



April 10, 2018

Honorable Barron Casteel
Mayor, City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

Re: Request to Release and Exchange Land in the Extraterritorial Jurisdiction.

Dear Mayor Casteel:

In order to better control development our respective City staff have undertaken some discussion concerning possible release and swap of parcels of land within each city's respective extraterritorial jurisdiction ("ETJ"). This letter is a formal request for consideration of the release of seven parcels of land from the New Braunfels ETJ to be followed by a continued discussion and possible action to exchange lands in areas where each city might benefit.

This discussion was initially spurred by development requests near the north-western part of the intersection of Highway 46 and Cordova Road. This area is in the New Braunfels ETJ, but also in the City of Seguin's sewer CCN territory. It is in the interest of both Cities that the land be developed in a manner that benefits the entire region (as opposed to the "prairie developments" that are occurring elsewhere).

Seguin's corporate limits reach close to the south-west part of the Highway 46-Cordova intersection, where they end at the New Braunfels ETJ. The City of Seguin provides a number of services to these parcels, including:

1. The area is served by the City of Seguin Fire Department for fire protection;
2. The area is served by the City of Seguin emergency medical services;
3. The area is served by the Seguin Public Library; and
4. The area is within the City's Sewer CCN and the City has the capacity to serve development in the area.
5. Further, in this area water is provided by Springs Hill Water Supply Corporation and electricity's provided by GVEC.

Attached to this letter is a map that shows the area of immediate concern. I understand that Denton Communities submitted a letter requesting to be released from the New Braunfels ETJ.

I also understand that Denton Communities is considering the addition of the northerly 35-acres to their project. At the present time Seguin requires annexation in order to receive utility service, and Denton Communities has indicated that they will petition for voluntary annexation, when they are able to do so.

In order to accomplish annexation the land needs to be contiguous with Seguin's corporate limits. To do so an additional parcel, along with the section of Mr. Urban's parcel (which lies in both city's ETJ) will need to be added. The attached map shows the parcels for which Seguin requests release from the New Braunfels's ETJ.

I also understand that New Braunfels may be interested in land along Highway 123 at the northeast corner with FM 758 and northward to the San Marcos ETJ. Although I cannot speak for the rest of the council, I concur with the finding of our staff that such an exchange would be beneficial.

As a separate matter, in an effort to help address the unprecedented growth in our region the City of Seguin is currently negotiating an agreement to sell New Braunfels Utility ("NBU") surplus water that is available from Seguin. Both Cities benefit from the growth each are experiencing, and it is important that we continue our mutual cooperation in working through the challenges of this growth.

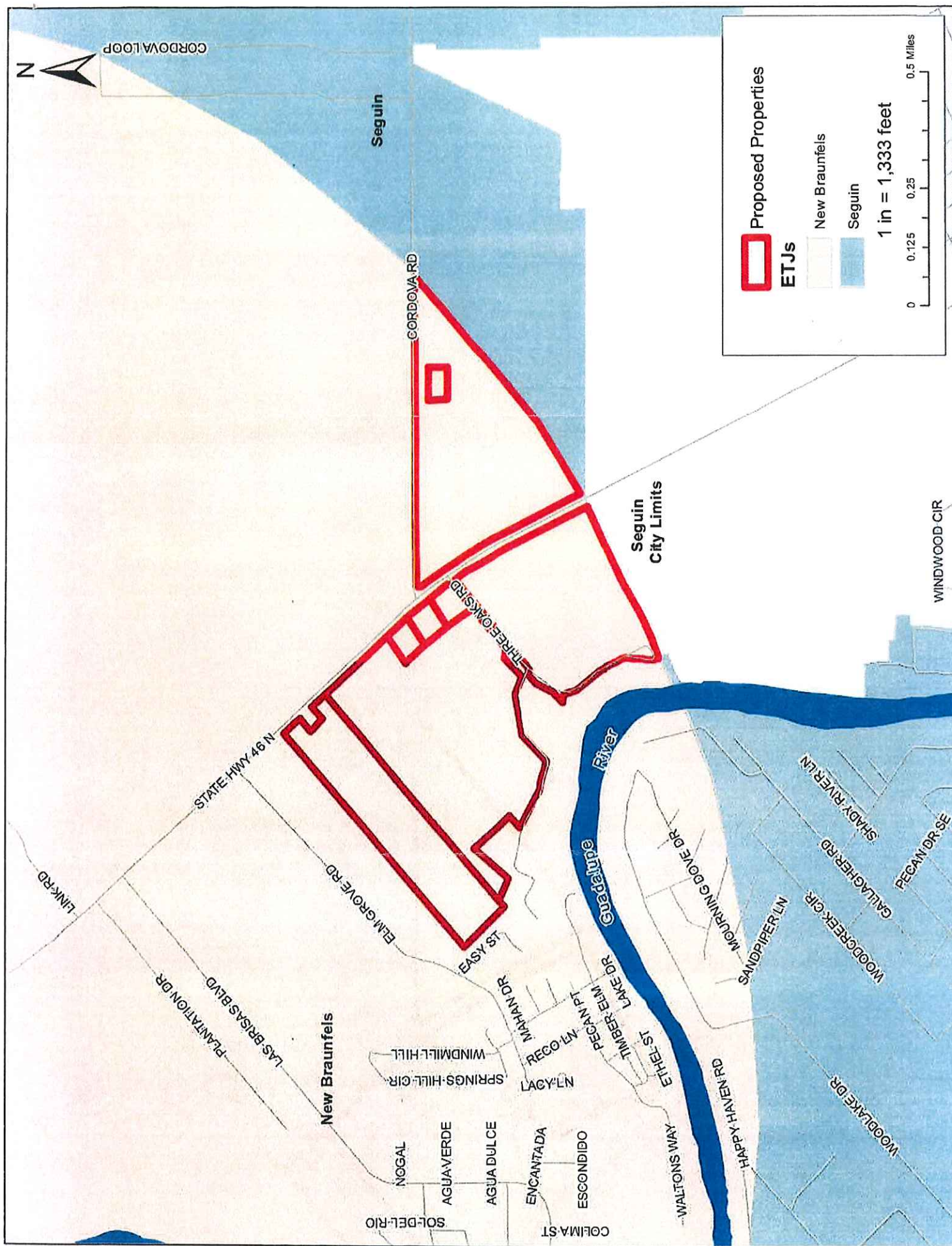
Thank you and your council for consideration of this request and please let me know if I can help address any questions.

Sincerely,



Don Keil
Mayor

Cc: Robert Camareno, New Braunfels City Manager
Douglas Faseler, Seguin City Manager



April 3, 2018

Mr. Robert Camareno
City Manager – City of New Braunfels
550 Land Street
New Braunfels, TX 78130

Re: Tract of land bounded by Cordova Road and Highway 46

Dear Mr. Camareno,

The above referenced Guadalupe County property is partially located in the ETJ of New Braunfels and partially in the ETJ of the City of Seguin. It would be in my best interest, and that of my eventual heirs, to have the property entirely within one city's ETJ. In that regard, please note:

- a. the property is within the City of Seguin's sewer service area;
- b. the property is served by Springs Hill Water Supply Corporation;
- c. fire protection is provided by the City of Seguin Fire Department;
- d. emergency medical services are provided by the City of Seguin Fire and EMS Department;
- e. by contract with Guadalupe County this property is served by the Seguin Public Library for library services; and,
- f. the property is served by Guadalupe Valley Electric Cooperative.

I have been made aware that you are in discussions with the City of Seguin regarding either releasing or exchanging property in the ETJ (particularly to align Seguin's sewer service area with its ETJ). In that regard, given the above, and my properties location south of Cordova Road, it would make better sense for my property to be in the City of Seguin's ETJ.

Please consider this a formal request to be removed from the New Braunfels ETJ, so that all of my contiguous property is in the ETJ of the City of Seguin.

Respectfully requested,

Charles Urban

Charles Urban

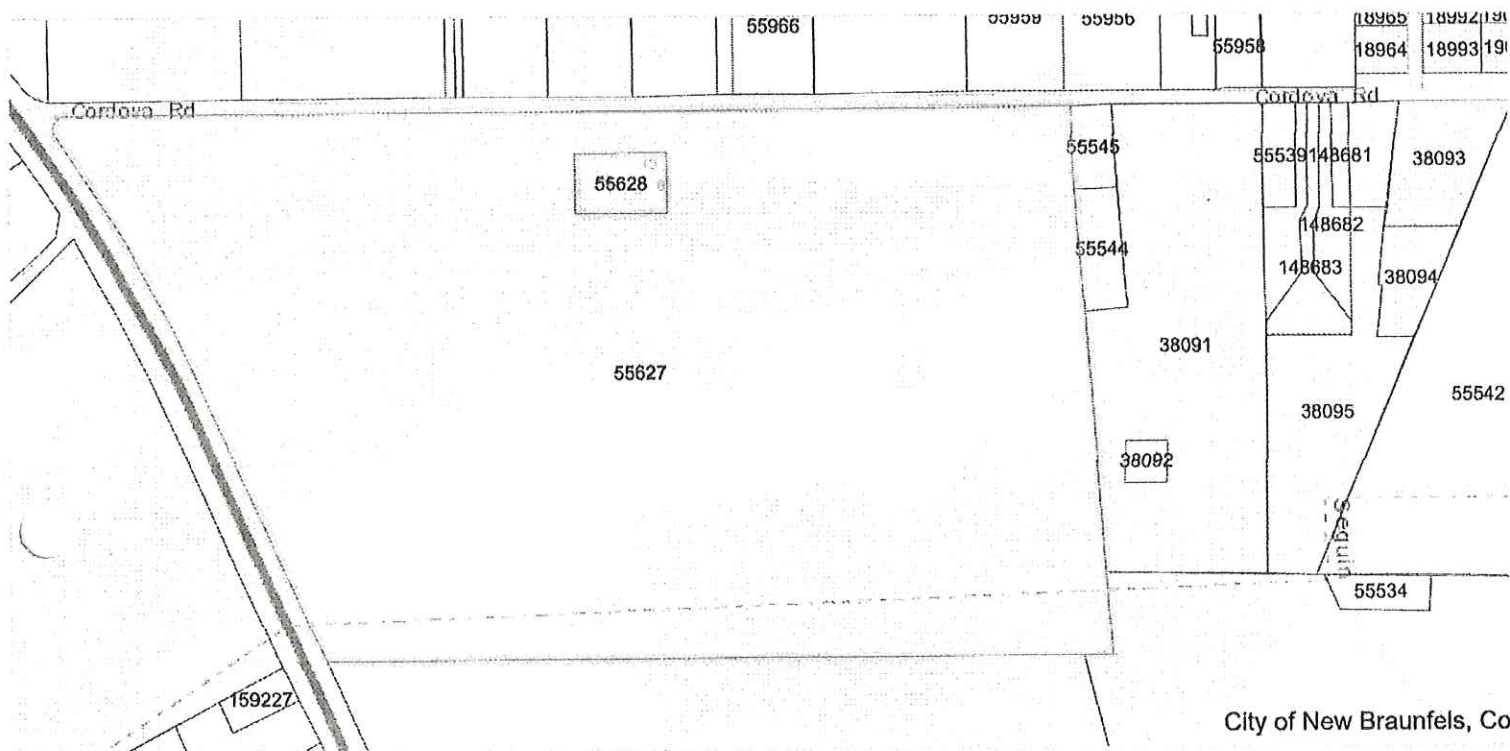
Joyce Urban

JOYCE AND CHARLES URBAN
310 FM 3351 South
Boerne, TX 78006

Geo ID: 2G0020-0000-46200-0-00
Situs Address: CORDOVA RD TX
Property Type: Real
State Code: E1

Legal ABS: 20 SUR: A M ESNAURIZAR
Description: 138.1140 AC.
Abstract: G A0020
Neighborhood: CLA50
Appraised N/A
Value:
Jurisdictions: GCO, LTR, NAS, CAD

Name: URBAN JOYCE MARIE & CHARLES
Exemptions:
DBA: Null



Guadalupe CAD Map Search

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