Townhouse (at least five lots)

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations
Adult day care (no overnight stay)
Adult day care (with overnight stay)
Aircraft support and related services
Airport
All terrain vehicle (ATV) dealer / sales
Ambulance service (private)
Amphitheater
Amusement devices/arcade (4 or more devices)
Amusement services or venues (indoors) (see Sec. 5.13)
Amusement services or venues (outdoors)
Animal grooming shop
Answering and message services
Antique shop
Appliance repair
Archery range
Armed services recruiting center
Art dealer / gallery
Artist or artisan's studio
Assembly/exhibition hall or areas
Assisted living facility / retirement home
Athletic fields
Auction sales (non-vehicle)
Auto body repair, garages (see Sec. 5.11)
Auto glass repair/tinting (see Sec. 5.11)
Auto interior shop / upholstery (see Sec. 5.11)
Auto leasing
Auto muffler shop (see Sec. 5.11)
Auto or trailer sales rooms or yards (Sec. 5.12)
Auto or truck sales rooms or yards - primarily new (see Sec. 5.12)

Auto paint shop
Auto repair as an accessory use to retail sales
Auto repair garage (general) (see Sec. 5.11)
Auto supply store for new and factory rebuilt parts
Auto tire repair /sales (indoor)
Automobile driving school (including defensive driving)
Bakery (retail)
Bank, savings and loan, or credit union
Bar/Tavern
Barber/beauty college (cosmetology school)
Barber/beauty shop, haircutting (non-college)
Barns and farm equipment storage (related to agricultural uses)
Battery charging station
Bicycle sales and/or repair
Billiard / pool facility
Bingo facility
Bio-medical facilities
Blacksmith or wagon shops
Book binding
Book store
Bottling or distribution plants (milk)
Bottling works
Bowling alley/center (see Sec. 5.13)
Broadcast station (with tower) (see Sec. 5.6)
Bus barns or lots
Bus passenger stations
Cafeteria / café / delicatessen
Campers' supplies
Car wash (self service; automated)
Car wash, full service (detail shop)
Carpenter, cabinet, or pattern shops

Carpet cleaning establishments
 Caterer
 Cemetery and/or mausoleum
 Check cashing service
 Chemical laboratories (not producing noxious fumes or odors)
 Child day care / children's nursery (business)
 Church/place of religious assembly
 Civic/conference center and facilities
 Cleaning, pressing and dyeing (non-explosive fluids used)
 Clinic (dental)
 Clinic (emergency care)
 Clinic (medical)
 Club (private)
 Coffee shop
 Cold storage plant
 Commercial amusement concessions and facilities
 Communication equipment - installation or repair
 Computer and electronic sales
 Computer repair
 Confectionery store (retail)
 Consignment shop
 Contractor's office/sales, with outside storage including vehicles
 Contractor's temporary on-site construction office (only with permit from Building Official; see Sec. 5.10)
 Convenience store with or without fuel sales
 Country club (private)
 Credit agency
 Curio shops
 Custom work shops
 Dance hall / dancing facility (see Sec. 5.13)
 Day camp
 Department store
 Drapery shop / blind shop
 Driving range
 Drug sales/pharmacy
 Electrical repair shop
 Electrical substation
 Electronic assembly/high tech manufacturing
 Electroplating works
 Engine repair, manufacturing/re-manufacturing
 Exterminator service
 Fair ground
 Farmers market (produce market - wholesale)
 Farms, general (crops) (see Chapter 6, Municipal Code and Sec. 5.9)
 Farms, general (livestock/ranch) (see Chapter 6, Municipal Code and Sec. 5.9)
 Feed and grain store
 Filling station (tanks must be below the ground)
 Florist
 Food or grocery store with or without fuel sales

Food processing (no outside public consumption)
 Forge (hand)
 Forge (power)
 Fraternal organization/civic club (private club)
 Freight terminal, rail/truck (when any storage of freight is outside an enclosed building)
 Freight terminal, truck (all storage of freight in an enclosed building)
 Frozen food storage for individual or family use
 Funeral home/mortuary
 Furniture manufacture
 Furniture sales (indoor)
 Galvanizing works
 Garden shops and greenhouses
 Golf course (public or private)
 Golf course (miniature)
 Governmental building or use with no outside storage
 Greenhouse (commercial)
 Handicraft shop
 Hardware store
 Health club (physical fitness; indoors only)
 Heating and air-conditioning sales / services
 Heavy load (farm) vehicle sales/repair (Sec. 5.14)
 Heliport
 Home repair and yard equipment retail and rental outlets
 Hospital, general (acute care/chronic care)
 Hospital, rehabilitation
 Hotel/motel
 Hotels/motels - extended stay (residence hotels)
 Ice delivery stations (for storage and sale of ice at retail only)
 Ice plants
 Industrial laundries
 Kiosk (providing a retail service)
 Laboratory equipment manufacturing
 Laundromat and laundry pickup stations
 Laundry, commercial (w/o self serve)
 Laundry/dry cleaning (drop off/pick up)
 Laundry/washateria (self serve)
 Lawnmower sales and/or repair
 Leather products manufacturing
 Light manufacturing
 Limousine / taxi service
 Locksmith
 Lumberyard (see Sec. 5.15)
 Lumberyard or building material sales (Sec. 5.15)
 Machine shop
 Maintenance/janitorial service
 Major appliance sales (indoor)
 Manufactured home sales
 Manufacturing and processes
 Market (public, flea)
 Martial arts school
 Medical supplies and equipment

<p> Metal fabrication shop Micro brewery (onsite manufacturing and sales) Mini-warehouse/self storage units (with or without outside boat and RV storage) Motion picture studio, commercial film Motion picture theater (indoors) Motion picture theater (outdoors, drive-in) Motorcycle dealer (primarily new / repair) Moving storage company Moving, transfer, or storage plant Museum Needlework shop Non-bulk storage of fuel, petroleum products and liquefied petroleum Nursing/convalescent home/sanitarium Offices, brokerage services Offices, business or professional Offices, computer programming/ data processing Offices, consulting Offices, engineering, architecture, surveying or similar Offices, health services Offices, insurance agency Offices, legal services - including court reporting Offices, medical offices Offices, real estate Offices, security/commodity brokers, dealers, exchanges and financial services Outside storage (as primary use) Park and/or playground (private or public) Parking lots (for passenger car only) (not as incidental to the main use) Parking structure / public garage Pawn shop Personal watercraft sales (primarily new / repair) Pet shop / supplies (10,000 sq. ft. or less) Pet store (more than 10,000 sq. ft.) Photo engraving plant Photographic printing/duplicating/copy shop Photographic studio (no sale of cameras or supplies) Photographic supply Plant nursery Plant nursery (growing for commercial purposes with retail sales on site) Plastic products molding/reshaping Plumbing shop Portable building sales Propane sales (retail) Public recreation/services building for public park/playground areas Publishing/printing company (e.g., newspaper) Quick lube/oil change/minor inspection Radio/television shop, electronics, computer repair Rappelling facilities </p>	<p> Recreation buildings (public or private) Recycling kiosk Refreshment/beverage stand Research lab (non-hazardous) Restaurant with drive through Restaurant/prepared food sales Retail store and shopping center Retirement home/home for the aged Rodeo grounds RV park RV/travel trailer sales School, K-12 (public or private) School, vocational (business/commercial trade) Security monitoring company Security systems installation company Sheet metal shop Shoe repair shops Shooting gallery - indoor (see Sec. 5.13) Shopping center Sign manufacturing/painting plant Specialty shops in support of project guests and tourists Storage - exterior storage for boats and recreational vehicles Storage in bulk Studio for radio or television (with tower) (see Sec. 5.7) Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.) Tailor shop Tattoo or body piercing studio Taxidermist Telemarketing agency Telephone exchange (office and other structures) Tennis court (commercial) Theater (non-motion picture; live drama) Tire sales (outdoors) Tool rental Transfer station (refuse/pick-up) Travel agency Truck or transit terminal (with outside storage) Truck Stop University or college (public or private) Upholstery shop (non-auto) Used or second hand merchandise/furniture store Vacuum cleaner sales and repair Veterinary hospital with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential Video rental / sales Warehouse/office and storage/distribution center Waterfront amusement facilities - berthing facilities sales and rentals </p>
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Waterfront amusement facilities - boat fuel storage / dispensing facilities
 Waterfront amusement facilities - boat landing piers/launching ramps
 Waterfront amusement facilities – swimming / wading pools / bathhouses

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system
 Welding shop
 Wholesale sales offices and sample rooms
 Woodworking shop (ornamental)

Any comparable business or use not included in or excluded from any other district described herein.

- (2) *Conflict.* In the event of conflict between the uses listed in the Land Use Matrix and those listed in Subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements:*

(1) Non-residential uses.

- (i) *Height.* 120 feet.
- (ii) *Front building setback.* No front building setback required.
- (iii) *Side building setback.* No side building setback is required.
- (iv) *Rear building setback.* Five feet minimum with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear building setback.
- (v) *Residential setback.* Where a non-residential building or a multifamily development of more than three units abuts a one or two family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (vi) *Minimum lot area.* The minimum internal lot area shall be 6,000 square feet or 7,000 square feet for a corner lot.
- (viii) *Minimum lot frontage:* 60 feet.
- (ix) *Lot depth.* 100 feet.
- (x) *Parking.* See Section 5.1 for other permitted uses' parking.

(2) Multifamily dwellings.

- (i) *Height.* 120 feet.
- (ii) *Front building setbacks.* 25 feet.
- (iii) *Rear building setback.* 25 feet.
- (iv) *Side building setback.* A side building setback of 20 feet shall be provided. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

- (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in Sec. 5.1-1)
- (vi) *Parking and accessory uses.* Parking may encroach into the interior side and rear building setback as long as a solid screening fence or wall of six to eight feet in height is erected along the interior side and rear property lines. Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (viii) *Density.* No maximum.
- (ix) *Lot area* 20,000 square feet.
- (x) *Lot coverage.* The combined area of all yards shall not be less than 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (xi) *Distance between structures.* There shall be a minimum of 10 feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; a minimum of 20 feet between structures backing rear to rear, and a minimum of 20' between structures front to rear. (See Illustration 1)
- (xii) *Access to an arterial roadway or state highway required.* Developments in this district must have direct access to either an arterial roadway or state highway.
- (xiii) *Lot depth.* 100 feet.
- (xiv) *Parking.*
For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 1. One-bedroom apartment or unit: 1 1/2 spaces
 2. Two-bedroom apartment or unit: 2 spaces
 3. Each Additional bedroom: 1/2 space
 4. Each dwelling unit provided exclusively for low income elderly occupancy: 3/4 space ("Low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards.)

See Section 5.1 for other permitted uses' parking.

(3) Townhouses.

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.

- (iii) *Side building setback.* No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.
- (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in Sec. 5.1-1)
- (v) *Rear building setback.* No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) *Width of lot.* Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.
- (vii) *Lot depth.* 100 feet.
- (viii) *Lot area per family.* 2,500 square feet.
- (ix) *Common open space.* A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.
- (x) *Building group.* There shall be no less than five lots. There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line.
- (xi) *Accessory buildings.* Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides, may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."
- (xii) *Parking.* There shall be at least two off-street parking spaces for each townhouse. See Section 5.1 for other permitted uses' parking.

3.5. *Planned Development Districts.*

3.5-1. *Purpose:* The planned development district is a free-standing district designed to provide for the development of land as an integral unit for single or mixed uses in accordance with a plan that may vary from the established regulations of other zoning districts. It is the intent in such a district to insure compliance with good zoning practices while allowing certain desirable departures from the strict provisions of specific zoning classifications.

3.5-2. *Application:* An application for a planned development district shall be processed in accordance with this Chapter. A pre-planning conference is required between the applicant and the Planning Director prior to the actual filing of the application.

3.5-3. *Base District.* A base zoning district shall be specified. The regulations in the base zoning district shall control unless specifically stated otherwise in the PD.

3.5-4. *District plans and requirements:* There are two types of plans that may be used in the planned development process. The general purpose and use of each plan is described as follows:

- (a) *Concept plan.* This plan is intended to be used as the first step in the planned development process. It establishes the most general guidelines for the district by identifying the land use types, development standards, approximate road locations and project boundaries and illustrates the integration of these elements into a master plan for the whole district.
- (b) *Detail plan.* The detail plan is the final step of the planned development process. It contains the details of development for the property. For smaller tracts or where final development plans are otherwise known, the detail plan may be used to establish the district and be the only required step in the planned development process.

3.5-5. *Concept plan requirements:* Said concept plan shall include the following:

- (a) *Relation to the comprehensive plan.* A general statement setting forth how the proposed district will relate to the city's comprehensive plan and the degree to which it is or is not consistent with that plan and the proposed base zoning district.
- (b) *Acreage.* The total acreage within the proposed district.
- (c) *Survey.* An accurate survey of the boundaries of the district.
- (d) *Land uses.* Proposed general land uses and the acreage for each use, including open space. For residential development, the total number of units and the number of units per acre.
- (e) *General thoroughfare layout.* Proposed streets, as a minimum to arterial street level. (Showing collector and local streets is optional.)
- (f) *Development standards.* Development standards, if different from the base zoning district, for each proposed land use, as follows:
 - (1) Minimum lot area.
 - (2) Minimum lot width and depth.
 - (3) Minimum front, side, and rear building setback areas.
 - (4) Maximum height of buildings.
 - (5) Maximum building coverage.
 - (6) Maximum floor to area ratios for nonresidential uses.
 - (7) Minimum parking standards for each general land use.
 - (8) Other standards as deemed appropriate.
- (g) *Existing conditions.* On a scaled map sufficient to determine detail, the following shall be shown for the area within the proposed district.
 - (1) Topographic contours of ten feet or less.

- (2) Existing streets.
- (3) Existing 100-year floodplain, floodway and major drainage ways.
- (4) City limits and E.T.J. boundaries.
- (5) Zoning districts within and adjacent to the proposed district.
- (6) Land use.
- (7) Utilities, including water, wastewater and electric lines.

3.5-6. *Detail plan requirements:* The application for a planned development district shall include a detail plan consistent with the concept plan. Said detail plan shall include the following:

- (a) *Acreage.* The acreage in the plan as shown by a survey, certified by a registered surveyor.
- (b) *Land uses.* Permitted uses, specified in detail, and the acreage for each use.
- (c) *Off-site information.* Adjacent or surrounding land uses, zoning, streets, drainage facilities and other existing or proposed off-site improvements, as specified by the department, sufficient to demonstrate the relationship and compatibility of the district to the surrounding properties, uses, and facilities.
- (d) *Traffic and transportation.* The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic; the proposed access and connection to existing or proposed streets adjacent to the district; and the traffic generated by the proposed uses.
- (e) *Buildings.* The locations, maximum height, maximum floor area and minimum setbacks for all nonresidential buildings.
- (f) *Residential development.* The numbers, location, and dimensions of the lots, the minimum setbacks, the number of dwelling units, and number of units per acre (density).
- (g) *Water and drainage.* The location of all creeks, ponds, lakes, floodplains or other water retention or major drainage facilities and improvements.
- (h) *Utilities.* The location and route of all major sewer, water, or electrical lines and facilities necessary to serve the district.
- (i) *Open space.* The approximate location and size of greenbelt, open, common, or recreation areas, the proposed use of such areas, and whether they are to be for public or private use.
- (j) *Sidewalks and bike paths.* Sidewalks or other improved ways for pedestrian or bicycle use.
- (k) If multifamily or non-residential development, a landscape plan.

A detailed plan, with all of the information required of a concept plan, may be submitted in lieu of a concept plan.

3.5-7. *Phasing schedule:* PD districts larger than 350 acres shall provide a phasing schedule depicting the different construction phases.

3.5-8. *Approval of district:* The City Council may, after receiving a recommendation from the Planning Commission, approve by Ordinance the creation of a district based upon a concept plan or a detail plan. The approved plan shall be made part of the ordinance establishing the district. Upon approval said change shall be indicated on the zoning maps of the city.

The development standards and requirements including, but not limited to, maximum height, lot width, lot depth, floor area, lot area, setbacks and maximum off-street parking and loading requirements for uses proposed shall be established for each planned development district based upon the particular merits of the development design and layout. Such standards and requirements shall comply with or

be more restrictive than the standards established in the base zoning district for the specific type uses allowed in the district, except that modifications in these regulations may be granted if it shall be found that such modifications are in the public interest, are in harmony with the purposes of this Chapter and will not adversely affect nearby properties.

3.5-9. *Planning Commission approval of detail plan:* The Planning Commission is authorized to approve a detail plan or the amendment of a detail plan for property for which a concept plan has been approved by the City Council. If the City Council initially approved a detail plan in establishing the district, the detail plan may only be amended by the City Council. The approved detail plan shall be permanently filed in the Planning Department. The Planning Commission shall approve the detail plan if it finds that:

- (a) *Compliance.* The plan complies with the concept plan approved for that property and the standards and conditions of the PD district;
- (b) *Compatibility.* The plan provides for a compatible arrangement of buildings and land uses and would not adversely affect adjoining neighborhood or properties outside the plan; and
- (c) *Circulation of vehicular traffic.* The plan provides for the adequate and safe circulation of vehicular traffic.

If no detail plan has been approved for the property within ten years of the date of approval of a concept plan, the detail plan must be approved by the City Council, after receiving a recommendation from the Planning Commission, after notice and hearing.

3.5-10. *Expiration of detail plan:* A detail plan shall be valid for five years from the date of its approval. If a building permit has not been issued or construction begun on the detail plan within the five years, the detail plan shall automatically expire and no longer be valid. The Planning Commission may, prior to expiration of the detail plan, for good cause shown, extend for up to 24 months the time for which the detail plan is valid.

3.5-11. *Appeals from Planning Commission action:* If the Planning Commission disapproves a detail plan over which it has final approval authority, or imposes conditions, or refuses to grant an extension of time for which a detail plan is valid, the applicant may appeal the decision to the City Council by filing a written request with the Planning Director within ten days of the decision.

3.5-12. *Changes in detail plan:* Changes in the detail plan shall be considered the same as changes in the zoning ordinance and shall be processed as required in Section 2.3. Those changes which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, floor area ratio, height, or coverage of the site, or which do not decrease the off-street parking ratio or reduce the yards provided at the boundary of the site, as indicated on the approved detail plan, may be authorized by the Planning Director. Any applicant may appeal the decision of the Planning Director to the Planning Commission for review and decision as to whether an amendment to the Planned Development District ordinance shall be required.

3.5-13. *Minimum development size:* The total initial development of any Planned Development District shall not be less than two acres for nonresidential developments and five acres for residential developments.

3.5-14. *Deviation from code standards:* The City Council may approve a PD concept plan with deviations from any provision in the Code of Ordinances. Such deviations shall be listed or shown as part of the Ordinance that approves the concept plan.

Draft Minutes for the March 7th, 2017 Planning Commission Regular Meeting

PZ-16-065: Public Hearing and recommendation to City Council regarding a requested rezoning of approximately 98 acres out of the A.M. Esnaurizar Survey No. 1, Abstract 98, addressed as 253 S. Kowald Lane, from “APD” Agricultural/Pre-Development and “C-3” Commercial Districts to “SLPD” Solms Landing Planned Development with a Concept Plan.

(Applicant: KFW; Case Manager: H. Mullins)

Mrs. Mullins presented the Staff report with the recommendation of approval with the following conditions:

1. Revise Appendix 1 (b) to reflect the various maximum heights in Zones 1, 2 and 3 for each use.
2. Replace “durable materials” with the City’s defined term of Primary Materials and require compliance with City Design Standards at a minimum.
3. Revise alternate paving standards to indicate crushed pavestone is acceptable material for trails within the private property and not authorized for public sidewalks, or for parking without approval from the City Engineer pursuant to Section 5.1-1 of the Zoning Ordinance.
4. On the concept plan, replace references to “master plan” and “concept plan” in General Notes 1 and 2. Remove Notes 5 through 12.
5. A Future Land Use Plan amendment from “Medium-High Density Residential” to “Mixed Use.”

Vice Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Vice Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to close the public hearing. The motion carried (6-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to recommend approval with staff recommendations to City Council regarding a requested rezoning of approximately 98 acres out of the A.M. Esnaurizar Survey No. 1, Abstract 98, addressed as 253 S. Kowald Lane, from “APD” Agricultural/Pre-Development and “C-3” Commercial Districts to “SLPD” Solms Landing Planned Development with a Concept Plan. The Motion carried (6-0-0).

ORDINANCE NO. 2017-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 98 ACRES OUT OF THE A M ESNAURIZAR SURVEY NO. 1 ABSTRACT 98, ADDRESSED AT 253 S. KOWALD LANE, FROM “APD” AGRICULTURAL/PRE-DEVELOPMENT AND “C-3” COMMERCIAL DISTRICTS TO “SOLMS LANDING” PLANNED DEVELOPMENT DISTRICT (SLPD) WITH A CONCEPT PLAN; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, in keeping with the spirit and objectives of the “PDD” Planned Development District, the City Council has given due consideration to all components of said district; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City Council desires to amend the Zoning Map by changing the zoning of approximately 98 acres out of the A M Esnaurizar C-1 Survey, addressed at 253 S. Kowald Lane from “APD” Agricultural/Pre-Development and “C-3” Commercial Districts to “Solms Landing” Planned Development District (SLPD); **now, therefore;**

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

SECTION 1

THAT pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by changing the zoning on the following described tract of land from “APD” Agricultural/Pre-Development and “C-3” Commercial Districts to “Solms Landing” Planned Development District:

97.97 acres of land out of the A.M. Esnaurizar Survey No. 1, Abstract 98, Comal County, Texas, addressed at 253 S. Kowald Land, as depicted in Exhibit “A” and described in Exhibit “B”, and adopting the Solms Landing Concept Plan as depicted on Exhibit “C” and Development Standards as stated in Exhibit “D”, attached.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

SECTION 3

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 4

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

SECTION 5

THIS ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED: First Reading this the 27th day of March, 2017.

PASSED AND APPROVED: Second and Final Reading this the 19th day of April, 2017.

CITY OF NEW BRAUNFELS

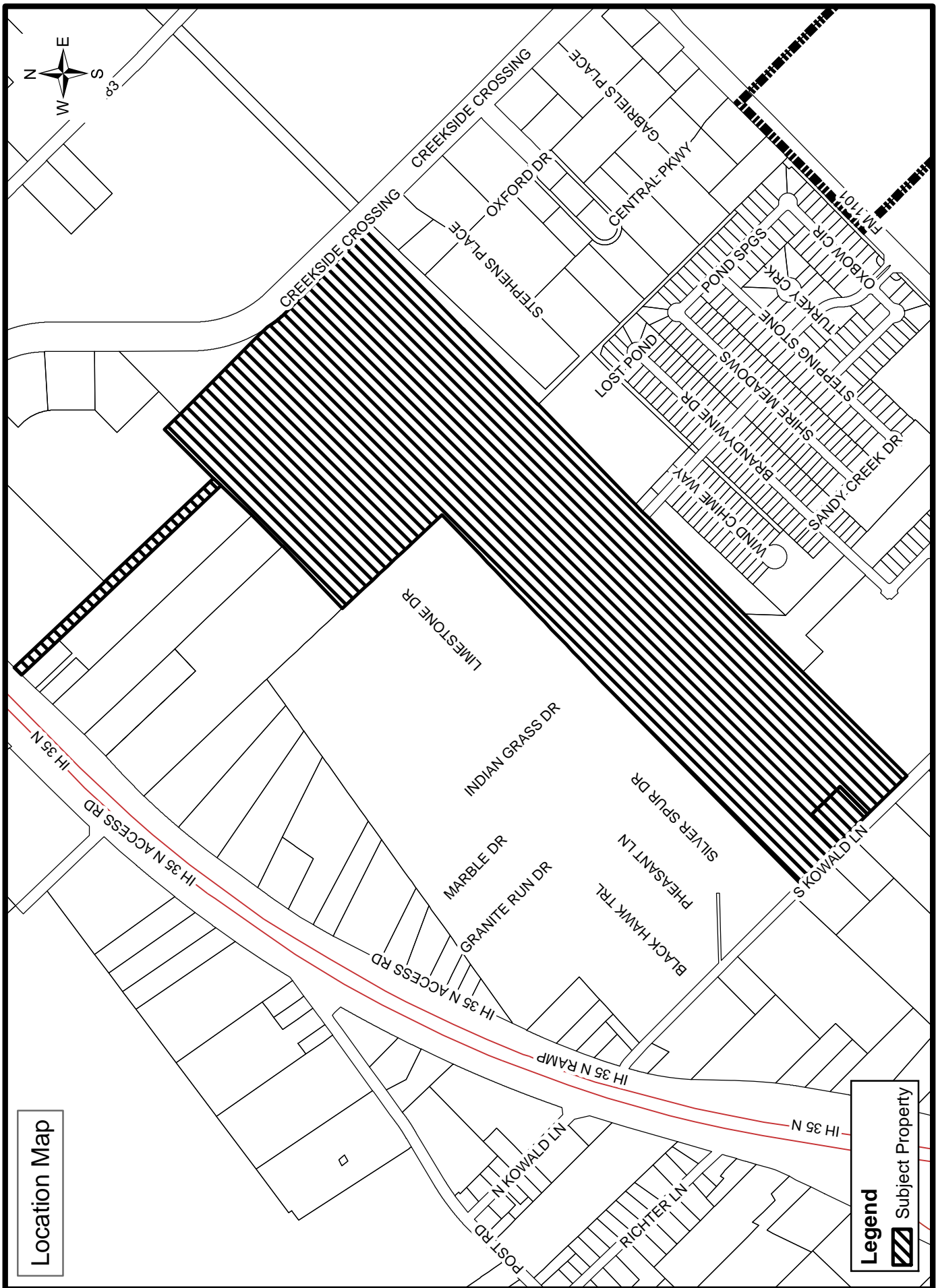
BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney



Location Map

Legend
 Subject Property

PZ-16-065
Solms Landing Planned Development
Concept Plan





**FIELD NOTES
FOR
A 97.97 ACRE TRACT**

A 97.97 acre tract of land, situated in the City of New Braunfels, out of the A.M. Esnaurizar Survey No. 1, Abstract 98, Comal County, Texas, and being the remaining portion of a called 2.028 acre tract of land, Tract I, and the remaining portion of a called 96.26 acre tract of land, Tract II, both being described by Deed of Gift of record in Volume 365 Page 866 of the Deed Records of Comal County, Texas and also being all of a called 4.225 acre tract of land as described by Deed of Gift of record in Volume 365 Page 869 of the Deed Records of Comal County, Texas. Said 97.97 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bury & Partners" in the current southeast right-of-way line of Interstate Highway 35 (I.H. 35), a variable width public right-of-way, for the most easterly corner of a called 0.020 acre tract of land as conveyed to the State of Texas of record in Document No. 9906030874 of the Official Public records of Comal County, Texas, for the most west corner of Lot 1, Block "A", of the Canyon Crossroads Subdivision Plat of record in Document No. 201106028280 of the Map and Plat Records of Comal County, Texas, in the northeast line of said 2.028 acre tract and for the most northerly corner of the tract described herein, from which a found "x" in concrete for the west end of a cutback at the intersection of I.H. 35 and F.M. 306 bears, N 47° 22' 18" E, a distance of 1162.81 feet;

THENCE: S 43° 30' 05" E, departing the southeast right-of-way line of I.H. 35 and along and with the northeast line of said 2.028 acre tract and the southwest line of said Lot 1, at a distance of 657.49 feet passing a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bury & Partners" for the south corner of said Lot 1 and the west corner of Lot 6, Block "A", Replat of Lot 2, Canyon Crossroads Subdivision of record in Document No. 201206016264 of the Map and Plat Records of Comal County, Texas, and continuing along and with the southwest line of Lot 6 and the northeast line of said 2.028 acre tract, a total distance of **1456.05 feet** to a found $\frac{1}{2}$ " iron rod (bent) for the east corner of said 2.028 acre tract, the south corner of said Lot 6, in the northwest line of said 4.225 acre tract, in the northwest line of said 96.26 acre tract and for an interior corner of the tract described herein;

THENCE: N 45° 03' 35" E, along and with the northwest line of the 4.225 acre tract and the 96.26 acre tract, and the southeast line of Lot 6, a distance of **369.73 feet** to a found $\frac{1}{2}$ " iron rod for the an interior corner of Lot 6, the north corner of said 4.225 acre tract and 96.26 acre tract, and a north exterior corner of the tract described herein;

THENCE: S 43° 58' 01" E, along and with a southwest line of said lot 6, the southwest line of Lot 1, Block 1, of the Creekside Fire Station Subdivision Plat of record in Document No. 201006023741 of the Map and Plat Records of Comal County, Texas, the southwest line of a called 5.395 acre tract of land as conveyed to the City of New Braunfels of record in Document No. 200606042906 of the Official Public Records of Comal County, Texas (now known as Creekside Crossing, a 150 foot wide public right-of-way), the northeast line of the 4.225 acre tract and the 96.26 acre tract, a distance of **1505.89 feet** to a found $\frac{1}{2}$ " iron rod for the most southerly corner of said 5.395 acre tract, the most westerly corner of a called 6.529 acre tract of land as conveyed to the City of New Braunfels of record in Document No.

200606042905 of the Official Public Records of Comal County, Texas, the most northerly corner of Lot 14R1, of the Amending Plat of lots 8R, 14R, and 32R of Creekside Wellness Center Establishing Lots 8R1, 14R1 and 32R of Creekside Wellness Center of record in Document no. 201306033846 of the Map and Plat Records of Comal County, Texas, for the east corner of the 96.26 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "TEAM" bears, S 38° 38' 50" E, a distance of 0.16 feet;

THENCE: S 45° 01' 44" W, along and with the westerly line of said Lot 14R1, a distance of 369.20 feet to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Hollmig" for an interior corner of said Lot 14R1 and an exterior corner of the tract described herein;

THENCE: S 45° 29' 57" W, along and with the northwest lines of Lot 14R1, at a distance of 912.00 feet, a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "HMT" for the west corner of said Lot 14R1 and the north corner of a called 82.76 acre tract of land as conveyed to KB Home Lone Star Inc., of record in Document No. 201406004602 of the Official Public Records of Comal County, Texas, continuing along and with the northwest line of the 82.76 acre tract, at a distance of 2001.79 feet, a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "HMT" for the west corner of said 82.76 acre tract and a northwest exterior corner of a called 36.90 acre tract of land as conveyed to KB Home Lone Star Inc., of record in Document No. 201606006903 of the Official Public Records of Comal County, Texas, and continuing along and with the northwest line of said 36.90 acre tract, a total distance of 3694.97 feet to a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" in the northeast right-of-way line of South Kowald Road (also being the northeast line of a called 0.295 acre tract of land as conveyed to the County of Comal of record in Volume 140 Page 563 of the Deed Records of Comal County, Texas), at the most westerly corner of said 36.90 acre tract, in the southeast line of said 96.26 acre tract and for the most southerly corner of the tract described herein;

THENCE: N 43° 16' 27" W, along and with the northeast right-of-way line of South Kowald Road and the 0.295 acre tract, a distance of 793.41 feet to a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" for the north corner of said 0.295 acre tract, the most southerly corner of Comal Farms Subdivision, Unit One, a plat of record in Volume 12 Pages 217-218 of the Map and Plat Records of Comal County, Texas, in the northwest line of said 96.26 acre tract and for the most westerly corner of the tract described herein;

THENCE: Departing the northeast right-of-way line of South Kowald Road and along and with the common line between said Comal Farms Subdivision and the 96.26 acre tract, the following two (2) courses:

1. N 45° 21' 50" E, a distance of 2719.37 feet to a found $\frac{1}{2}$ " iron rod for the most easterly corner of said Comal Farms Subdivision, an interior corner of the 96.26 acre tract and the tract described herein, and
2. N 44° 29' 27" W, a distance of 703.79 feet to a found $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" for the south corner of Lot 1 of the New Braunfels Storage Subdivision Plat of record in Volume 13 Page 101 of the Map and Plat Records of Comal County, Texas, a southwest exterior corner of the 96.26 acre tract and the tract described herein;

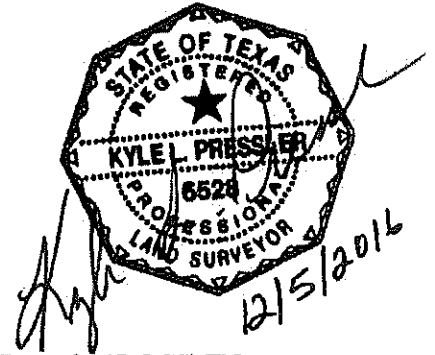
THENCE: N 45° 29' 59" E, along and with the northwest line of the 96.26 acre tract, the southeast line of said Lot 1, the southeast line of a called 7.66 acre tract of land as conveyed to Barbara Nell Dean of record in Document No. 200306047820 of the Official Public Records of Comal County, Texas and the southeast line of Lot 3, Block 1 of the Richter Estates Subdivision Plat of record in Volume 7 Page 64 of the Map and Plat Records of Comal County, Texas, a distance of 911.95 feet to a point for the west

corner of the 4.225 acre tract, the east corner of said Lot 3, the south corner of the 2.028 acre tract and an interior corner of the tract described herein, from which a found ½" iron rod (leaning) bears, N 19° 09' 21" W, a distance of 0.45 feet;

THENCE: N 43° 30' 05" W, along and with the northeast line of Lot 3 and Lot 1, both of said Richter Estates Subdivision, and the southwest line of the 2.028 acre tract, a distance of **1458.50 feet** to a set ½" iron rod in the current southeast right-of-way line of I.H. 35, for the south corner of the 0.020 acre tract, the most easterly corner of a called 0.076 acre tract of land as conveyed to the State of Texas of record in Document No. 200106035524 of the Official Public records of Comal County, Texas and for a southwest exterior corner of the tract described herein, from which a found ½" iron rod in the current southeast right-of-way line of I.H. 35 and for the south corner of said 0.076 acre tract bears, S 45° 22' 17" W, a distance of 227.32 feet;

THENCE: N 45° 22' 17" E, along and with the current southeast right-of-way line of I.H. 35, also being the southeast line of said 0.020 acre tract, a distance of **60.01 feet** to the **POINT OF BEGINNING** and containing **97.97 acres**, more or less, in the City of New Braunfels, Comal County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.99985790106.

Job No.: 16-139
 Prepared by: KFW Surveying
 Date: December 2, 2016
 File: S:\Draw 2016\16-139 95 Acres Timmerman Tract - New Braunfels\DOCS\FN - 97.97 Acres



Development Standards

MU-B" high intensity mixed use district.

Purpose. The MU-B High Intensity Mixed Use District is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

(a) Authorized uses. Uses permitted by right shall be those set forth in the Land Use Matrix in Section 4 of this Chapter. The allowed uses in the district, which are intended to be identical with those listed in the Land Use Matrix, are as follows.

(1) Uses permitted by right:

- Residential uses:

Accessory building/structure
Bed and breakfast inn (see Sec. 5.6)
Boardinghouse/lodging house
Community home (see definition)
Dormitory (in which individual rooms are for rental)
Hospice

Multifamily (apartments/condominiums – at least five units)
Residential use in buildings with the following non-residential uses
Townhouse (at least five lots)
Zero lot line / patio homes

- Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations
Adult day care (no overnight stay)
Adult day care (with overnight stay)
Ambulance service (private)
Amphitheater
Amusement devices/arcade (four or more devices)
Amusement services or venues (indoors) (see Sec. 5.13)
Athletic fields
Bakery (retail)
Bank, savings and loan, or credit union
Bar/Tavern
Barber/beauty College (barber or cosmetology school or college)
Barber/beauty shop, haircutting (non-college)
Battery charging station
Bicycle sales and/or repair
Billiard / pool facility
Bio-medical facilities
Book binding
Book store

Amusement services or venues (outdoors)
Animal grooming shop
Answering and message services
Antique shop
Armed services recruiting center
Art dealer / gallery
Artist or artisan's studio
Assembly/exhibition hall or areas
Assisted living facility / retirement home

Bowling alley/center (see Sec. 5.13)
Bus passenger stations
Cafeteria / café / delicatessen
Campers' supplies
Child day care / children's nursery (business)
Church/place of religious assembly
Civic/conference center and facilities
Clinic (dental)
Clinic (emergency care)
Clinic (medical)
Club (private)
Coffee shop

Commercial amusement concessions and facilities	Kiosk (providing a retail service)
Communication equipment - installation and/or repair	Laboratory equipment manufacturing
Computer and electronic sales	Laundromat and laundry pickup stations
Computer repair	Leather products manufacturing
Confectionery store (retail)	Limousine / taxi service
Consignment shop	Market (public, flea)
Convenience store with or without fuel sales	Martial arts school
Country club (private)	Medical supplies and equipment
Credit agency	Microbrewery (onsite manufacturing and sales)
Curio shops	Motion picture studio, commercial film
Custom work shops	Motion picture Theater (indoors)
Dance hall / dancing facility (see Sec. 5.13)	Motion picture Theater (outdoors, drive-in)
Day camp	Museum
Department store	Needlework shop
Drapery shop / blind shop	Nursing/convalescent home/sanitarium
Driving range	Offices, brokerage services
Drug sales/pharmacy	Offices, business or professional
Electronic assembly/high tech manufacturing	Offices, computer programming and data processing
Fair ground	Offices, consulting
Farmers market (produce market - wholesale)	Offices, engineering, architecture, surveying or similar
Fire Station	Offices, health services
Florist	Offices, insurance agency
Food or grocery store with or without fuel sales	Offices, legal services - including court reporting
Food processing (no outside public consumption)	Offices, medical offices
Fraternal organization/civic club (private club)	Offices, real estate
Frozen food storage for individual or family use	Offices, security/commodity brokers, dealers, exchanges and financial services
Furniture sales (indoor)	Park and/or playground (private or public)
Golf course (public or private)	Parking lots (for passenger car only) (not as incidental to the main use)
Golf course (miniature)	Parking structure / public garage
Governmental building or use with no outside storage	Pet shop / supplies (10,000 sq. ft. or less)
Handicraft shop	Pet store (more than 10,000 sq. ft.)
Hardware store	Photo engraving plant
Health club (physical fitness; indoors only)	Photographic printing/duplicating/copy shop or printing shop
Heating and air-conditioning sales / services	Photographic studio (no sale of cameras or supplies)
Home repair and yard equipment retail and rental outlets	Photographic supply
Hospital, general (acute care/chronic care)	Public recreation/services building for public park/playground areas
Hospital, rehabilitation	Publishing/printing company (e.g., newspaper)
Hotel/motel	Radio/television shop, electronics, computer repair
Hotels/motels - extended stay (residence hotels)	
Ice delivery stations (for storage and sale of ice at retail only)	

Rappelling facilities	Theater (non-motion picture; live drama)
Recreation buildings (public or private)	Travel agency
Recycling kiosk	University or college (public or private)
Refreshment/beverage stand	Upholstery shop (non-auto)
Research lab (non-hazardous)	Used or second hand merchandise/furniture store
Restaurant with drive through	Veterinary hospital with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential
Restaurant/prepared food sales	Video rental / sales
Retail store and shopping center	Waterfront amusement facilities – swimming / wading pools /bathhouses
Retirement home/home for the aged	Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system
Rodeo grounds	Wholesale sales offices and sample rooms
School, K-12 (public or private)	Woodworking shop (ornamental)
School, vocational (business/commercial trade)	
Security monitoring company	Any comparable business or use not included in or excluded from any other district described herein.
Security systems Installation Company	
Shopping center	
Specialty shops in support of project guests and tourists	
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	
Tailor shop	
Tattoo or body piercing studio	
Telemarketing agency	
Telephone exchange (office and other structures)	
Tennis court (commercial)	

- (2) Conflict. In the event of conflict between the uses listed in the Land Use Matrix and those listed in Subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) Maximum height, minimum area and setback requirements:

(1) Non-residential uses.

- (i) Height. 100 Feet
- (ii) Front building setback. No front building setback required.
- (iii) Side building setback. No side building setback is required.
- (iv) Rear building setback. Five feet minimum with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear building setback.
- (v) Residential setback. Where a non-residential building or a multifamily development of more than three units abuts a one or two family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

- (vi) Minimum lot area. The minimum internal lot area shall be 6,000 square feet or 7,000 square feet for a corner lot.
 - (viii) Minimum lot frontage: 60 feet.
 - (ix) Lot depth. 100 feet.
 - (x) Parking. See Section 5.1 for other permitted uses' parking.
- (2) Multifamily dwellings.
- (i) Height. 100 Feet
 - (ii) Front building setbacks. 25 feet.
 - (iii) Rear building setback. 25 feet.
 - (iv) Side building setback. A side building setback of 20 feet shall be provided. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in Sec. 5.1-1)
 - (vi) Parking and accessory uses. Parking may encroach into the interior side and rear building setback as long as a solid screening fence or wall of six to eight feet in height is erected along the interior side and rear property lines. Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
 - (vii) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (viii) Density. No maximum.
 - (ix) Lot area 20,000 square feet.
 - (x) Distance between structures. There shall be a minimum of 10 feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; a minimum of 20 feet between structures backing rear to rear, and a minimum of 20' between structures front to rear.
 - (xii) Lot depth. 100 feet.
 - (xiii) Parking.

For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:

1. One-bedroom apartment or unit . . . 1 1/2 spaces
2. Two-bedroom apartment or unit . . . 2 spaces
3. Each Additional bedroom . . . 1/2 space

4. Each dwelling unit provided exclusively for low income elderly occupancy . . . 3/4 space ("Low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards.)

(3) Townhouses.

- (i) Height. 30 feet
- (ii) Front building setback. 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.
- (iii) Side building setback. No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.
- (iv) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed.
- (v) Rear building setback. No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) Width of lot. Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.
- (vii) Lot depth. 100 feet.
- (viii) Lot area per family. 2,500 square feet.
- (ix) Common open space. A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.
- (x) Building group. There shall be no less than five lots. There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line. (xi) Accessory buildings. Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides,

may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."

- (xii) Parking. There shall be at least two off-street parking spaces for each townhouse.
- (4) Zero lot line / patio homes.
 - (i) Height. 30 feet.
 - (ii) Front building setback. 10 feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provide to the garage/carport.
 - (iii) Side building setback. There shall be no side building setback required on one side of the lot and a minimum of 10 feet in the opposite side yard. If the side of the lot abuts any other residential zoning district, that side building setback shall have a minimum of ten feet. The dwelling on the "no side building setback required" side may be off-set from the property line by no more than one foot.
 - (iv) Corner lots. Buildings on corner lots shall provide a minimum exterior side building setback of 10 feet. If entry to a garage/carport is provided on the exterior side, a minimum yard of 20 feet shall be provided to the garage/carport.
 - (v) Rear building setback. If rear entry garages/carports are provided from an alley, the rear building setback shall have a minimum depth of 20 feet. If no alley is provided and garage/carport entries are from the front, the rear building setback shall have a minimum depth of 10 feet. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
 - (vi) Width of lot. 35 feet.
 - (vii) Lot area. 3000 square feet.
 - (viii) Lot depth. 80 feet.
 - (ix) Minimum area zoned. Not less than three lots with common side lot lines will be zoned for zero lot line homes. When facing on the same street within the same block, mixing of ZH structures and other residential structures will not be allowed. However, this does not preclude other residential uses on one side of a street with ZH uses on the opposite side of the street within the same block or different blocks.
 - (x) Zero lot line wall. No door or window openings shall be built into the side wall facing the zero lot line except those that are more than three feet from the property line and screened by a masonry wall at least eight feet in height so that the opening(s) is not visible from the adjoining property. (See Illustration 3, "ZH-A" district)
 - (xi) Maintenance, drainage and overhang easement. A maintenance, drainage and overhang easement of five feet shall be provided on each lot that is adjacent to a lot with a zero setback allowance. This easement shall be for the purpose of maintaining the wall and foundation that is adjacent to one side property line to provide for proper maintenance and drainage.

- (xii) Overhang. Eaves and gutters may overhang the zero lot line side of the lot by no more than 18 inches. If there is an overhang over the lot line, a gutter is required such that roof runoff shall not be deposited over the lot line onto adjoining property.
 - (xiii) Parking. There shall be at least two off-street parking spaces for each zero lot line home. See Section 5.1 for other permitted uses' parking.
- (5) Additional Standards- Whenever there appears to be a conflict between the Solms Landing PDD and the base zoning, the requirements specifically set forth in this document shall prevail unless otherwise stated.

Design-

- Design all sites and buildings, and the lower floors of buildings in particular, so that they promote pedestrian activity and provide an active, continuous pedestrian-oriented street edge along public sidewalks.
- Design buildings and sites to provide visual variety and enhance the overall sense of place.
- Regulate building heights and orientation so as to protect and enhance views to and from established landmarks, natural features and skylines.
- Choose Primary Materials in compliance with Section 5.22-4 of the New Braunfels standards that are important to shaping a coherent urban form. In addition to visual attractiveness, exterior building materials serve as the primary form of the interior space of the building.
- Ensure the building facades visible from public spaces contribute to an attractive streetscape and skyline.
- Locate surface parking, individual garages and parking garages to reduce their visual impact.

Vertical Mixed Use-

- A use on the ground floor must be different from a use on an upper floor.
- The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors.
- At least one of the floors shall contain residential dwelling units or office space.
- Any commercial uses allowed in the base zoning district within proposed PDD may be allowed at the ground-floor level in VMU buildings.
- All VMU buildings will conform to the standards of the base zoning

Building Standards-

- Galleries and arcades shall be a minimum of 6 feet in width
- Utilizing rooftops for restaurants, bars, amenities, and gardens is allowable.
- Exhaust / venting, trash containers and noise-generating mechanical systems shall not be placed adjacent to the walkway in a manner that diminishes the comfort of pedestrians.
- Ventilation devices shall not be located in the pedestrian zone.
- Mechanical Equipment and Dumpsters whether located on the ground or rooftop shall be screened from public view.
- Ground Floors of Nonresidential Buildings- Minimum 12 feet, measured floor to floor
- Ground Floors of Residential Buildings- Minimum 8 feet measured floor to ceiling
- Upper Floors All Buildings- Minimum 8 feet measured floor to ceiling. Parking structures are exempt from this requirement

- Height maximums will be lower than the base zoning across Solms Landing. Unless otherwise stated in Zone specific standards, the height requirements will be as follows:
- Non-Residential uses- 100 feet
- Multi Family Dwellings- 100 feet
- Townhomes- 30 feet
- Zero Lot Line Homes- 30 feet
- Building Coverage ratio for non-residential uses is not to exceed 40%
- Building Coverage ratio for residential and multifamily uses is not to exceed 60%
- Maximum floor to area ratio is not to exceed 1.5 : 1

Greenspace Standard-

- A continuous walkway or public use area shall be located along the greenway.
- Connect green spaces to establish an unified network of pocket parks, green spaces and walking trails

Landscaping

- Developments that are set back from the street shall incorporate landscaping such as bushes, flowers and other plantings.
- Pots and planters shall be of 50% clay, concrete, ceramic, resin or masonry materials.
- Irrigation shall be provided to ensure the life of the tree.
- Trees shall be a minimum of 2" caliper.
- Refer to the City of New Braunfels' Zoning Ordinance Section 5.2 for acceptable trees and bushes.

Lighting Standards

- Pedestrian lights shall be spaced a maximum of 60 feet apart in the urban greenway areas.
- Pedestrian lights shall be made of steel, aluminum, or any other material that is proven to be equally durable, cost effective and easy to maintain.
- Pedestrian light poles shall provide easy serviceability, maintenance and replacement.
- Light source height shall not exceed 16 feet above grade.

Bollard Standards

- Concealed mounting.
- 24" to 30" in height.
- Removable bollards shall be provided where necessary for emergency / service functions.

Paving Materials- Paving materials shall be easy to maintain, attractive and sustainable. The materials shall not detract from the primary purpose of the space. Appropriate materials include the following:

- Concrete / Pervious Concrete
- Crushed stone meeting TDLR requirements- only allowed on trails within the private property and not authorized for public sidewalks or for parking without approval from the City Engineer pursuant to Section 5.1-1 of the Zoning Ordinance.
- Masonry Pavers
- Composite Decking
- Any other similarly primary material that meets and is in compliance with City Design Standards

Residential Standards-

- Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised landing. Such delineation shall not conflict with any pertinent accessibility requirements
- Zero lot line homes and townhomes will be designed with front porch configurations that front onto a private or public street or onto a pedestrian open space with a pedestrian walkway.
- Require homes to have alley access to garages with the exception of lots directly adjacent to water or green features

Parking Standards-

- Parking ratios will adhere to city guidelines dependent upon end use tenant mix based on requirements laid out in Section 5.1-3 of Planning's Zoning Ordinance
- Parking lots shall provide cross access across property lines to adjacent parking lots to encourage internal circulation and reducing on street conflicts.
- Landscaped parking lot islands, planting beds, and vegetated filter strips will be provided throughout various areas to enhance the overall "beautification" of this development.
- Planting beds and/or vegetated filter strips will serve as a landscape buffer between the parking lots and "business development" areas

Zone 1

- Development shall include layering of building heights and styles increasing in height as development moves away from the public right-of-way. Styles of buildings shall vary in design elements, scale, height, building orientation and features to prevent a monotone feel
- Maximum height for Non-Residential and Multi Family- 100 feet

Zone 2

- Maximum height for Non-Residential and Multi Family- 60 feet

Zone 3

- Maximum height for Non-Residential and Multi Family- 40 feet



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. D)

Presenter/Contact

Martie Simpson, Finance Director
(830) 221-4385 - msimpson@nbtexas.org

SUBJECT:

Discuss and consider approval of the City of New Braunfels FY 2016-17 first quarter investment report.

BACKGROUND / RATIONALE:

State of Texas statutes require quarterly investment reports to be presented to the governing body of a municipality. In addition, the Investment Policy adopted annually by the City Council requires quarterly reporting to the City Council. Attached for Council consideration is the FY 2016-17 first quarter investment report to meet these statutory requirements. As of December 31, 2016, the City had \$103,131,611 (market value) invested in different investment instruments including cash as shown below. The portfolio decreased by \$1,061,399 as a result of normal budget spending.

Amount Invested
(Dollars in millions)

Investment Type:

Federal Agency Coupon Securities	\$15
Money Market/Cash	\$30
Pools	\$58

Weighted Average Maturity of Portfolio	17 days
Weighted Average Yield for Portfolio	.35%
Earned Income QTR	\$81,862
Earned Income YTD	\$81,862

For this quarter, the weighted average yield on the City's investments is .35 percent, which is a slight increase in comparison to the fourth quarter of FY 2015-16 earnings of .30 percent. The current market and economic conditions have seen positive movement that has affected slight interest rate increases. The City earned \$81,862 for the first quarter of the year.

The weighted average maturity of the City's portfolio decreased in comparison to the fourth quarter of FY 2015-16 as a result of long term maturities. Every effort continues to be made to maintain the City's liquidity for payment of expenditures while maximizing interest earnings in this continued very low interest rate market.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	Yes	City Plan/ Council Priority:	Strategic Priorities: 8 - Maintain fiscal stability of City operations
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the attached investment report.



Quarterly Investment Report

For the Period Ended

December 31, 2016

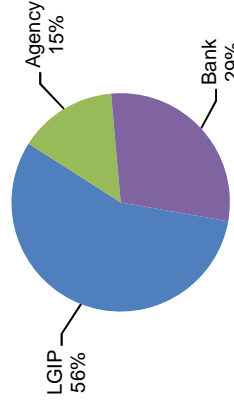




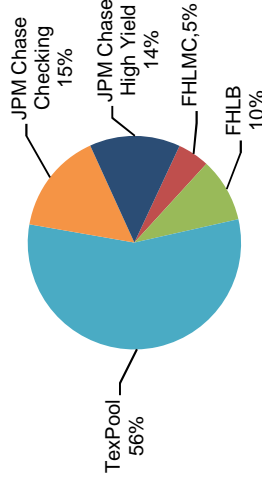
Total Portfolio Summary			
	Current Period 12/31/2016	Prior Period 9/30/2016	Change From Prior
Par Value	\$103,139,911	\$104,197,400	(\$1,057,489)
Book Value	\$103,134,743	\$104,186,036	(\$1,051,293)
Market Value	\$103,131,611	\$104,193,010	(\$1,061,399)
Market Value%	100.00%	100.01%	-0.01%
Weighted Average Maturity - Days	17 days	33 days	(16)
Weighted Average Yield	0.35%	0.30%	0.05%
Earned Income	\$81,862	\$87,124	-\$5,262
Earned Income - Year-to-Date	\$81,862	\$299,617	\$81,862

Portfolio Composition

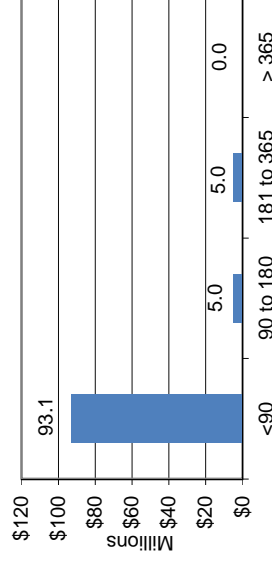
By Security Type



By Issuer



By Maturity



This quarterly investment report is in compliance with the investment policy and strategy as established by the City and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

Prepared by:

City of New Braunfels
Martie Simpson, Finance Director

City of New Braunfels
Jared Werner, Assistant Director of Finance

City of New Braunfels
Robert Camarena, City Manager



Investments By Type	Par Value	Market Value	Book Value	% of Portfolio	Days to Maturity	Yield to Maturity
Federal Agency	\$15,000,000.00	\$14,991,700.00	\$14,994,831.75	14.5%	111	0.542%
Bank	\$30,101,402.01	\$30,101,402.01	\$30,101,402.01	29.2%	1	0.038%
LGIP	\$58,038,509.01	\$58,038,509.01	\$58,038,509.01	56.3%	1	0.457%
US Treasury	\$0.00	\$0.00	\$0.00	0.0%	0	0.000%
Grand Total	\$103,139,911.02	\$103,131,611.02	\$103,134,742.77	100.0%	17	0.347%

Investments By Issuer	Par Value	Market Value	Book Value	% of Portfolio	Days to Maturity	Yield to Maturity
FHLB	\$10,000,000.00	\$9,990,875.00	\$9,991,225.00	9.7%	69	0.506%
FHLMC	\$5,000,000.00	\$5,000,825.00	\$5,003,606.75	4.9%	195	0.615%
JPM Chase Checking	\$15,923,602.27	\$15,923,602.27	\$15,923,602.27	15.4%	1	0.000%
JPM Chase High Yield	\$14,177,799.74	\$14,177,799.74	\$14,177,799.74	13.7%	1	0.080%
TexPool	\$58,038,509.01	\$58,038,509.01	\$58,038,509.01	56.3%	1	0.457%
US Treasury	\$0.00	\$0.00	\$0.00	0.0%	0	0.000%
Grand Total	\$103,139,911.02	\$103,131,611.02	\$103,134,742.77	100.0%	17	0.347%



Fund	Description	Type	CUSIP	Coupon	Settlement Date	Maturity Date	Call Date	Par Value	Purch Price	Purch Cost	Book Value	Mkt Price	Mkt Value	Accrued Int	Days to Mat	YTM
101-General Fund	JPM Chase Checking Bank	Bank	JPM CK	0.000%				15,923,602.27		15,923,602.27	15,923,602.27		15,923,602.27		1	0.000%
101-General Fund	JPM Chase High Yield Bank	Bank	JPM HY	0.080%				14,177,799.74		15,923,602.27	14,177,799.74		14,177,799.74		1	0.080%
101-General Fund	TexPool	LGIP	TXPOOL					10,385,422.10	100.000	10,385,422.10	10,385,422.10	100.000	10,385,422.10		1	0.457%
212-New Braunfels Industrial Dev Corp	TexPool	LGIP	TXPOOL					6,744,512.63	100.000	6,744,512.63	6,744,512.63	100.000	6,744,512.63		1	0.457%
260-Equipment Replacement Fund	TexPool	LGIP	TXPOOL					2,294,309.18	100.000	2,294,309.18	2,294,309.18	100.000	2,294,309.18		1	0.457%
261-Facilities Maintenance Fund	TexPool	LGIP	TXPOOL					12,572.26	100.000	12,572.26	12,572.26	100.000	12,572.26		1	0.457%
262-Ent Maint and Equip Repl Fund	TexPool	LGIP	TXPOOL					1,690,145.51	100.000	1,690,145.51	1,690,145.51	100.000	1,690,145.51		1	0.457%
307-2007 Certificates of Oblig	TexPool	LGIP	TXPOOL					62,336.77	100.000	62,336.77	62,336.77	100.000	62,336.77		1	0.457%
308-2008 Certificates of Oblig	TexPool	LGIP	TXPOOL					1,007,737.84	100.000	1,007,737.84	1,007,737.84	100.000	1,007,737.84		1	0.457%
309-2009 Certificates of Oblig	TexPool	LGIP	TXPOOL					495,036.87	100.000	495,036.87	495,036.87	100.000	495,036.87		1	0.457%
336-Road Development Fund	TexPool	LGIP	TXPOOL					4,025,762.17	100.000	4,025,762.17	4,025,762.17	100.000	4,025,762.17		1	0.457%
350-GO 2013 Bond	FHLB	Agency	3130A8SP9	0.470%	7/20/2016	1/20/2017		5,000,000.00	100.000	5,000,000.00	5,000,000.00	99.993	4,999,660.00	10,509.72	20	0.470%
350-GO 2013 Bond	FHLB	Agency	313385EX0	0.000%	7/19/2016	4/28/2017		5,000,000.00	99.575	4,978,775.00	4,991,225.00	99.824	4,991,215.00	-	118	0.542%
350-GO 2013 Bond	FHLMC	Agency	3137EADV8	0.750%	7/19/2016	7/14/2017		5,000,000.00	100.133	5,006,625.00	5,003,606.75	100.016	5,000,825.00	17,395.83	195	0.615%
350-GO 2014 Bond	TexPool	LGIP	TXPOOL					6,323,724.86	100.000	6,323,724.86	6,323,724.86	100.000	6,323,724.86		1	0.457%
350-GO 2015 Bond	TexPool	LGIP	TXPOOL					7,817,808.47	100.000	7,817,808.47	7,817,808.47	100.000	7,817,808.47		1	0.457%
352-2012 Certificates of Oblig	TexPool	LGIP	TXPOOL					1,229,008.80	100.000	1,229,008.80	1,229,008.80	100.000	1,229,008.80		1	0.457%
353-2013 Certificates of Oblig	TexPool	LGIP	TXPOOL					3,970,217.21	100.000	3,970,217.21	3,970,217.21	100.000	3,970,217.21		1	0.457%
354-2014 Capital Projects	TexPool	LGIP	TXPOOL					35,362.36	100.000	35,362.36	35,362.36	100.000	35,362.36		1	0.457%
354-2014 Capital Projects	TexPool	LGIP	TXPOOL					1,305,889.06	100.000	1,305,889.06	1,305,889.06	100.000	1,305,889.06		1	0.457%
355-2015 Certificates of Oblig	TexPool	LGIP	TXPOOL					5,522,994.74	100.000	5,522,994.74	5,522,994.74	100.000	5,522,994.74		1	0.457%
401-Debt Service Fund	TexPool	LGIP	TXPOOL					463,969.08	100.000	463,969.08	463,969.08	100.000	463,969.08		1	0.457%
521-Solid Waste Fund	TexPool	LGIP	TXPOOL					2,520,821.17	100.000	2,520,821.17	2,520,821.17	100.000	2,520,821.17		1	0.457%
601-Self Insurance Fund	TexPool	LGIP	TXPOOL					503,269.40	100.000	503,269.40	503,269.40	100.000	503,269.40		1	0.457%
794-Hotel/Motel Tax Fund	TexPool	LGIP	TXPOOL					1,627,608.53	100.000	1,627,608.53	1,627,608.53	100.000	1,627,608.53		1	0.457%
103,139,911.02									104,871,113.55	103,134,742.77	103,131,611.02	103,131,611.02	27,905.55	17	0.347%	



City of New Braunfels
Earned Income
 October 1, 2016 through December 31, 2016

Fund	Description	Type	CUSIP	Coupon	Settlement Date	Maturity Date	Call Date	Par Value	Book Value	Accrued Int	Interest Earned	Amortization/ Accretion	Net Income
101-General Fund	JPM Chase Checking Bank	Bank	JPM CK	0.000%				15,923,602.27	15,923,602.27		-		-
101-General Fund	JPM Chase High Yield Bank	Bank	JPM HY	0.080%				14,177,799.74	14,177,799.74		2,856.17		2,856.17
101-General Fund	TexPool	LGIP	TXPOOL					10,385,422.10	10,385,422.10		5,333.30		5,333.30
212-New Braunfels Industrial Dev Corp	U.S. T-Note	Treasury	912828G46	0.500%	11/12/2015	11/30/2016					4,098.36	972.40	5,070.76
260-Equipment Replacement Fund	TexPool	LGIP	TXPOOL					6,744,512.63	6,744,512.63		6,429.52		2,187.16
261-Facilities Maintenance Fund	TexPool	LGIP	TXPOOL					2,294,309.18	2,294,309.18		2,187.16		11.98
262-Ent Maint and Equip Repl Fund	TexPool	LGIP	TXPOOL					12,572.26	12,572.26		1,758.07		1,758.07
307-2007 Certificates of Oblig	TexPool	LGIP	TXPOOL					1,690,145.51	1,690,145.51		64.83		64.83
308-2008 Certificates of Oblig	TexPool	LGIP	TXPOOL					62,336.77	62,336.77		1,048.29		1,048.29
309-2009 Certificates of Oblig	TexPool	LGIP	TXPOOL					1,007,737.84	1,007,737.84		514.90		514.90
336-Road Development Fund	TexPool	LGIP	TXPOOL					495,036.87	495,036.87		3,837.74		3,837.74
350-GO 2013 Bond	FHLB	Agency	3130A8SP9	0.470%	7/20/2016	1/20/2017		4,025,762.17	4,025,762.17	10,509.72	5,875.00	-	5,875.00
350-GO 2013 Bond	FHLB	Agency	313385EX0	0.000%	7/19/2016	4/28/2017		5,000,000.00	5,000,000.00		-	6,900.00	6,900.00
350-GO 2013 Bond	FHLB	Agency	3137EADV8	0.750%	7/19/2016	7/14/2017		5,000,000.00	5,000,000.00	17,395.83	9,375.00	(1,676.80)	7,698.20
350-GO 2014 Bond	TexPool	LGIP	TXPOOL					6,323,724.86	6,323,724.86		6,577.95		6,577.95
350-GO 2015 Bond	TexPool	LGIP	TXPOOL					7,817,808.47	7,817,808.47		8,132.00		8,132.00
352-2012 Certificates of Oblig	TexPool	LGIP	TXPOOL					1,229,008.80	1,229,008.80		1,278.38		1,278.38
353-2013 Certificates of Oblig	TexPool	LGIP	TXPOOL					3,970,217.21	3,970,217.21		4,129.78		4,129.78
354-2014 Capital Projects	TexPool	LGIP	TXPOOL					35,362.36	35,362.36		36.74		36.74
354-2014 Capital Projects	TexPool	LGIP	TXPOOL					1,305,889.06	1,305,889.06		1,358.36		1,358.36
355-2015 Certificates of Oblig	TexPool	LGIP	TXPOOL					5,522,994.74	5,522,994.74		5,744.98		5,744.98
401-Debt Service Fund	TexPool	LGIP	TXPOOL					463,969.08	463,969.08		442.30		442.30
521-Solid Waste Fund	TexPool	LGIP	TXPOOL					2,520,821.17	2,520,821.17		2,403.09		2,403.09
601-Self Insurance Fund	TexPool	LGIP	TXPOOL					503,269.40	503,269.40		479.76		479.76
794-Hotel/Motel Tax Fund	TexPool	LGIP	TXPOOL					1,627,608.53	1,627,608.53		1,693.03		1,693.03
									103,139,911.02	27,905.55	75,666.69	6,195.60	81,862.29



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. E)

Presenter/Contact

*Jared Werner, Assistant Director of Finance
(830) 221-4387 - jwerner@nbtexas.org*

SUBJECT:

Presentation and discussion regarding the FY 2016-17 first quarter financial report.

BACKGROUND / RATIONALE:

Staff will present highlighted financial information as well as various budget and economic indicators

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

N/A

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

No action is required



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. F)

Presenter/Contact

Martie Simpson, Finance Director
(830) 221-4385 - msimpson@nbtexas.org

SUBJECT:

Discuss and consider acceptance of the FY 2015-16 Audit and Comprehensive Annual Financial Report performed by CliftonLarsonAllen LLP.

BACKGROUND / RATIONALE:

Annually, the City is required to have an outside firm conduct an audit of the City's financial records. This audit has been completed by CliftonLarsonAllen LLP. The results are included in the City of New Braunfels, Texas Comprehensive Annual Financial Report for the Year Ended September 30, 2016. The audit was completed with no material exceptions.

The comprehensive report includes information and schedules to enhance the information provided to the City Council and the citizens. For the last eight years, the City submitted the audit document for review by the Government Finance Officers Association of the United States and Canada (GFOA) excellence in financial reporting program. GFOA awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of New Braunfels for its comprehensive annual financial report for each of those eight years, the first being the fiscal year ended September 30, 2008. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. Staff will submit this year's report to the GFOA program as well.

The outside auditors annually, in a letter to the City, provide their comments regarding the City's financial policies and practices, citing areas for improvement. There were no areas cited this year.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

<input checked="" type="checkbox"/>	Yes	City Plan/Council Priority:	Strategic Priorities: Effective Management: Maintain fiscal stability of City operations
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FISCAL IMPACT:

None

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends acceptance of the FY 2015-16 audit and Comprehensive Annual Financial Report.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/27/2017

Agenda Item No. A)

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Attorney in accordance with Section 551.074 of the Texas Government Code.

