



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



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

MONDAY, SEPTEMBER 13, 2021 at 6:00 PM

Rusty Brockman, Mayor	Lawrence Spradley, Councilmember (District 4)
Shane Hines, Councilmember (District 1)	Jason E. Hurta, Councilmember (District 5)
Justin Meadows, Mayor Pro Tem (District 2)	James Blakey, Councilmember (District 6)
Harry Bowers, 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.***

All public comment or testimony is in-person. Meetings are available for viewing via live stream on the City's website or on Spectrum Channel 21 and AT&T U-Verse Channel 99.

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: MAYOR BROCKMAN

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- | | |
|-------------------------------------|------------------------|
| A) National Preparedness Month | 21-785 |
| B) National Hispanic Heritage Month | 21-831 |

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.

PRESENTATIONS:

- A) Presentation and possible direction to staff regarding the [21-909](#)
City's American Rescue Plan Act allocation and
establishment of an Ad-Hoc committee to develop
investment recommendations to City Council

Jared Werner, Chief Financial Officer

1. **MINUTES**

- A) Discussion and or possible action to approve the minutes [21-905](#) of the general city council meeting of August 23, 2021 and the executive session meeting of August 23, 2021.

Caitlin Krobot, City Secretary

2. **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. Citizens must be present to pull an item.

Resolutions & Action Items

- A) Approval of a resolution; a ratification for an application [21-884](#) submitted for funding offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program - Comprehensive FY 2022 grant; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

Jennifer Gates, Grants Coordinator

- B) Approval of a resolution; a ratification for an application [21-889](#) submitted for funding offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program - Commercial Motor Vehicle FY 2022 grant; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

Jennifer Gates, Grants Coordinator

- C) Approval of the New Braunfels Public Library Long Term [21-901](#) Master Plan.

Gretchen Pruett, Library Director

- D) Approval of a resolution; acceptance of a grant award for [21-850](#) funding of the development of a Drainage Area Master Plan utilizing a Texas Water Development Board, Flood Infrastructure Fund grant for Program Year 2020; and authorization for the City Manager to act on behalf of the City in all matters related to this grant.

Jennifer Gates, Grants Coordinator

- E) Approval of a resolution recommending a contract award [21-861](#) and project expenditure to Kimley-Horn and Associates, Inc., of up to \$442,000 to prepare a preliminary design and streetscape plan for Castell Avenue, as approved and found by the Board of Directors of the New Braunfels Economic Development Corporation to be an eligible project expenditure required for infrastructure necessary to promote or develop new or expanded business enterprises.

Jeff Jewell, Economic and Community Development Director

- F) Approval of the City of New Braunfels FY 2021 Third [21-829](#) Quarter Investment Report.

Sandy Paulos, Assistant Chief Financial Officer

- G) Approval of a purchase with Bluebonnet Motors, Inc. for [21-835](#) thirteen light duty vehicles for various city operations and approval to declare replaced units as surplus.

Barbara Coleman, Purchasing Manager

- H) Approval of a purchase of tasers from Axon Enterprise, [21-863](#) Inc. for the Police Department and to declare the existing equipment as surplus for trade in.

Keith Lane, Chief of Police

- I) Approval of a ratification for an application submitted to [21-875](#) the Texas Department of Transportation for the FY 2022 Routine Airport Maintenance Program to request funding for eligible airport maintenance expenses; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

Jennifer Gates, Grants Coordinator

- J) Approval to renew the following annual contracts, as [21-886](#) allowed for by their contract language: Administrative Services for Healthcare-Dental, Administrative Services for Healthcare-Medical and Pharmacy, Stop Loss Insurance, Healthcare Consulting Services, Supply and Service of Portable Toilets, Landscape Services-Parks & Facilities, Landscape Services-Undeveloped Flood Properties and ROW, EMS Medical Billing Cost Recovery Services and Litter Removal Services - Parks.

Debbie Kimball, Contract Administrator

- K) Approval of reassignment of a contract from Century [21-887](#)
Asphalt LLC to Texas Materials Group Inc.

Debbie Kimball, Contract Administrator

- L) Approval of a contract with AJM Packaging Corporation [21-888](#)
for the purchase of customized green waste collection
bags for the Public Works Department.

Mike Mundell, Solid Waste Manager

- M) Approval of annual routine recurring expenditures for FY [21-891](#)
2022 in accordance with City Charter Section 9.17.

Barbara Coleman, Purchasing Manager

- N) Approval to purchase equipment for the City's Public [21-894](#)
Works Streets & Drainage Division, from HOLT.CAT,
Freightliner of Austin, Cooper Equipment Company,
Nueces Power Equipment and approval to declare any
replaced equipment as surplus as trade-ins will generate
a cost savings to the City.

John Cox, Streets & Drainage Manager/Public Works

- O) Approval of a purchase with NAFECO for personal [21-895](#)
protective firefighting equipment for the New Braunfels
Fire Department.

Patrick O'Connell, Fire Chief

- P) Approval of a license agreement with Matt Schumann [21-837](#)
(ParkHaus, LLC) to allow aerial encroachments over the
City's right-of way along E. San Antonio Street at the
property currently addressed as 173, 189, and 207 E.
San Antonio Street in New Braunfels, Texas (also
described as City Block 2003, Lot E 8 of S 110 of 35 &
W 16 of E 24, and West 47 of Lot 98, being
approximately .45 acres).

Jeff Jewell, Economic and Community Development Director

- Q) Approval of the appointment of Tina Olcott to the Central [21-849](#)
Texas Technology Center Advisory Board for an
unexpired term ending April 26, 2024.

Caitlin Krobot, City Secretary

Ordinances

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

- R) Approval of the second and final reading of an ordinance [21-824](#) amending Section 126-346 of the City of New Braunfels Code of Ordinances to establish a no parking zone on the south side of Elliot Knox Boulevard between South Peach Avenue and Magnolia Avenue.

Garry Ford, Jr., Assistant Public Works Director/City Engineer

- S) Approval of the second and final reading of an ordinance [21-859](#) regarding a proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-family District addressed at 2662 Second Street.

Jean Drew, AICP, CNU-A; Planning & Development Services Assistant Director

- T) Approval of the first reading of an ordinance amending [21-826](#) Section 126-346 of the City of New Braunfels Code of Ordinances to restrict parking on the east side of Hudson Lane from Hanz Drive to Bellesop Boulevard, on the west side of Hudson Lane from Hanz Drive to the intersection with the first alleyway, and on the north side of Bellesop Boulevard.

Garry L. Ford, Jr., Assistant Public Works Director/City Engineer

- U) Approval of the first reading of an ordinance amending [21-825](#) Section 126-346 of the City of New Braunfels Code of Ordinances to establish no parking zones in Prince Solms Park.

Garry Ford, Jr, Assistant Public Works Director/City Engineer

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Approval of the second and final reading of an ordinance [21-878](#) adopting the 2021 ad valorem tax rates.

Jared Werner, Chief Financial Officer

- B) Approval of the second and final reading of an ordinance [21-877](#) adopting the FY 2022 Operating Budget and Plan of Municipal Services.

Jared Werner, Chief Financial Officer

- C) Approval of a resolution of the City of New Braunfels [21-879](#) ratifying the increase in revenue generated by the 2021 property tax rate included in the FY 2022 Annual Budget.

Jared Werner, Chief Financial Officer

- D) Consideration of the second and final reading of an [21-860](#) ordinance regarding a proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from “SND-1” Special Neighborhood District - 1 to “C-2A” Central Business District.

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

- E) Consideration of the second and final reading of an [21-858](#) ordinance regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family house and garage apartment in the C-1 Local Business District addressed at 556 N. Union Avenue.

Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director

- F) Public hearing and first reading of an ordinance [21-866](#) designating a geographic area within the City of New Braunfels as a reinvestment zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code to be known as Tax Increment Reinvestment Zone Number Three (3), City of New Braunfels; describing the property parcels included in the zone; containing findings and provisions related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; providing for publication; and declaring an effective date.

Jeff Jewell, Director of Economic and Community Development

- G) Discuss and consider recommended changes to the [21-713](#) Bylaws of the Workforce Housing Advisory Committee and approval of the recommendation of Stephen Brockman as committee’s Chair

Jeff Jewell, Director of Economic and Community Development

4. 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 pending/contemplated litigation, settlement [21-882](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:
- Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet.
 - Discuss legal action regarding possible restrictions on further development of property commonly known as 413 Gruene Rd, New Braunfels 78130, Texas, for use as Disaster Recovery Center for NBU; the property is also described as 2.693 acre tract of land, situated in the Henry Foster Survey, Abstract No 154, Comal County, Texas, conveyed to the City of New Braunfels, recorded in Volume 192, Page 543, Deed Records, Guadalupe County, Texas.
- B) Deliberate the purchase, exchange, lease or value of [21-902](#) real estate in accordance with Section 551.072 of the Texas Government Code, specifically
- Union Pacific property

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).

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

ADJOURNMENT

CERTIFICATION

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

Caitlin Krobot, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

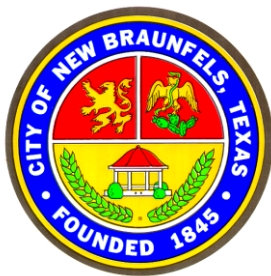


City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

9/13/2021

Agenda Item No. A)



Proclamation

THE STATE OF TEXAS §

COUNTY OF COMAL §

CITY OF NEW BRAUNFELS §

WHEREAS, National Preparedness Month, occurring annually in September since 9/11, *we bring attention to the importance of readying ourselves and our communities for emergencies, and we take a moment to thank our first responders, both professional and volunteer; and*

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

WHEREAS, the Federal Emergency Management Agency announced the 2021 National Preparedness Month theme of “**Prepare to Protect. Preparing for disasters is protecting everyone you love,**” and

WHEREAS, each week in September, the campaign will focus on a different aspect of preparedness for individuals, families, and communities.

Week 1:	Make A Plan
Week 2:	Build A Kit
Week 3:	Prepare for Disasters
Week 4:	Teach Youth About Preparedness

THEREFORE, be it resolved that I, Rusty Brockman, Mayor of the City of New Braunfels, Texas, proclaim September 2021 as *PREPAREDNESS MONTH* and encourage all residents and businesses to develop their own emergency preparedness plan, and work together toward creating a more prepared community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of New Braunfels to be affixed this 13th day of September 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, MAYOR



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

9/13/2021

Agenda Item No. B)



Proclamation

THE STATE OF TEXAS §

COUNTY OF COMAL §

CITY OF NEW BRAUNFELS §

WHEREAS, the story of Hispanics in America is the story of America itself, and the Hispanic community's values – love of family, a deep and abiding faith, and a strong work ethic – are America's values; and

WHEREAS, Hispanics bring together the rich traditions of communities with centuries-old roots in America and the energy and drive of recent immigrants; and

WHEREAS, Hispanics have played a vital role in the moments and movements that have shaped our country, enriching our culture with creativity and innovation in everything from sports to the sciences and the arts to our economy; and

WHEREAS, Hispanics have served with honor and distinction in every American military conflict and have made invaluable contributions through service to our country by leading corporations, not-for-profits, social movements, and government service at every level from school boards to statehouses and from city councils to Congress; and

WHEREAS, as Hispanics continue to enrich America's character and shape our common future, they strengthen America's promise and affirm the narrative of American unity and progress; and

WHEREAS, the 2021 theme for National Hispanic Heritage Month is - ***Hispanics: Be Proud of Your Past, Embrace the Future*** – invites Hispanics to embrace their backgrounds, to be proud of who they are and where they came from; and

NOW, THEREFORE, I, RUSTY BROCKMAN, Mayor of the City of New Braunfels, Texas, do hereby proclaim September 15 through October 15, 2021, as

HISPANIC HERITAGE MONTH

in New Braunfels, Texas, and I do thereby call upon public officials, educators, and all the people of New Braunfels to observe this month with appropriate ceremonies, activities, and programs.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of New Braunfels to be affixed this 13th day of September 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

9/13/2021

Agenda Item No. A)

PRESENTER:

Jared Werner, Chief Financial Officer

SUBJECT:

Presentation and possible direction to staff regarding the City's American Rescue Plan Act allocation and establishment of an Ad-Hoc committee to develop investment recommendations to City Council

DEPARTMENT: [Enter Text Here]

COUNCIL DISTRICTS IMPACTED: [Enter Text Here]

BACKGROUND INFORMATION:

[Enter Text Here]

ISSUE:

[Enter Text Here]

FISCAL IMPACT:

[Enter Text Here]

RECOMMENDATION:

[Enter Text Here]

9/13/2021

Agenda Item No. A)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discussion and or possible action to approve the minutes of the general city council meeting of August 23, 2021 and the executive session meeting of August 23, 2021.

DEPARTMENT: City Secretary

**MINUTES - DRAFT
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, AUGUST 23, 2021**

AGENDA

CALL TO ORDER

Mayor Brockman called the meeting to order at 6:00 p.m.

CALL OF ROLL: CITY SECRETARY

Present: 7 - Mayor Rusty Brockman, Councilmember Shane Hines, Mayor Pro Tem Justin Meadows, Councilmember Harry Bowers, Councilmember Lawrence Spradley, Councilmember Jason Hurta, and Councilmember James E. Blakey

INVOCATION: COUNCILMEMBER HURTA

Councilmember Hurta provided the invocation.

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

Mayor Brockman led the Pledge of Allegiance and the Salute to the Texas flag.

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.

The following individuals spoke at this time: Lori Shrank and Easton Smith.

PRESENTATIONS:

- A) Presentation regarding the New Braunfels Public Library Long Term Master Plan

Mayor Brockman read the aforementioned caption.

Gretchen Pruett presented this item.

1. MINUTES

- A) Discussion and or possible action to approve the minutes of the general city council meeting August 9, 2021, the special budget workshop August 9, 2021, the special budget workshop August 10, 2021, the special budget workshop August 12, 2021, and the special budget workshop August 16, 2021.

Mayor Brockman read the aforementioned item.

Councilmember Hurta moved to approve the item. Seconded by Councilmember Bowers which passed unanimously via roll call vote.

2. 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. Citizens must be present to pull an item.

Resolutions & Action Items

- A) Approval of a resolution regarding a request from the Heritage Society of New Braunfels to waive the application fee for a rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-1 Local Business District at 1370 Church Hill Drive.
- B) Approval of amendments to the agreement between the City of New Braunfels, Texas and the Humane Society of the New Braunfels Area, Inc.
- C) Approval of and authorization for the City Manager to execute a contract with the Texas Commission on Environmental Quality to accept grant funding to continue implementation of the Dry Comal Creek and Comal River Watershed Protection Plan
- D) Approval of a purchase from Chastang Autocar, Chastang Ford, and Rush Truck Centers of Texas, LP for heavy equipment collection vehicles and service vehicles for the Solid Waste Division and to declare the replaced vehicles as surplus.
- E) Approval of annual routine recurring expenditures for FY 2021 in accordance with City Charter Section 9.17.
- F) Approval of a Professional Services Agreement with Clarion Associates LLC to create a Unified Development Code for the City of New Braunfels.
- G) Approval to renew the following annual contracts, as allowed for by their contract language: Purchase of Vehicles, Pavement Marking Services, Auditing Services, EMS Medical Supplies, 3rd Party Assistance with Permit Application Review, 3rd Party Building Permit Application Plan Reviews, 3rd Party Engineering Development Permit Reviews and Administrative Support for Community Development Block Grants.

- H) Approval of continuation of golf concessionaire services with River Hofbrau through a new lease agreement for the Landa Park Golf Course.
- I) Approval of a purchase increase with GTS Technology Solutions, Inc. for additional networking equipment at Fire Station #2, Fire Station #3 and Police Station, and a 5% owners' contingency with permission for the City Manager to execute change orders up to the contingency amount.
- J) Approval of a purchase with Chastang Ford for three Fire Department vehicles to support operations and emergency services.

Ordinances

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

- K) Approval of the first reading of an ordinance amending Section 126-136 of the City of New Braunfels Code of Ordinances to extend the existing school zone on Avery Parkway.
- L) Approval of the second and final reading of an ordinance amending Section 2-130 of the City of New Braunfels Code of Ordinances to align with the City Charter.
- M) Approval of the second and final reading of an ordinance amending Section 2-56 of the City of New Braunfels Code of Ordinances to align all terms for city board and commissions to begin December 1 or June 1.

Mayor Brockman read the aforementioned Consent items A-M.

Councilmember Bowers moved to approve the item. Councilmember Spradley seconded the motion which passed unanimously via roll call vote

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider a resolution consenting to the issuance of unlimited tax bonds by Comal County Water Improvement District No. 1A, a water improvement district located within the Extraterritorial Jurisdiction of the City.

Mayor Brockman read the aforementioned caption.

Jeff Jewell presented this item. Mr. Jewell introduced Julie Peak who spoke on this item.

Councilmember Hurta moved to approve the item. Mayor Pro Tem Meadows seconded the motion which passed unanimously via roll call vote.

- B) Discuss and consider approval of proposed amendments to the City of New Braunfels Drainage and Erosion Control Manual.

This item was pulled from consideration by City Manager Robert Camareno.

- C) Public hearing and first reading of an ordinance amending Chapter 58, Floods, Article II. - Flood Damage Prevention.

This item was pulled from consideration by City Manager Robert Camareno.

- D) Public hearing and first reading of an ordinance regarding a proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-family District addressed at 2662 Second Street.

Jean Drew presented this item.

The following individual spoke to this item: Chris VanHerdee.

Councilmember Hines moved to approved the item. Mayor ProTem Meadows seconded the motion which passed unanimously via roll call vote.

- E) Public hearing and first reading of an ordinance regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family house and garage apartment in the C-1 Local Business District addressed at 556 N. Union Avenue.

Jean Drew presented this item.

The following individual spoke to this item: Cindy Espinosa.

Councilmember Hurta moved to approved the item, Councilmember Spradley seconded the motion which passed 6-1 via roll call vote.

In Favor: 6 - Mayor Brockman, Councilmember Hines, Mayor Pro Tem Meadows, Councilmember Bowers, Councilmember Spradley, and Councilmember Hurta

Opposed: 1 - Councilmember Blakey

- F) Public hearing and first reading of an ordinance regarding a proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from "SND-1" Special Neighborhood District - 1 to "C-2A" Central Business District.

Chris Looney presented this item.

The following individuals spoke to this item: John Blythe, Brad Worley, Dan Geisler, Robert Peterman, Mike Morris, Pam Morris, Michael Cardenas, Lark Mason, Jen Pasquali, Timothy Davis, and Kip Legler

Councilmember Hines moved to approve the item. Mayor Pro Tem Meadows seconded the motion which passed 4-3 via roll call vote.

In Favor: 4 - Mayor Brockman, Councilmember Hines, Mayor Pro Tem Meadows, and Councilmember Blakey

Opposed: 3 - Councilmember Bowers, Councilmember Spradley, and Councilmember Hurta

4. 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 issues regarding economic development negotiations in accordance with section 551.087 of the Texas Government Code; and, Deliberate pending/contemplated litigation, settlement offers, and matters related to privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071 of the Texas Government Code, specifically:
- HD Supply Facilities Maintenance, Ltd.
- B) Deliberate issues regarding economic development negotiations in accordance with section 551.087 of the Texas Government Code.
- Project Origin
 - Project Encore

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).

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

No action was taken at this time.

ADJOURNMENT

Mayor Brockman adjourned at 7:33 p.m.

By: _____
RUSTY BROCKMAN, MAYOR

Attest:

CAITLIN KROBOT, CITY SECRETARY

**MINUTES - DRAFT
OF THE NEW BRAUNFELS CITY COUNCIL - EXECUTIVE SESSION
REGULAR MEETING OF MONDAY, AUGUST 23, 2021**

AGENDA

CALL TO ORDER

Mayor Brockman called the meeting to order at 5:00 p.m.

CALL OF ROLL: CITY SECRETARY

James Blakey arrived at 5:08 p.m.

Present 7 - Mayor Rusty Brockman, Councilmember Shane Hines, Mayor Pro Tem Justin Meadows, Councilmember Harry Bowers, Councilmember Lawrence Spradley, Councilmember Jason Hurta, and Councilmember James E. Blakey

1. EXECUTIVE SESSIONS

Mayor Brockman recessed into Executive Session at 5:01 p.m.

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 issues regarding economic development negotiations in accordance with section 551.087 of the Texas Government Code; and, Deliberate pending/contemplated litigation, settlement offers, and matters related to privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071 of the Texas Government Code, specifically:
 - HD Supply Facilities Maintenance, Ltd.
- B) Deliberate issues regarding economic development negotiations in accordance with section 551.087 of the Texas Government Code.
 - Project Origin
 - Project Encore

Mayor Brockman read the aforementioned items.

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).

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

Mayor Brockman reconvened into open session at 5:44 p.m.

No action taken.

ADJOURNMENT

Mayor Brockman adjourned at 5:44 p.m.

By: _____
RUSTY BROCKMAN, MAYOR

Attest:

CAITLIN KROBOT, CITY SECRETARY

9/13/2021

Agenda Item No. A)

PRESENTER:

Jennifer Gates, Grants Coordinator

SUBJECT:

Approval of a resolution; a ratification for an application submitted for funding offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program - Comprehensive FY 2022 grant; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

DEPARTMENT: Police**COUNCIL DISTRICTS IMPACTED:** Not applicable.**BACKGROUND INFORMATION:**

The New Braunfels' City Council strategic priorities include using a variety of funding sources for operational and capital needs. As such, Staff submitted an application on behalf of the New Braunfels Police Department for a Texas Traffic Safety Program's Selective Traffic Enforcement Program - Comprehensive (STEP-COMP) FY 2022 grant issued by National Highway Traffic Safety Administration and administrated by the Texas Department of Transportation.

The requested grant funding will support the City's operation of a Selective Traffic Enforcement Program (STEP) with the purpose of reducing crashes and crash-related injuries and deaths caused by motor vehicles. FY 2022 priorities for STEP-COMP include, but are not limited to, the enforcement of Intersection Traffic Control, Impaired Driving, Occupant Protection, Distracted Driving, and Speed.

All awarded STEP-COMP grant funds must be used to pay for salaries of the officers performing traffic-related law enforcement for the program from October 1, 2021 to September 30, 2022. City staff applied for a total amount of \$59,830, of which the granting agency will reimburse eligible costs for up to 80%. With the City's provision of a minimum of 20% as a match requirement, the total cost to the City will be approximately \$12,673.

The application was approved by the agency on August 24, 2021; therefore, Staff is requesting City Council approval for a resolution, ratification of the grant application, and authorization for the City Manager to accept funds and to execute all contract documents associated with the award of the grant.

ISSUE:

Not applicable.

FISCAL IMPACT:

The City's match requirement of approximately \$12,673 will be met with salary and benefit costs for existing positions included in the FY 2022 operating budget. Also, additional revenue will be generated through the increased issuance of citations.

RECOMMENDATION:

Staff recommends approval of a resolution; a ratification for an application submitted for funding offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program - Comprehensive FY 2022 grant; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

RESOLUTION NO. 2021-R-_____

A RESOLUTION AND A RATIFICATION OF THE SUBMISSION OF AN APPLICATION FOR FUNDING OFFERED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, TEXAS TRAFFIC SAFETY PROGRAM'S SELECTIVE TRAFFIC ENFORCEMENT PROGRAM – COMPREHENSIVE FY 2022 GRANT, AND AUTHORIZATION FOR THE CITY MANAGER TO ACT ON BEHALF OF THE CITY IN MATTERS AS REQUIRED BY THE GRANT.

WHEREAS, the City of New Braunfels has submitted an application in the amount of \$59,829.80 for funding offered by the Texas Traffic Safety Program's Selective Traffic Enforcement Program – Comprehensive (STEP-COMP) FY 2022 grant, issued by the National Highway Traffic Safety Administration and administered by the Texas Department of Transportation; and

WHEREAS the City of New Braunfels herein verifies that it has an available cash reserve not less than 100% of the proposed grant amount of \$59,829.80 which the amount will be reserved until the end of the project; and

WHEREAS the City of New Braunfels herein verifies that it has an available amount of \$12,673.40 which presents the minimum 20% grant match requirement.

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

THAT, the City of New Braunfels will accept funding as offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program – Comprehensive (STEP-COMP) FY 2022 grant in the amount of \$59,829.80 and authorizes the City Manager to act on behalf of the City in matters as required by the grant.

PASSED AND APPROVED by the City Council of the City of New Braunfels, Texas on this the 13th day of September 2021.

Rusty Brockman, Mayor
City of New Braunfels, Texas

Attest:

Caitlin Krobot, City Secretary
City of New Braunfels, Texas

9/13/2021

Agenda Item No. B)

PRESENTER:

Jennifer Gates, Grants Coordinator

SUBJECT:

Approval of a resolution; a ratification for an application submitted for funding offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program - Commercial Motor Vehicle FY 2022 grant; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

DEPARTMENT: Police**COUNCIL DISTRICTS IMPACTED:** Not applicable.**BACKGROUND INFORMATION:**

The New Braunfels' City Council strategic priorities include using a variety of funding sources for operational and capital needs. As such, Staff submitted an application on behalf of the New Braunfels Police Department for a Texas Traffic Safety Program's Selective Traffic Enforcement Program - Commercial Motor Vehicle (STEP-CMV) FY 2022 grant issued by National Highway Traffic Safety Administration and administrated by the Texas Department of Transportation.

The requested grant funding will support the City's operation of a Selective Traffic Enforcement Program (STEP) with the purpose of reducing crashes and crash-related injuries and deaths caused by commercial motor vehicles. FY 2022 priorities for STEP-CMV include, but are not limited to, the enforcement of Intersection Traffic Control, Impaired Driving, Occupant Protection, Speed, and Distracted Driving.

All awarded STEP-CMV grant funds must be used to pay for salaries of the officers performing traffic-related law enforcement for the program from October 1, 2021 to September 30, 2022. City staff applied for a total amount of \$49,747, of which the granting agency will reimburse eligible costs for up to 80%. With the City's provision of a minimum of 20% as a match requirement, the total cost to the City will be approximately \$10,590.

The application was approved by the agency on August 24, 2021; therefore, Staff is requesting City Council approval for a resolution, ratification of the grant application, and authorization for the City Manager to accept funds and to execute all contract documents associated with the award of the grant.

ISSUE:

Not applicable.

FISCAL IMPACT:

The City's match requirement of approximately \$10,590 will be met with salary and benefit costs for existing positions included in the FY 2022 operating budget. Also, additional revenue will be generated through the increased issuance of citations.

RECOMMENDATION:

Staff recommends approval of a resolution; a ratification for an application submitted for funding offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program - Commercial Motor Vehicle FY 2022 grant; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

RESOLUTION NO. 2021-R-____

A RESOLUTION AND A RATIFICATION OF THE SUBMISSION OF AN APPLICATION FOR FUNDING OFFERED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, TEXAS TRAFFIC SAFETY PROGRAM'S SELECTIVE TRAFFIC ENFORCEMENT PROGRAM – COMMERCIAL MOTOR VEHICLE FY 2022 GRANT, AND AUTHORIZATION FOR THE CITY MANAGER TO ACT ON BEHALF OF THE CITY IN MATTERS AS REQUIRED BY THE GRANT.

WHEREAS, the City of New Braunfels has submitted an application in the amount of \$49,746.60 for funding offered by the Texas Traffic Safety Program's Selective Traffic Enforcement Program – Commercial Motor Vehicle (STEP-CMV) FY 2022 grant, issued by the National Highway Traffic Safety Administration and administered by the Texas Department of Transportation; and

WHEREAS the City of New Braunfels herein verifies that it has an available cash reserve not less than 100% of the proposed grant amount of \$49,746.60 which the amount will be reserved until the end of the project; and

WHEREAS the City of New Braunfels herein verifies that it has an available amount of \$10,590.20 which presents the minimum 20% grant match requirement.

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

THAT, the City of New Braunfels will accept funding as offered by the Texas Department of Transportation, Texas Traffic Safety Program's Selective Traffic Enforcement Program – Commercial Motor Vehicle (STEP-CMV) FY 2022 grant in the amount of \$49,746.60 and authorizes the City Manager to act on behalf of the City in matters as required by the grant.

PASSED AND APPROVED by the City Council of the City of New Braunfels, Texas on this the 13th day of September 2021.

Rusty Brockman, Mayor
City of New Braunfels, Texas

Attest:

Caitlin Krobot, City Secretary
City of New Braunfels, Texas

9/13/2021

Agenda Item No. C)

PRESENTER:

Gretchen Pruett, Library Director

SUBJECT:

Approval of the New Braunfels Public Library Long Term Master Plan.

DEPARTMENT: Library**COUNCIL DISTRICTS IMPACTED:** All Districts**BACKGROUND INFORMATION:**

The New Braunfels Public Library commissioned a plan to look at the future expansion of the public library on Common St. The plan projects the facility's capacity and site needs for an ultimate expansion of the facility, should that occur. This report will be helpful for future bond program planning. Until an expansion occurs, a reconfiguration of the current Library space will provide a more efficient use of the space for current programs and needs. Included in the 2022 proposed budget is a request for \$54,840 to renovate the teen area, which is one of the first components of the space reconfiguration. Other components will be addressed as funding becomes available through the City, the Foundation or through the Library's various trust funds

ISSUE:

Projecting the future needs for the public library main location facility

FISCAL IMPACT:

There is no fiscal impact to this item. As projects are addressed from the Master Plan, funding will be identified.

RECOMMENDATION:

The Library Advisory Board approved the Master Plan at their meeting on August 16, 2021. Staff recommends approval.



New Braunfels Public Library: Main Library Master Plan





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- Overview and Introduction Narrative
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- General Planning Considerations
- Renovation/Expansion Probable Cost Estimate
- Schematic Floor Plan
- Conceptual Site Plan

Part 2: Main Library AMH Reconfiguration

- Demolition and Construction Plans
- Furniture Plans
- AMH Reconfiguration Probable Cost Estimate

PART ONE

Main Library Facility Master Plan



OVERVIEW AND INTRODUCTION

INTRODUCTION: The city and library staff's primary goal for expanding services at the existing Main Library is to expand the public's understanding of what a library can be and fulfill roles including but beyond those that are traditional library services. The library's role in the community is to provide access to information but also to be a place that facilitates making connections – between library users, information and technology (IT) and beyond that to connections between neighbors, teachers and students. The library of today recognizes that it provides the physical space that promotes learning, sharing information and promotes social ties within its neighborhood. The expanded Main Library is planned to increase from 25,000-square feet to nearly 58,000-square feet.

The new space will allow the library to:

- Expand the meeting from seating 80 to seating 200 at a lecture style program.
- Expand the children's and teen area to include more collections, a dedicated story room, and a family place area.
- Lower the adult collection shelving from 90" tall to 66" tall. This will create an easier to browse collection, create greater visibility for staff control and security, and give the space a more "retail" feel for library guests.
- Increase adult seating including tables with power, an enclosed quiet reading room, and increased "garden" seating with a view of the site amenities.
- Increased study and conference room capacity.
- Increase the efficiency and functionality of the staff work areas.

The expanded Main Library will transform into a place with a space everyone to feel welcome from a variety of seating and technology to collaborative spaces and program rooms to quiet, contemplative spaces, the library is as much about "people space" as it is for storing a physical collection of books.

(CONTINUED)

OVERVIEW AND INTRODUCTION

PROJECT DESCRIPTION: This document represents the findings of an information gathering phase from the city, the library staff, and the Library's Long-Range Plan as prepared by the Komatsu Architecture/Godfrey's Associates team in 2000. Data from the previous Long-Range Plan indicates the need for the expansion and renovation of the Main Library to more than double its current size, with a corresponding paring increase. This recommendation, and 720 design, agrees, was based on real and projected population increases as well as the total usage of the library – which is 34x greater than the population increase.

The vision for the Main Library is presented here as a guideline to be used for the design of the new New Braunfels Main Library. In addition to the benefits gained from increased space the renovation will allow the library to:

- Re-evaluate the public service model including the location, size, and function of staff interaction stations.
- Create a better division between quiet and active spaces.
- Provide for better visual control.
- Update the aesthetics with color, finishes, and a focal point.
- Expand drive up service.
- Relocate and expand planned new automated materials handling (AMH).
- Provide functional space for the bookmobile services.
- Take advantage of more views of the existing site amenities.

In addition to viewing the library as a place to get information, the community views the library a central hub, a gathering space to meet neighbors and future friends. Community participants called for the new library to support the message that libraries are an important aspect of their quality of life and the location should duplicate the success of the current library.

A. PROJECT SUMMARY

NEW BRAUNFELS GROWTH

The City of New Braunfels was the 13th fastest growing city in the nation according to the most recent census numbers – growing 4.7 percent in the last 12 months. Projections have New Braunfels growing another 36.47% in the next 15 years. The current library has experienced this explosion in growth and demand for services first hand.

CURRENT LIBRARY USE

The community currently boasts 34,244 active library card users – nearly 50% of the population. In addition, FY2017 saw 253,221 people enter the library to use the collection, technology or attend a program. The intensity of the use supports the need for a new library offering equal service to the current location.

The city recently recognized the importance of library services and expanded the free card privilege to the ETJ and people with any New Braunfels address. In the first two weeks of the expanded free card service over 450 people took advantage of the opportunity as additional card holders. Thirty-four (34) people a day came in to get a new or convert an existing card. If this trend continues, along with the increase in city population, strongly supports the increase from 54,000-square feet in the Master Plan to 58,000-square feet as determined by this need's assessment.

PROGRAMMING SPACES

In 2018, the library offered 925 programs and welcomed over 22,000 attendees. Based on this data, the library plans to increase the size and quantity of library and community programming spaces in the renovated Main Library.

COLLECTION SPACES

The library staff carefully determined size of the collection for the Main Library to:

- Increase the adult collection by 20%.
- Increase Picture Books, Easy Readers, Juvenile Fiction and Graphic Novels by 20%.
- Decrease Media and Reference to reflect changing uses in the collection.
- Increase the number of books per capita from 1.32 to over 2 books per capita (not including increases expected at the new Westside Branch).

LIBRARY SEATING

Library seating is at a premium in the Main Library. The community meetings and survey support the notion that additional “people” space is required for a successful community library. A variety of seating types was deemed important: spaces for families to sit together, individual study spaces, rooms for groups, technology friendly/supportive seating and larger library computer tables.

(CONTINUED)

A. PROJECT SUMMARY

UNIQUE FEATURES

Expanded Children's Area: The demographics of the Main Library/downtown area of the city point to an area that is heavily families with young children. The conceptual plan reflects this with a dedicated youth services multi-purpose room that incorporates flexibility in moveable walls, dividable spaces and open floor area for a “family place.”

YOUNG ADULT AREA

The teen space is considered a critical goal for the renovation. The new space should be glass enclosed for both acoustics and visibility into the space. The furniture should encourage places to study and socialize. The functionality of the booths is well liked and should include outlets. There should be places to display artwork and projects.

EXTENDED HOURS SPACE

The community has expressed an interest in expanding the hours the library is accessible. This could mean book lockers, Amazon style, that allow a book to be requested and placed in a locker for pick up any time. It could mean expanding WiFi outside the building for extended hours or even a place to check out books. In addition, the conceptual design reflects the possibility of having the lobby/vestibule space available for patron use beyond the hours of the library if desired or during peak use times.

QUIET SPACE

21st century library spaces are active and exciting collaboration spaces and the New Braunfels Public Library is no exception. That said, there remains a need for a traditional “Quiet Reading Room” that supports intense study and quiet reading. A space that supports these traditional, quiet library functions is planned for the building with soft seating, individual tables and shelving for newspapers and magazines.

DRIVE THROUGH SERVICE

The library has a planned drive through service window for the convenience of the patron. This service will allow library users to call or go online to reserve a book on hold and indicate that they will pick the materials up from the service window. Located in the staff work room, the window will allow library staff to have the book ready for pick up.

BOOK RETURN

The new configuration will allow the AMH to serve both drive up and walk up (interior) materials returns on a single conveyor directly into the work room without bisecting the work area. The expanded parking area can be designed to accommodate the drive without intersecting the new library entrance and accommodate a service window if desired.

(CONTINUED)

A. PROJECT SUMMARY

STUDY ROOMS

Six small group study rooms and one large conference room (shared for both public and staff functions) have been planned in the new space. Two are adjacent to the youth/teen spaces and four located in the adult area. Study Rooms should include adequate ventilation.

LIBRARY TECHNOLOGY

The New Braunfels Main Library will be designed to be a dynamic facility throughout its useable lifetime, with the opportunity to adapt to community needs as they emerge naturally over time. Since technology is in a state of constant change, library technology will be designed or chosen that has the highest potential for flexibility, adaptability and scalability over time – intended to meet the current, emerging and future needs of both library patrons and library staff.

Technology design includes a powerful WiFi system for current and future use of mobile technology; improved Audio/Visual systems throughout the library; better self-service options for those who wish it; technology that helps extend the hours of the library; and automated technology assistance for patrons to improve experiences for patrons and staff alike including the use of Radio Frequency Identification - RFID - for materials and Automated Materials Handling and other technologies that allow staff to spend less time on repetitive tasks and more time directly serving patrons.

OUTDOOR AMENITIES

Based on community input, the new library is planned to expand the library services from being held within the walls to incorporating spaces for library functions on the site. Site amenities include:

- Semi-enclosed space for programs, outdoor seating, “zen spaces
- Outdoor classroom
- Teaching learning garden with outdoor classroom space
- Bike racks
- Expanded parking spaces

BUILDING SPACE NEEDS PROGRAM

This building program is the result of a careful space needs assessment based on detailed library staff data questionnaire and interviews, input from city departments. The consultants developed the program in response to a series of meetings with city management, related or interested city departments, representatives from the school district, and of course, the public, who took part in opportunities for input.

The library staff provided extensive data including current and forecasted collection information (from which the shelving space allocation was derived), program and event attendance over the previous year (from which meeting, study and event spaces were planned) and a detailed evaluation of staff work flow and the most efficient methods for completing tasks.

As a result of the total input from the library staff, city departments and the Long Range Plan, the consultants recommend a division of space based on the planned 58,000 SF.

SUMMARY OF SPACE ALLOCATIONS: A chart summarizing facility space requirements including each area in the proposed library showing square footage, size and type of materials collections, furniture and equipment and number of seats for staff and public:

SUMMARY OF SPACE ALLOCATIONS



720 Design

Building Program Summary				Square Feet	Total Square Feet	Volumes per Single Face Sections	Total Volumes Housed	% in Circulation	Collection Total Capacity	
NEW BRAUNFELS PUBLIC LIBRARY . NEW BRAUNFELS . TEXAS				Quantity						
A. Lobby						2,899 SF				
	1.	Pre-function Space/Gallery	1	1,000	1,000					
ex	2.	Foyer with community information	1	229	229					
	3.	Public Restrooms and drinking fountain	2	480	960					
	4.	Reception/Greeter Kisok	1	60	60					
	5.	Café Vending								
		Vending Machines	3	50	150					
		Bistro Seating	2	60	120					6
		Vending Storage	1	40	40					
ex	6.	Friends Sale Area								
		Sale Area	1	340	340					
	7.	Friends Work Area	1	115	115					
B. Multi-purpose Activity/Meeting Space						4,770 SF				
	1.	Meeting Room (divisible)	200	3,000	3,000					200
	2.	Table/Chair /Stage storage	1	150	150					
		Adult Service Storage	1	80	80					
		Youth Service Storage	1	80	80					
		Teen Services Storage	1	80	80					
		AV Storage	1	80	80					
		Catering/Teaching/Learning Kitchen	1	160	160					
		Maker Space Secure Storage Cabinets	2	40	80					
		Maker Space Secure Storage	1	100	100					
	3.	Conference Room	20	15	300					20
	4.	Small Group Study Rooms								
		4-6 People	6	110	660					36
C. Browsing						1,725 SF				
	1.	New Materials								
		New Books-Adult 66" high	3	20	60	60	180	51%	272	
		New Books-Junior's/Children's 48" high	3	20	60	108	324	40%	454	
		New Media 66" high	3	20	60	108	324	40%	454	
		Staff Picks	1	20	20	108	108	40%	151	
	2.	Holds	6	20	120	60	360	0%	360	
	3.	Business Area								
		Copy/Print/Scan	1	40	40					
		Color Printer	1	20	20					
		Fax	1	20	20					
		Layout Table	1	60	60					
		Change Machine	1	20	20					
	4.	Technology Commons								
		Library PC (includes 4 stand up)	24	50	1,200					24
		PAC	3	15	45					
D. Main Service Desk						380 SF				
	1.	Service Kiosk								
		Staff Stations with computer	2	100	200					
		Cash Register	1	20	20					
		Self Checks (one in youth?)	4	40	160					
E. Adult Services						12,475 SF				
	1.	Collections								
		Non Fiction								
		21248 Non-fiction 5 shelves high - 66"	190	12	2,277	112	21,248	12%	23,798	
		913 Spanish 5 shelves high - 66"	8	12	98	112	913	12%	1,023	
		Fiction								
20%		36722.4 Adult Fiction - 66" 5 shelves high	399	12.5	4,989	92	36,722	10%	40,395	
		Reference								
decrease		1232 Reference - 48" 3 shelves high	25	12.5	308	50	1,232	10%	1,355	
		106 Pre-professional Collection - 48" 3 shelves	2	12.5	27	50	106	10%	117	
		Adult Media								
decrease		4663 Audiobooks 10 shelves - 66" high	17	15	259	270	4,663	34%	6,248	
		14725 DVD 10 shelves - 66" high	55	15	818	270	14,725	34%	19,732	
	2.	Seating								
		Seating in shelving areas	4	40	160					4
		Collaboration Seating	4	120	480					16
		"Zen Zone" Seating	4	40	160					4
		Lounge Seating	8	40	320					8
		Tables for 2	20	80	1,600					40
		Tech Tables for 6 (like Seguin)	2	110	220					12
	4.	Quiet Reading Room								
		80 Magazines- 66" high	5	13	67	15	80	0%	80	Magboxes
		6 Newspapers - 66" high	1	13	13	15	15	0%	15	Magboxes
		Tables for one	5	80	400					5
		Lounge Seating	5	40	200					5
	5.	Everybody Restroom	1	80	80					



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Building Program Summary				Volumes per	Total	% in	Collection
NEW BRAUNFELS PUBLIC LIBRARY . NEW BRAUNFELS . TEXAS				Single Face	Volumes	Circulation	Total
Quantity	Square Feet	Total Square Feet		Sections	Housed		Capacity
F. Staff Work Area				7,544 SF			
1. Administration Area							
P03 Library Director	1	120	120				
P03 Library Assistant Director	1	120	120				
Admin Assistant	1	70	70				
2. Technical Services							
WS4 FT Librarian Workstation	1	70	70				
WS4 Volunteer	1	70	70				
WS4 Technician Workstation	2	70	140				
cart at each workstation	4	20	80				
90" Wall shelving	8	12	96				
3. Public Services							
WS4 FT Librarian Workstation	1	70	70				
WS4 PT Clerks	2	56	112				
WS4 Shared Workstations	2	70	140				
cart at each workstation	4	20	80				
90" Wall shelving	8	12	96				
4. Children's Services							
WS4 FT Librarian Workstation	3	70	210				
WS4 Technician Workstation	1	56	56				
WS4 PT Aides	1	56	56				
cart at each workstation	7	20	140				
90" Wall shelving	8	12	96				
Work Island cabinet storage	1	80	80				
90"h Library Shelving	2	12	24				
5. Outreach Services							
WS4 FT Librarian Workstation	3	70	210				
WS4 Circulation Workstation	1	56	56				
WS4 PT Clerks	2	56	112				
cart at each workstation	2	20	40				
90" Wall shelving	8	12	96				
6. Staff Support							
Copy/Scan/Print-shared	1	80	80				
Storage	1	100	100				
7. AMH							
Interior AMH w/7 bins	1	1200	1,200				
Exterior Book Return	1	96	96				
Exterior Service Window	1	100	100				
Cart Sorting - 7 standard size carts	7	20	140				
90" Wall shelving	4	12	48				
8. Book Mobile							
Staff Processing Area	2	70	140				
Garage	1	2800	2,800				
Storage	1	400	400				
G. Youth Services				11,960 SF			
1. Service Kiosk			180				
Staff Stations	1	80	80				
Display	1	20	20				
Self Check Stand alone units	2	40	80				
2. PAC	2	15	30				
Self Check	1	15	15				
3. Juv Area (Pre-school) Collection			7,480				0
211 Bluebonnet - 3 shelves high - 48"	2	20	35	120	211	77%	373
615 Board Book Bins	3	20	60	120	360	77%	637
20% 16440 Easy (Picture Books) - 3 shelves high - 48"	137	20	2,740	120	16,440	25%	20,550
20% 3720 Easy Readers - 3 shelves high - 48"	31	20	620	120	3,720	25%	4,650
20% 9000 JFic (Chapter Books) - 3 shelves high - 48"	75	20	1,500	120	9,000	25%	11,250
11097 Non Fiction - 5 shelves high - 66"	92	20	1,850	120	11,097	15%	12,762
1601 Spanish - 5 shelves high - 66"	13	20	267	120	1,601	15%	1,841
20% 1680 J/GN (Graphic Novels) - 5 shelves high - 66"	20	20	400	84	1,680	42%	2,386
10 Magazines- 66" high	1	13	8	15	10	0%	10
4. Media			335				
902 Audiobook/DVD 10 shelves - 60" high	3	20	67	270	902	21%	1,091
3145 DVD 10 shelves - 60" high	12	20	233	270	3,145	21%	3,805
480 Music 10 shelves - 60" high	2	20	36	270	480	21%	581
Seating			1,840				
Round Activity Tables	4	80	320				16
Lounge Seating	22	40	880				22
Tables for 4 with power	8	80	640				32
5. Technology			660				
Parent/Child Station	4	40	160				8
AWE Station	4	40	160				4



Building Program Summary			Square Feet	Total Square Feet	Volumes per Single Face Sections	Total Volumes Housed	% in Circulation	Collection Total Capacity
NEW BRAUNFELS PUBLIC LIBRARY . NEW BRAUNFELS . TEXAS			Quantity					
	Tablet Station	2	40	80				2
	Youth Stations	6	40	240				6
	Printer	1	20	20				
6.	Family Place			650				
	Floor Space	8	40	320				
	Collection/Parenting	3	20	60				
	Lounge Seating	6	40	240				6
	Brochures	1	30	30				
7.	Dedicated Story/Activity Room (with mobile wall like	30	15	450				30
	AV /Storage	1	120	120				
	Cabinets with sink	1	40	40				
8.	Family Restroom	1	80	80				
9.	Comfort Room (sensory certified)	1	80	80				
H. Young Adult (Youth) Services Room (glass enclosed)					1,624 SF			
1.	Collections			859				
	New Collection display	2	12	24				
	4200 Fiction - 5 shelves high - 66"	44	12	525	96	4,200	18%	4,956
	800 Non Fiction - 5 shelves high - 66"	5	12	60	160	800	20%	960
	2000 Graphic Novels - 5 shelves high - 66"	21	12	250	96	2,000	18%	2,360
2.	Seating			765				
	Technology Bar	1	110	110				6
	PAC	1	15	15				
	Lounge Seating	4	40	160				4
	Booths	2	80	160				8
	Study Pods	2	80	160				2
	Tables for 4	2	80	160				8
J. Library Staff Support				1,295	1,295 SF			
1.	Storage							
	Seasonal Storage	1	100	100				
	Tech Services Storage	1	100	100				
	Youth Services Storage	1	100	100				
2.	ex Centralized Staff Lounge							
	Kitchen	1	100	100				
	Seating at 4 top tables	2	75	150				
	Soft Seating	2	30	60				
	Vending	0	33	0				
ex	Lockers	10	5	50				
3.	Staff Mail area							
	Meter	1	5	5				
	Delivery/sorting	1	75	75				
4.	Gender Neutral Staff Restrooms	2	80	160				
5.	Loading/Delivery/Receiving Area							
	Table	2	100	200				
	Shelving	4	20	80				
6.	ex T/Comm	1	115	115				
K. Building Support					600 SF			
1.	ex Janitor Closet	1	100	100				
2.	Janitor Storage	1	120	120				
2.	ex Fire Sprinkler	1	40	40				
3.	Recycling Bins	2	20	40				
4.	Mechanical	0	240	0				
5.	Electrical	3	100	300				
Assignable Square Feet -Public Areas					46,682 SF		total collection	seating
TOTAL ASSIGNABLE SQUARE FEET					46,682 SF		162,665	534
Gross Square Footage (75%)					58,352 SF			
Available Space					24,000	SF		
Difference					34,352	SF		
Master Plan needs					54,000	SF		
Difference					-4,352	SF		

I. GENERAL LIBRARY PLANNING CONSIDERATIONS

ACOUSTICS

21st Century Libraries are not quiet spaces; however, certain strategies should be employed to help control the sound. The following should be considered to address noise issues:

- Consider reducing the amount of hard flooring and utilize carpet or other soft flooring.
- Include landscaping the ceiling to buffer noise in louder areas like the service desks and Teen Area.
- Include quiet rooms like small group and individual study spaces, shared huddle spaces and quiet reading rooms. Ensure their walls extend to structure.
- Restrooms walls should extend to the structure and have two layers of staggered gypsum board on the restroom wall side.

FLOORING

- *Lobby/Entry* – Walk off carpet to remove dirt and water prior to entering the library, through color porcelain tile with dark grout, stained and scored concrete or other durable surface for ease of maintenance.
- *Library* – Carpet Tile with base (wood, ceramic tile, luxury vinyl tile (without deep grooves) or rubber base throughout
- *Staff* – Carpet Tile
- *Meeting Rooms* - carpet tile, luxury vinyl tile or marmoleum
- *Family Place* – mop able surface
- *Restrooms* - through color porcelain tile on the floors and full height walls with Schluter trim at coves and all edges

WALLS

- *Quiet and Group Study Rooms* - Special acoustical wall treatment. Also consider writable glass marker board. Ensure walls are constructed with two layers of

gypsum board that extend to the bottom of structure or include high performance ceiling tiles such as Kinetics ACT tile.

- *Restrooms* – porcelain ceramic tile with dark grout from floor to ceiling.
- Minimum Level 4 drywall finish at all locations unless wall covering is utilized that requires Level 5.
- *Storage Rooms and Book Return Areas* – fiber reinforced panels (FRP) to 4' (one standard panel height). One hour rated in exterior book return rooms.
- *Bumper Rails* – study rooms at chair back height. Along corridors with high book cart traffic.
- *Corner Guards* – on any gypsum board exposed corner. Should extend from the floor to a minimum of 4'.
- *All Other Areas* - Painted drywall (Benjamin Moore Scuff X or similar) in lower traffic areas. Consider durable, low maintenance wall covering in high traffic areas. Include perforations in vinyl wall covering at all outside wall conditions.
- *Main Collection Area, Meeting Room, Lobby* - Provide picture hanging track (5'6" high) on all walls not covered by single faced shelving.
- All vinyl wall covering located on exterior walls must be perforated to prevent mold and mildew.

(CONTINUED)

I. GENERAL LIBRARY PLANNING

CEILING

- Generally, provide high performance acoustical tile with a minimum of 12' high ceiling clear in public areas. Use 2x2 tiles with antimicrobial treatment where ceiling tile is required but make attempts to be more creative in the ceiling landscaping and acoustical treatment.
- *Service Desks* - Special acoustical treatment in the ceiling to minimize ambient noise.

LIGHTING

- All lighting must avoid glare on table/counter surfaces, and on terminal screens. Consider daylight and nighttime lighting variations. Indirect lighting is preferred if foot-candle levels are maintained at the minimum listed below. Consider ceiling levels as well as table levels.
- *LED Lamps/Fixtures* - these should be incorporated in the library as well if budget allows. Incandescent lighting should not be used.
- LED requires few foot-candles (fc) of light to adequately light a library. If LED's are being used provide a minimum:
 - *Stack Areas*: 30 fc vertical
 - *Reading Area*: 30 fc horizontal
 - *Private office*: 50 fc horizontal, 5 fc vertical
 - *Open office*: 30 fc horizontal, 5 fc vertical
 - *Video Conferencing*: 50 fc horizontal, 30 fc vertical
- Provide 50-70 fc if fluorescent lamps are being used at table level in all areas. Storage, utility rooms, and corridors may vary from 15 to 30 fc.
- Led surge protection should be included.
- The New Braunfels Main Library must meet Texas Energy code requirements including daylighting.
- Ideally lighting fixtures in public areas should be of a type and arrangement that the requested light level can be achieved regardless of the arrangement of shelving or seating, however if certain areas are judged to have a fairly certain long term use, then a more specific lighting solution may be used. Lighting should be zoned in public areas to permit lights to be turned off in banks.
- The selection of lighting fixtures, tubes and bulbs should be made with a view to low continuing cost and ease of maintenance (locally available lamps). Fixtures should be placed so that they can be easily serviced without special equipment. The number and types of fixtures should be minimized. Ease of re-tubing is a major consideration in fixture selection.
- Emergency and security (night) lighting systems should be separate from the general lighting pattern and switched separately. Security (night) lights should not be in closed areas with projection screens. Night lighting should illuminate the building during closed hours and provide for safe staff egress after hours.

“The expanded Main Library will transform into a place with a space everyone to feel welcome...”

(CONTINUED)

I. GENERAL LIBRARY PLANNING

FENESTRATION/WINDOWS

- Provide new clear Low E 1" insulated glass at all exterior locations if the budget allows. Exterior windows are desired for natural light, but care should be taken to limit glare and sun damage to books, carpet, and fabrics.
- Windows should be aluminum frame storefront or curtainwall as required.

DOORS

- For easy, safe transport of loaded book trucks and audiovisual equipment on carts, as well as for A.D.A. requirements, all interior doors should be installed without threshold. Doors to staff areas and book returns should be 42" wide to accommodate book trucks and include security/automatic openers.
- Coordinate POE hardware with City.
- Doors to the library should be automatic sliders.

ENERGY EFFICIENCY: ELECTRICAL AND MECHANICAL

- Electric outlets shall be installed regularly along all walls for library technology, housekeeping and library users who bring their own devices.
- Floor outlets should be recessed floor outlets with 8 ports for electrical or data use – like Legrand Wiremold Evolution Floor boxes. Covers should be flush with inserts for floor finishes.
- All other electrical switches, alarm controls, thermostats, and other electrical controls should be concentrated vertically to use as little wall space as possible. No control

unit should be located behind shelves. Thermostats should include lockable covers when located in public areas.

- The copy machine location should have a 120-volt outlet with a 30 ampere dedicated circuit.
- Provide separate dedicated circuits under the checkout desk for the library's RFID book security system, cash register and other equipment and at the front doors. Provide infrastructure only. Coordinate with RFID provider.
- *Staff Work Area* - 120-volt strip outlets at 12" intervals are to be installed the full length of all counters. Outlets are to be excluded within one foot on either side of sinks.
- All outlets in proximity (within 2') of water sources must be GFI outlets.
- All wall outlets in public areas and study spaces should include USB ports.
- Power should be provided in or near all library tables and seating.
- *Clocks* - Provide clocks with battery back up in locations as directed by librarian staff.
- Mechanical and Electrical systems shall be designed to increase energy efficiency and decrease energy consumption/utility bills. Consider energy efficient systems like geothermal heat pump systems.
- Plumbing fixtures should be low flow. Hose bibs will be required.
- Mechanical systems should include ionization and air scrubbers for anti-microbial treatment.

(CONTINUED)

I. GENERAL LIBRARY PLANNING

- The city uses Innotech with Yates Company, LLC to install for energy monitoring in the city building.

SAFETY AND SECURITY/VISUAL SUPERVISION

- When fire extinguishers are being installed, give the same consideration as is given to electrical controls to conserve wall space for wall shelving.
- As noted under “A.D.A. Requirements”, emergency alarm systems must be provided to alert hearing impaired persons of emergency conditions, including strobe lights visible from all areas of the building, and an emergency notification board near the information/reference desk.
- An RFID book security system is currently planned that allows self-check-out automatic book check in and an automatic book sorting system (AMH) with conveyors and a minimum of 7 bins.
- Security cameras will be used by the library for both interior and exterior locations.
- The library should be designed for visual control from the service desk on each floor. However, in keeping with current library trends, library staff should be roaming the floor plan to assist patrons.

SHELVING - all shelving 66” high (or lower for reference and easy books) with 42” aisles. All shelving should be mobile.

Retail feel, no canopy tops (except at 48” high shelving units). No base shelf – bottom shelf should be sloped and open for ease of access. Some shelving should be curved for browsing.

End Panels: Where budget allows the library

would like to utilize end panels as display opportunities and incorporate slat wall with metal slats and other display features.

New Books: New Books should be mobile, have a prominent location on the public floor with face out display.

Magazines: Magazines should be housed in acrylic boxes (MagBox or similar) on standard library shelving.

Multi-Media: Multi-media shelving should be housed on shelving that allows face out or spine out retail type shelving.

Checkout Area: Provide 12” deep 48”-66” mobile, height adjustable shelving in 3’ wide near the Checkout Desk for holds.

Public Area Library Shelving: All free-standing shelving in the library shall be in standard 3’ lengths. Avoid single faced wall attached shelving as much as possible within the general collection. Distance between free-standing shelving units and/or between shelving units and furniture must be a minimum of 42.” In areas of volume traffic, a minimum of 5’ between rows of furniture and shelving. Free-standing island shelving shall not exceed 27 feet in length (9 sections).

Standard free-standing shelving units in the Main Study/Collection Area are to be double-faced, not more than 66” high, ten inches actual/eleven inches nominal depth. Free-standing units shall not exceed 24’ in length. Reference materials will be interfiled with non-fiction so shelving in those areas should accommodate both. Shelving with integral lights should be considered should budget allow.

(CONTINUED)

I. GENERAL LIBRARY PLANNING

Multi-media shelving should be gondola retail type as manufactured by The Professional Design Store, LIFT and others. Include 9 dividers per shelf and a rubber mat to prevent slippage.

Standard adjustable library shelving for processing/holding of returned library materials prior to re-shelving in the staff work area should be double-faced 90" high x 10" deep units or equivalent single-faced units.

Industrial Shelving for general storage in Staff Storage and Supply Room should be single faced 84" high x 18" deep x 84" wide units.

Casters should be added to library shelving in the Teen Area, Children's Area and browsing collection.

Librarian's Offices: Standard adjustable library shelving to accommodate books. Two (2) 66" High SF Units.

Specifically, sized tack/markerboards will be called out in the Furniture/Equipment lists within each individual space description for the Lobby, and Staff Work Area, and the Staff Rest Area.

RESTROOMS

- One gender neutral/family restroom should be provided for each bank of restrooms and in the youth services area. A comfort/lactation room should be provided.
- Plumbing chases should be provided. Provide a recessed space about each water closet for backpacks, brief cases or purses.
- No stainless steel in restrooms. Tile should be provided from floor to ceiling with dark colored epoxy grout. Toilet partitions should be phenolic type. Standard restroom

accessory schedule to be provided by the city.

OFFICE WORKSTATIONS

- Library staff is collaborative by nature and work areas should encourage collaboration. New workstations should be lower and allow for staff interaction in the seated position.
- Landscaped Workstations called for in the Furniture/Equipment List for each space, shall provide the following features: L shaped work areas with box/box/file, pencil drawer and lateral file below with overhead open and closed cabinets. Actual components may vary from these dimensions as long as equivalent functionality remains. One section of the L should be height adjustable.
- Landscaped office components within the Librarian's Office's shall include a U or L shaped desk, one 48" long legal lateral file unit below the side return, two open shelves above the desk surface, three box drawers, one pencil drawer. Layout space is the priority. Height adjustability may be included.
- A shared, high tech "huddle" space will be provided for staff at one per floor. This area will include a small conference table for four, LED screens for video conferencing, webinars etc.

SIGNAGE

- Interior Code related, and library specific signage should be included in the one bid package to ensure graphic coordination.

(CONTINUED)

I. GENERAL LIBRARY PLANNING

- Attractive, contemporary, and legible signage, both informational and directional, should be incorporated into the building design at time of design development. The signage should be part of the FF&E contract to ensure all signs match in style but coordinated to install in two phases -the first for building completion/certificate of occupancy and the second to coordinate with furniture.
- All interior signage (Doors, hanging, wall, and book stacks) should be coordinated and maintain good contrast between background and lettering. Standardize the typeface for all signage. Individual room and book stack signs (end panels) shall have 8.5 x 11 paper insert sizes.
- All alarmed emergency exit doors shall be signed in 1" white letters on a red background with "Emergency Exit Only, Alarm Will Sound."

AMERICANS WITH DISABILITIES ACT COMPLIANCE

- The facility shall be designed to be compliant with U.S. Public Law 101-336 (Americans with Disabilities Act of 1990), and with Federal Rules and Regulations as promulgated in the Federal Register, Vol. 56, No 144, Friday, July 26, 1991. Where A.D.A. facility requirements vary from state and local accessibility requirements, the more restrictive requirement shall apply. A.D.A. requirements go beyond previous accessibility requirements to include increased life safety equipment, signage, desk heights, and carpet pile thickness. This project will meet or exceed Texas Accessibility Standards 2017.

- Consider and ADA path to access the trail system.

BUILDING MATERIALS AND FINISHES: MAINTENANCE CONSIDERATIONS

- The facility should be designed throughout to minimize ongoing maintenance requirements. Use Scuff Proof paints (Benjamin Moore Scuff X) and type II vinyl wall coverings which are durable and easily cleaned. Wherever possible use stock catalog products from suppliers or manufacturers for items such as flooring, ceiling tiles, paints, wall coverings, upholstery, and counter laminates.
- Require the general contractor or subcontractors to provide preventative maintenance manuals giving timetables for maintenance of mechanical/plumbing/electrical equipment (including supplier contacts and parts manuals), and for care and cleaning of furniture/equipment/fixtures. Contractors or subcontractors should be required to provide training in the operation and maintenance of installed systems by professionals who are familiar with those systems.
- Require contractors to provide "attic stock" of certain building materials for maintenance or repair, including wall coverings, ceiling tile, carpet, carpet tiles, vinyl tile, and ceramic tile (3-5% suggested). Space for storage of attic stock is included in the building program.

COMPUTER/DATA COMMUNICATION NEEDS

- Interior Code related, and library specific signage should be included in the one bid package to ensure graphic coordination.

(CONTINUED)

I. GENERAL LIBRARY PLANNING

COMPUTER/DATA COMMUNICATION NEEDS

- Fiber is part of a separate project IT plan and will be required for the SE Branch.
 - *Cable:* Spectrum
Phone: VOIP AT&T U-verse or Spectrum.
Security Alarm Monitoring: Tess, Inc.
 - Robust wireless should be available throughout the library. Lounge chairs should be located near power ports. Public reader tables and computer benching should include pop ups for power and wire management.
 - Interior Code related, and library specific signage should be included in the one bid package to ensure graphic coordination.
- Provide de-mountable screens at the computer stations.
 - Provide space in the staff area for materials quarantine.
 - Provide touchless fixtures in the restrooms.
 - Provide service points that are mobile with demountable screens.

EXTERIOR CONSIDERATIONS

The exterior should be landscaped and include benches and other seating for those waiting for rides, using Wi-Fi. A space for outside programming should be considered. Bike racks and trash bins should be provided.

Additional Exterior Amenities:

- Outdoor program spaces
- Benches and/or picnic area
- Adequate Parking for public and staff
- Drive-up Book Return and/or Service Window

COVID-19 Considerations:

- Provide ionization and air scrubbers at mechanical room.
- Provide excellent ventilation for the entire space.
- Provide sanitizing stations at the entry and key points in the library.
- All fabric should be scrubbable, moisture proof, and anti-microbial.



“The library’s role in the community is to provide access to information but also to be a place that facilitates making connections.”

RENOVATION/EXPANSION PROBABLE COST ESTIMATE

New Braunfels Public Library Renovation/Expansion

PROBABLE COST ESTIMATE

Notes:

All costs are listed in 2020 Dollars

Projected Budget	Square Feet	Cost/SF	Subtotal
Sitework	48,000	\$ 10.00	\$ 480,000.00
Detention Pond	25,000	\$ 6.00	\$ 150,000.00
Renovation	25,000	\$ 200.00	\$ 5,000,000.00
New Construction	35,570	\$ 390.00	\$ 13,872,300.00
Subtotal		\$	\$ 19,502,300.00
Design Contingency (10%)		\$	\$ 1,950,230.00
Subtotal		\$	\$ 21,452,530.00
Utility Connection Fees		\$	\$ 60,000.00
Other Permit Fees Permit Fees		\$	\$ 18,000.00
Construction Subtotal		\$	\$ 21,530,530.00
GC General Conditions (4.5%)		\$	\$ 968,873.85
GC Fees (5.5%)		\$	\$ 1,237,467.21
Construction Total		\$	\$ 23,736,871.06
Soft Costs	10%	\$	\$ 2,373,687.11
A/E Fees	12%	\$	\$ 2,848,424.53
Owner/Construction Contingency	10%	\$	\$ 2,373,687.11
Audio/Visual Systems		\$	\$ 3,800,000.00
Furniture, Fixtures and Equipment Costs		\$	\$ 2,422,800.00
New Book Collection		\$	\$ 1,000,000.00
Total Project Budget		\$	\$ 35,707,045.27
Escalation to 2021 @ 6% / Year	6%	per year	\$ 37,849,467.99
Escalation to 2022 @ 6% / Year	6%	per year	\$ 40,120,436.07

SCHEMATIC FLOOR PLAN

FLOOR PLAN LEGEND

35,570 SF ADDITION

ORIGINAL FOOTPRINT

720design

www.720design.net

9003 Oakpath Lane

Dallas, TX 75243

214.770.2320

Maureen Arndt Wertzberger

NEW
BRAUNFELS
PUBLIC LIBRARY

PROJECT ADDRESS:
700 EAST COMMONS ST.
NEW BRAUNFELS, TX 78130

DESIGN ARCHITECT:
720 DESIGN, INC.

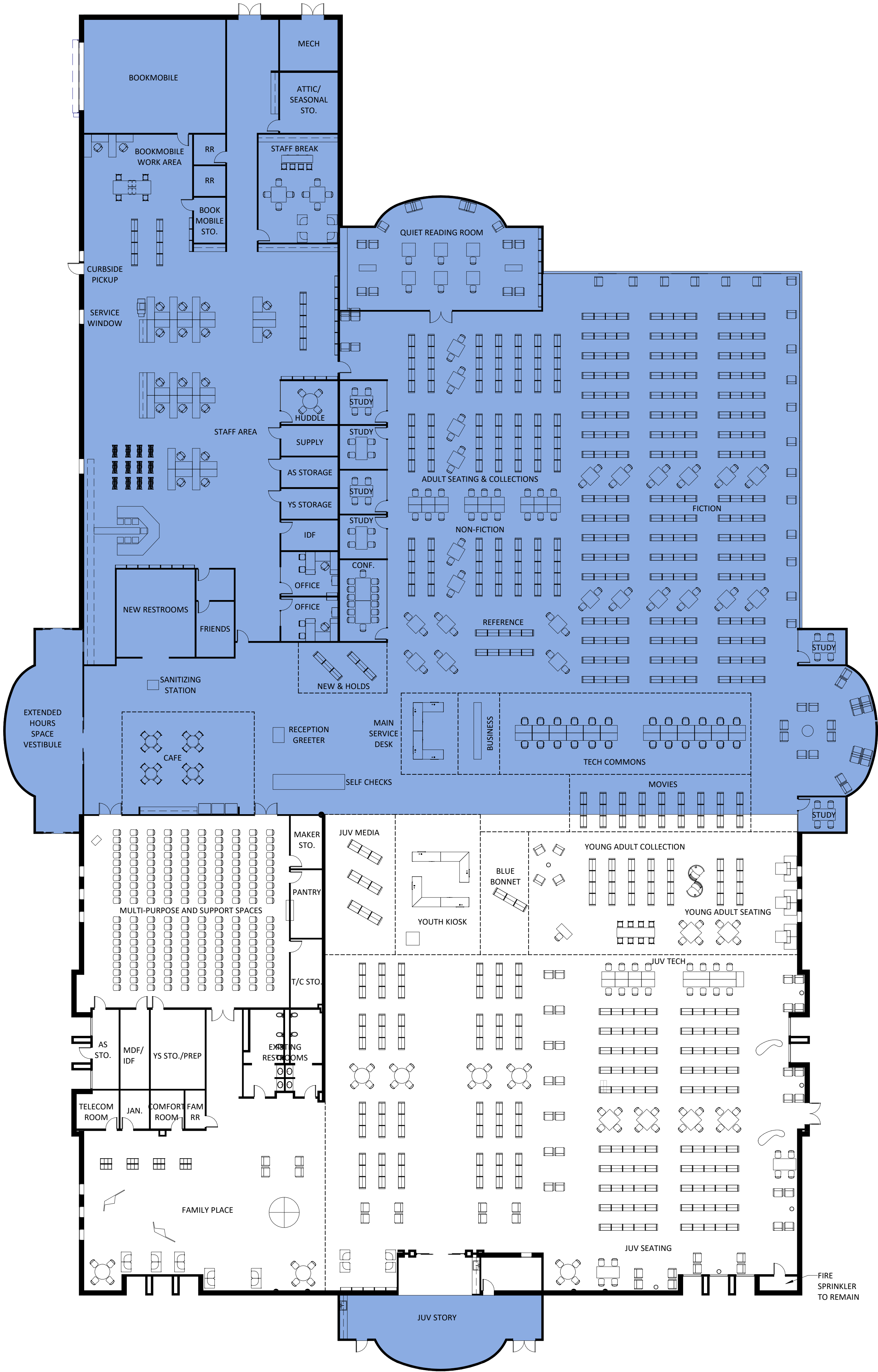
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MAUREEN WERTZBERGER, AIA
TEXAS LIC. #16817

PROJECT NUMBER:

DATE: 2/25/21
ISSUE:



FIRST FLOOR FURNITURE PLAN | 1/16" = 1'-0" | 1

FIRST FLOOR PLAN

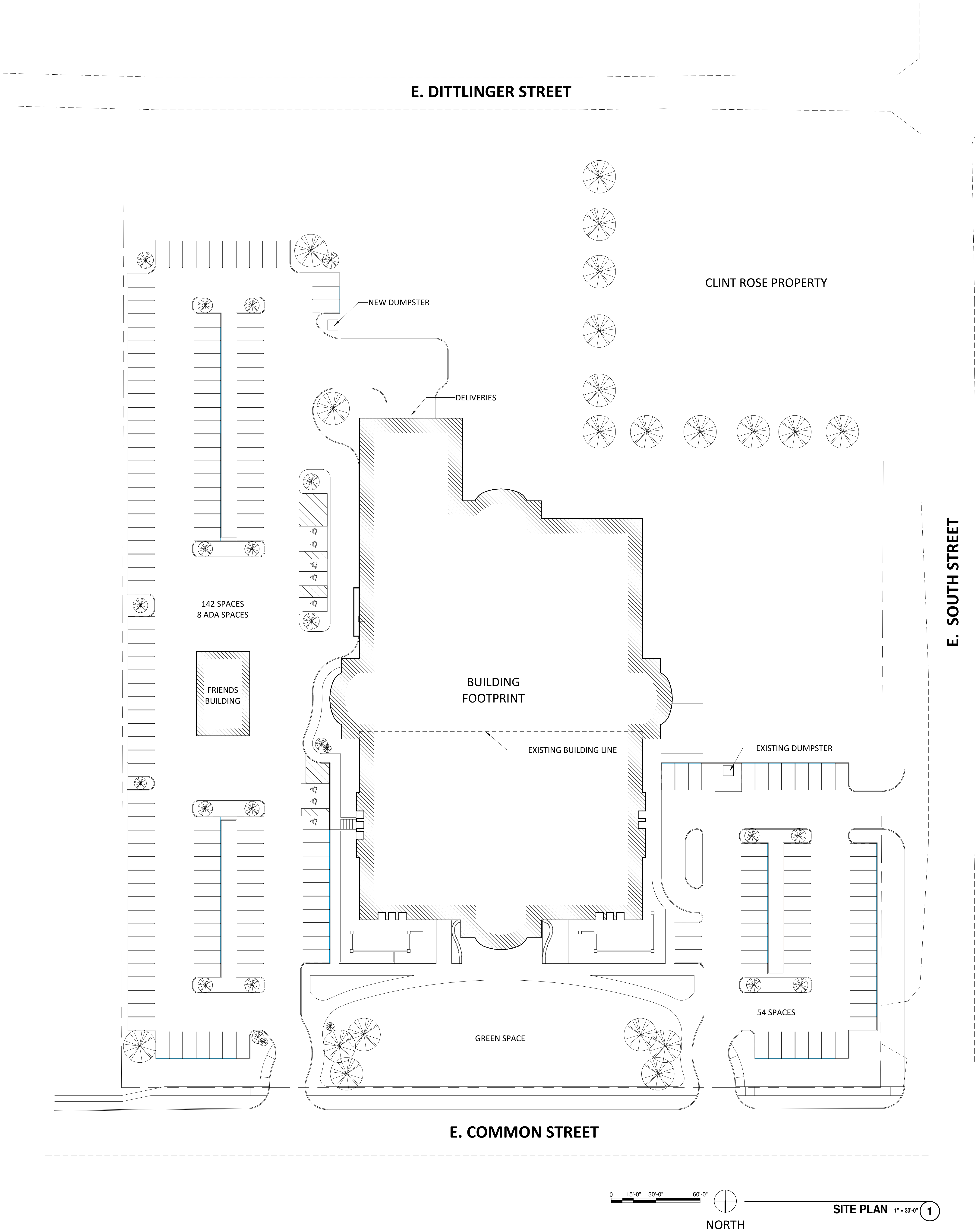
CONCEPTUAL SITE PLAN

NEW
BRAUNFELS
PUBLIC LIBRARY

PROJECT ADDRESS:
700 EAST COMMONS ST.
NEW BRAUNFELS, TX 78130

DESIGN ARCHITECT:
720 DESIGN, INC.

PARKING SUMMARY	
OVERALL BUILDING SQUARE FOOTAGE	59,739 SF
REQUIRED PARKING SPACES - 3 SPACES/1000 SF	180
TOTAL PARKING SPACES	204
ADA PARKING SPACES	8
VAN ACCESSIBLE ADA PARKING SPACES	3



SEAL:

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MAUREEN WERTZBERGER, AIA
TEXAS LIC. #116817

PROJECT NUMBER:

DATE: 2/25/21

ISSUE:

CONCEPTUAL SITE
PLAN

A1.00

PART TWO

Main Library AMH Reconfiguration



DEMOLITION AND CONSTRUCTION PLANS

SCOPE OF WORK SUMMARY

- 1. DEMOLISH OR REMOVE ELEMENTS INDICATED ON DEMOLITION PLAN
- 2. PREP FLOOR AND INSTALL NEW FLOORING FROM LIBRARY EXISTING CARPET TILE ATTIC STOCK AS INDICATED ON FLOOR FINISH PLAN
- 3. PREP WALLS AND INSTALL NEW WALL TREATMENTS AS INDICATED ON WALL FINISH PLAN
- 4. PATCH, PRIME, & PAINT WALLS AS INDICATED ON WALL FINISH PLAN
- 5. INSTALL NEW CASEWORK AS INDICATED ON CONSTRUCTION PLAN
- 6. RECONFIGURE EXISTING GLASS SECTIONS FROM EXISTING CONFERENCE ROOM WALL

LEGEND

- MATERIAL TO BE REMOVED
- ===== EXISTING TO REMAIN
- ===== NEW CONSTRUCTION
- [Hatching] HATCHING DENOTES AREA OF SCOPE OF WORK

GENERAL DEMOLITION KEY NOTES

- 1 ALL WALLS ARE EXISTING TO REMAIN U.N.O.
- 2 ALL CEILINGS AND POWER RECEPTACLES ARE EXISTING TO REMAIN U.N.O.; PATCH AND REPAIR EXISTING GRID AS REQUIRED
- 3 REMOVE MILLWORK AS INDICATED ON PLAN
- 4 REMOVE SINK AS INDICATED ON PLAN
- 5 REMOVE PORTION OF GLASS WALL AT CONFERENCE ROOM AS INDICATED ON PLAN AND RETAIN FOR REUSE

CONSTRUCTION GENERAL NOTES

- 1. PROVIDE FIRE TREATED BLOCKING WITHIN WALL AS REQUIRED TO SUPPORT ANY ATTACHMENTS
- 2. PATCH & REPAIR WALLS AS NEEDED TO PROVIDE A FINISH READY SURFACE.
- 3. ENSURE EXISTING WALL TEXTURE IS SMOOTH & PREPARED TO RECEIVE NEW PAINT FINISH WHERE APPLICABLE.

CONSTRUCTION KEY NOTES

- A CIRCULATION WORK ROOM 107: REBALANCE LIGHTING - UPGRADE TO LED AS ADD ALTERNATE.
- B STAFF WOMEN 109 AND STAFF BREAK ROOM 110: UPGRADE VENTILATION.
- C PATCH AND REPAIR WITH EXISTING CARPET TILE FROM EXISTING ATTIC STOCK.
- D ESTIMATE 4 DUPLEX AND 5 DATA RECEPTACLES.
- E ADD A 24"x24" WINDOW KIT TO EACH EXISTING EXTERIOR DOOR.
- F DRIVE TO BE "ONE WAY" - CITY SIGN DEPARTMENT TO APPROVE

720design

www.720design.net

9 0 0 3 O a k p a t h L a n e

D a l l a s . T X 7 5 2 4 3

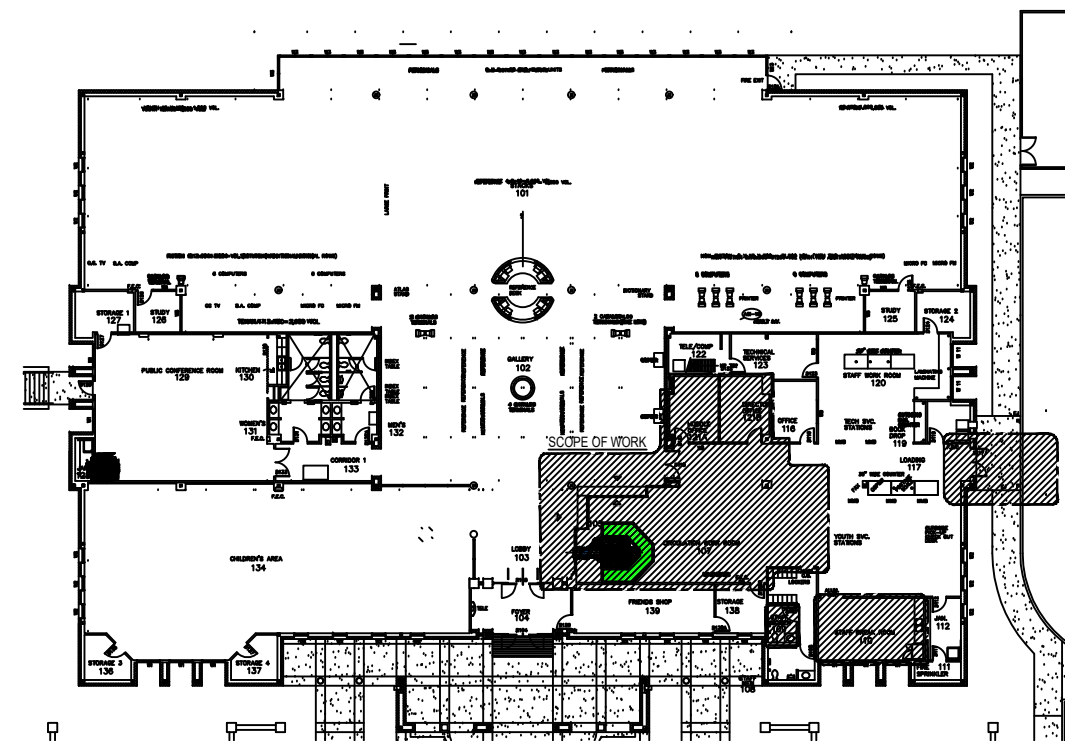
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Maureen Arndt Wertzberger

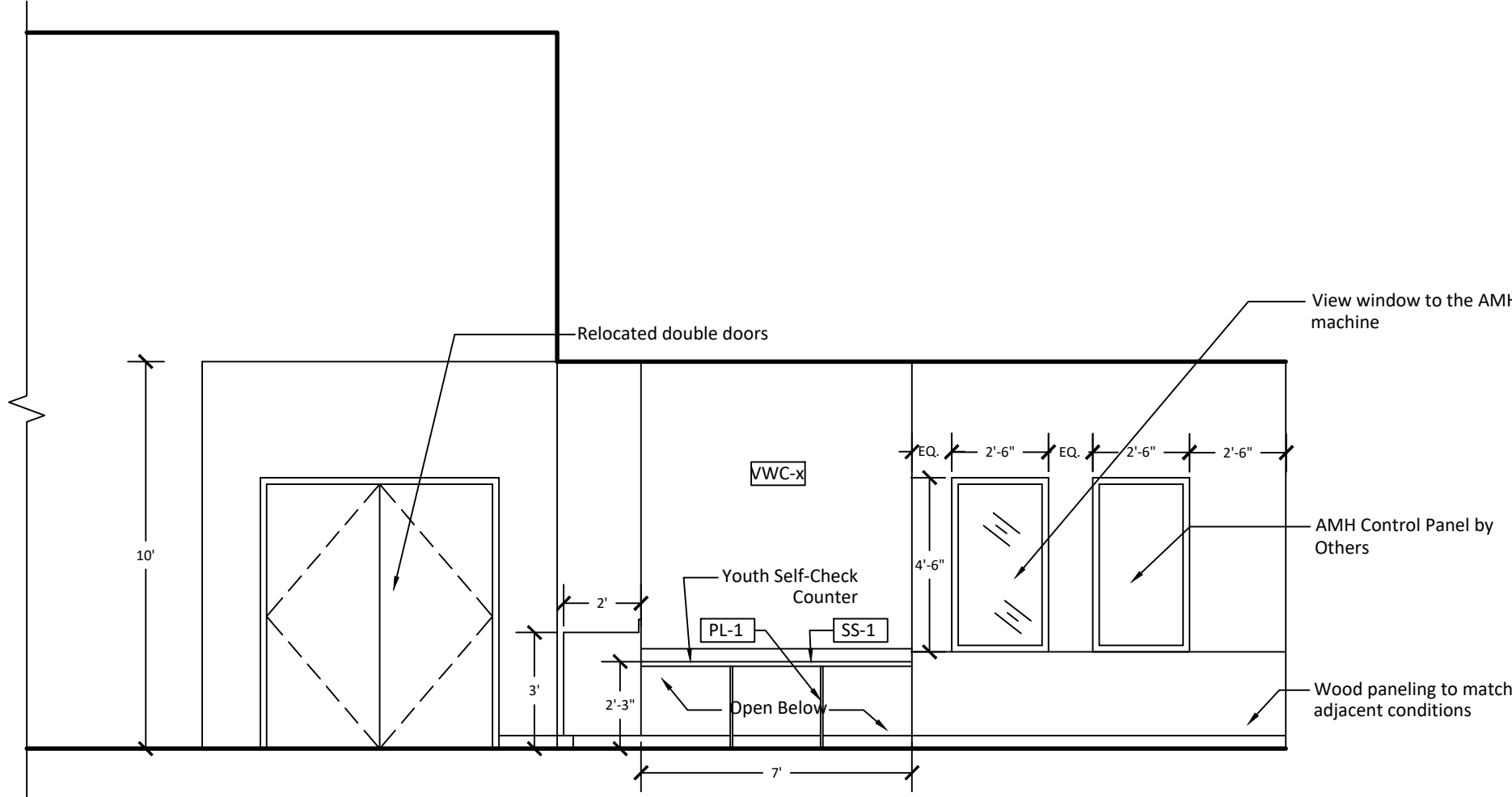
NEW BRAUNFELS
PUBLIC
LIBRARY

Location:
700 Block of East Commerce Street
New Braunfels, Texas

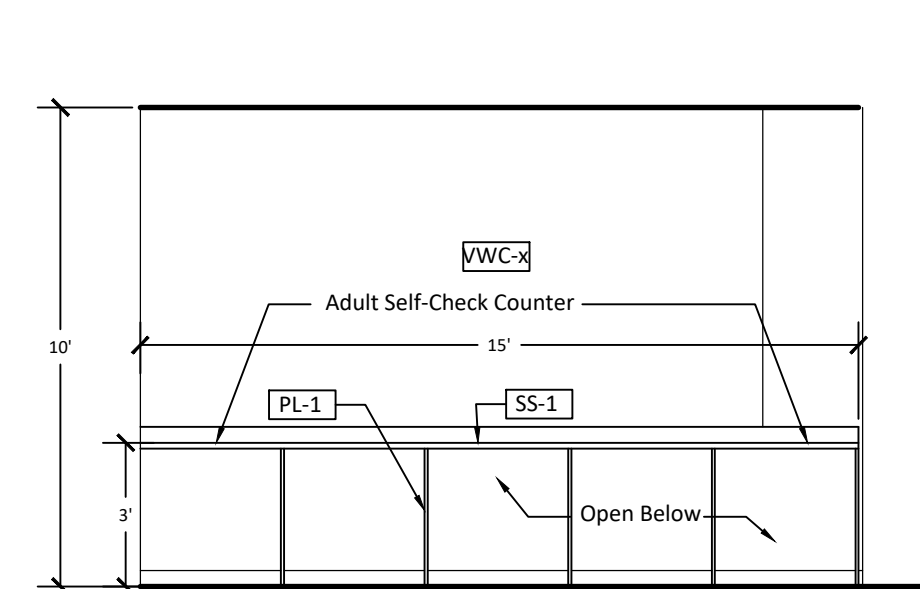
Architect:
720 Design Inc.



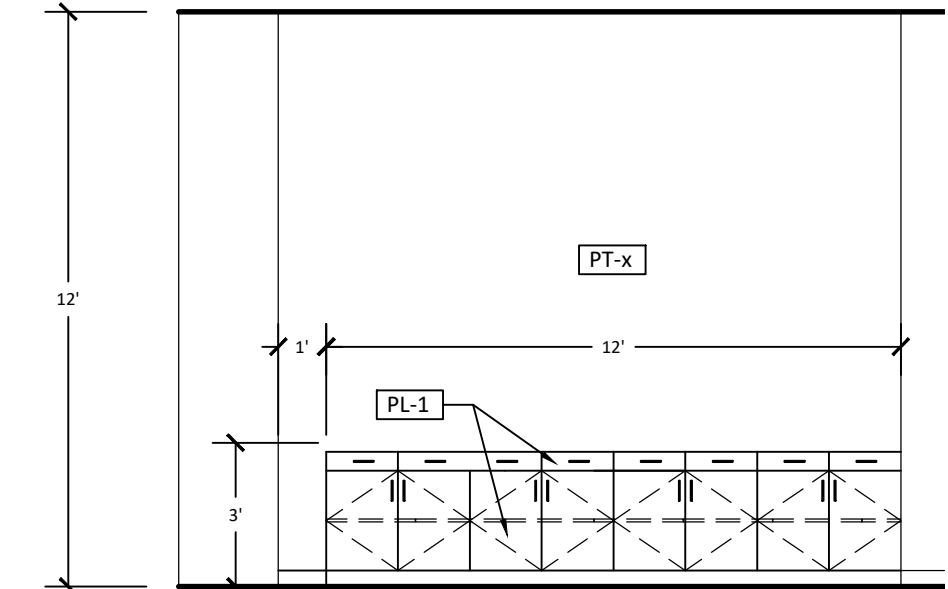
6 Scope Key Plan
Scale: NTS



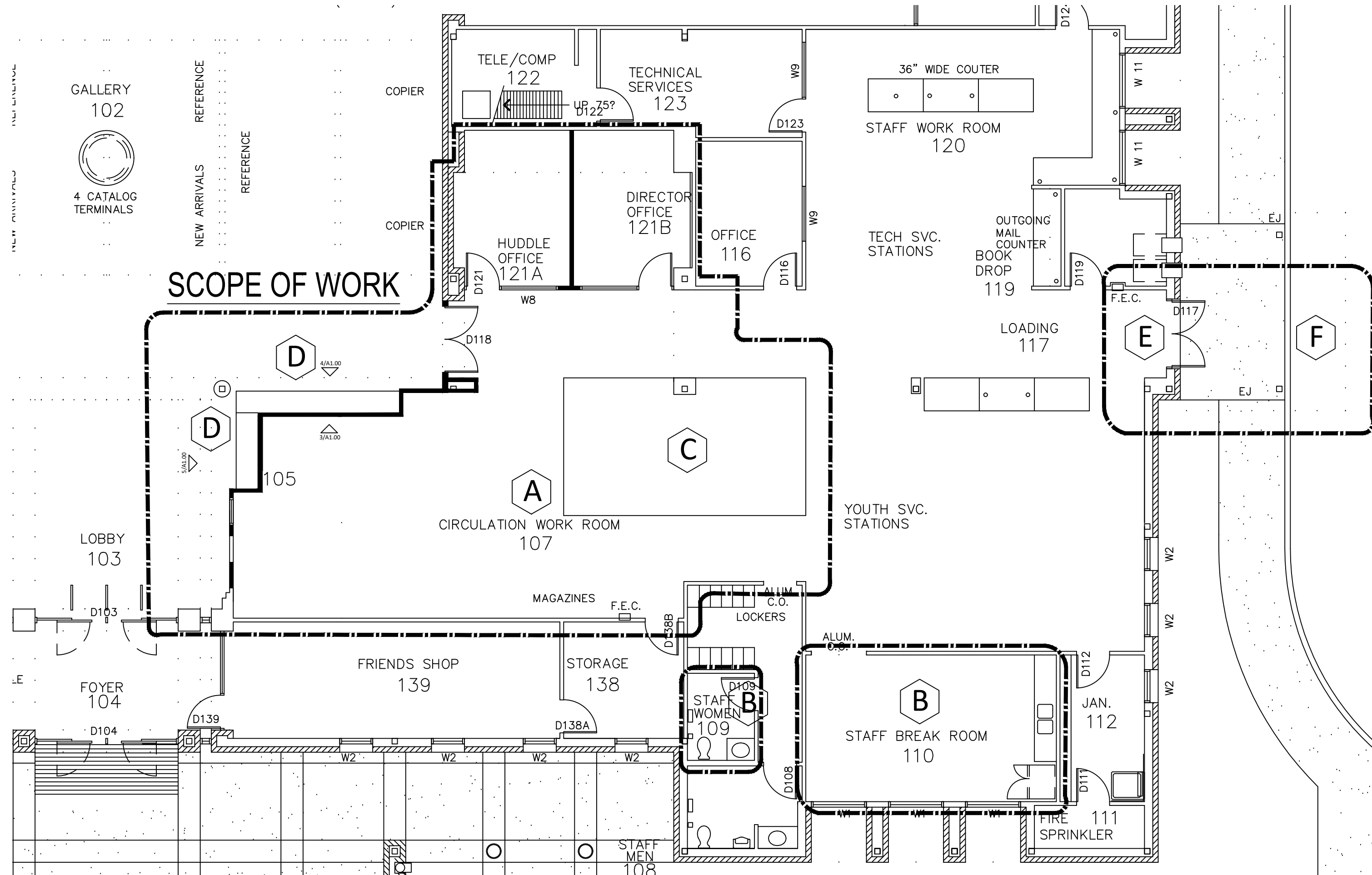
5 Elevation - Youth Self-Check
Scale: 1/4" = 1'



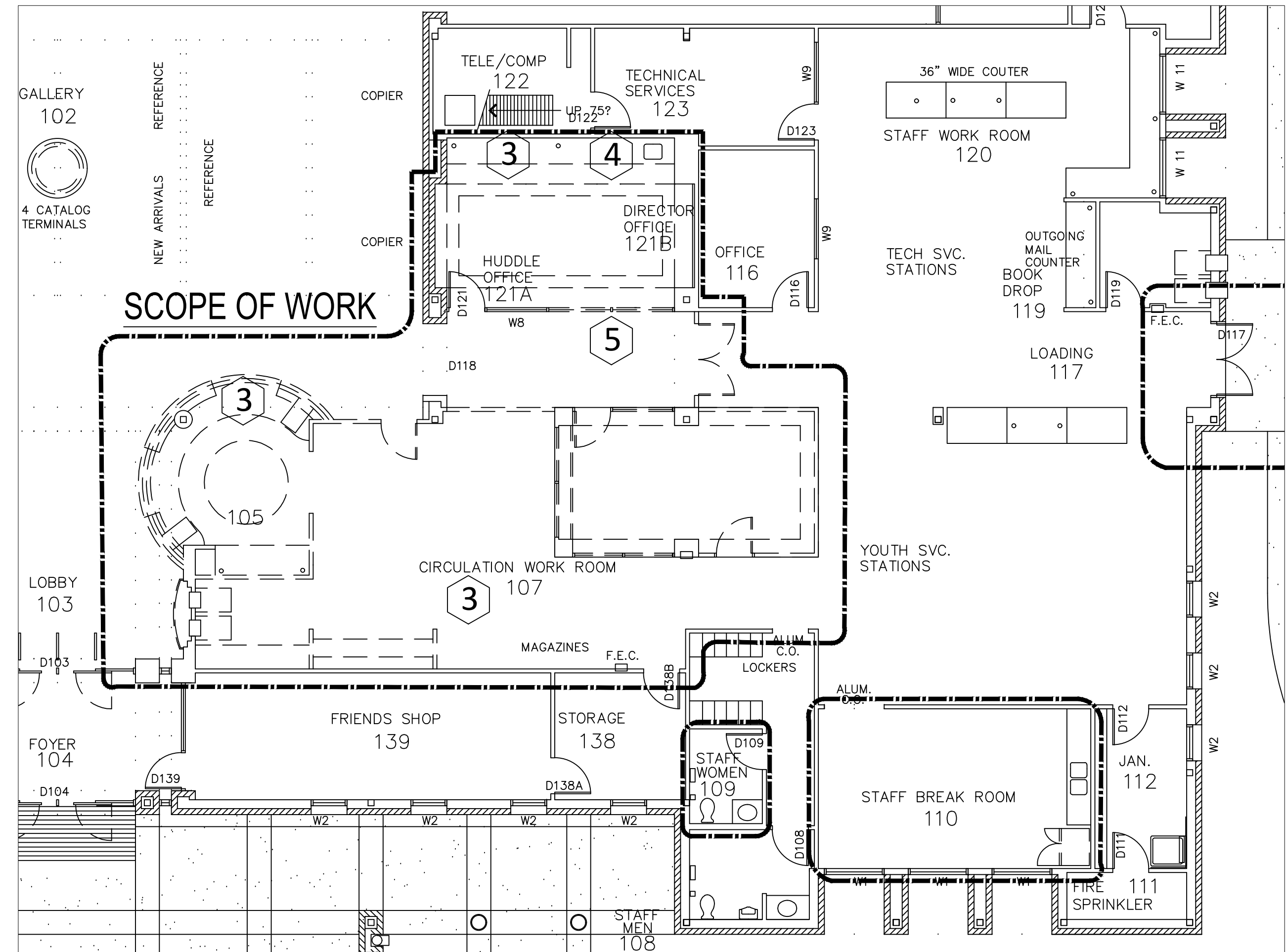
4 Elevation - Adult Self-check
Scale: 1/4" = 1'



3 Elevation - Circulation Workroom
Scale: 1/4" = 1'



2 Construction Plan
Scale: 1/8" = 1'



1 Demolition Plan
Scale: 1/8" = 1'

Project Number:
00152

DATE: 17 Apr 20
ISSUE: Issue for Client Review

Scope of work ,
Demolition Plan and
Construction Plan

A1.00

FURNITURE PLANS

Location:
700 Block of East Commerce Street
New Braunfels, Texas

Architect:
720 Design Inc.

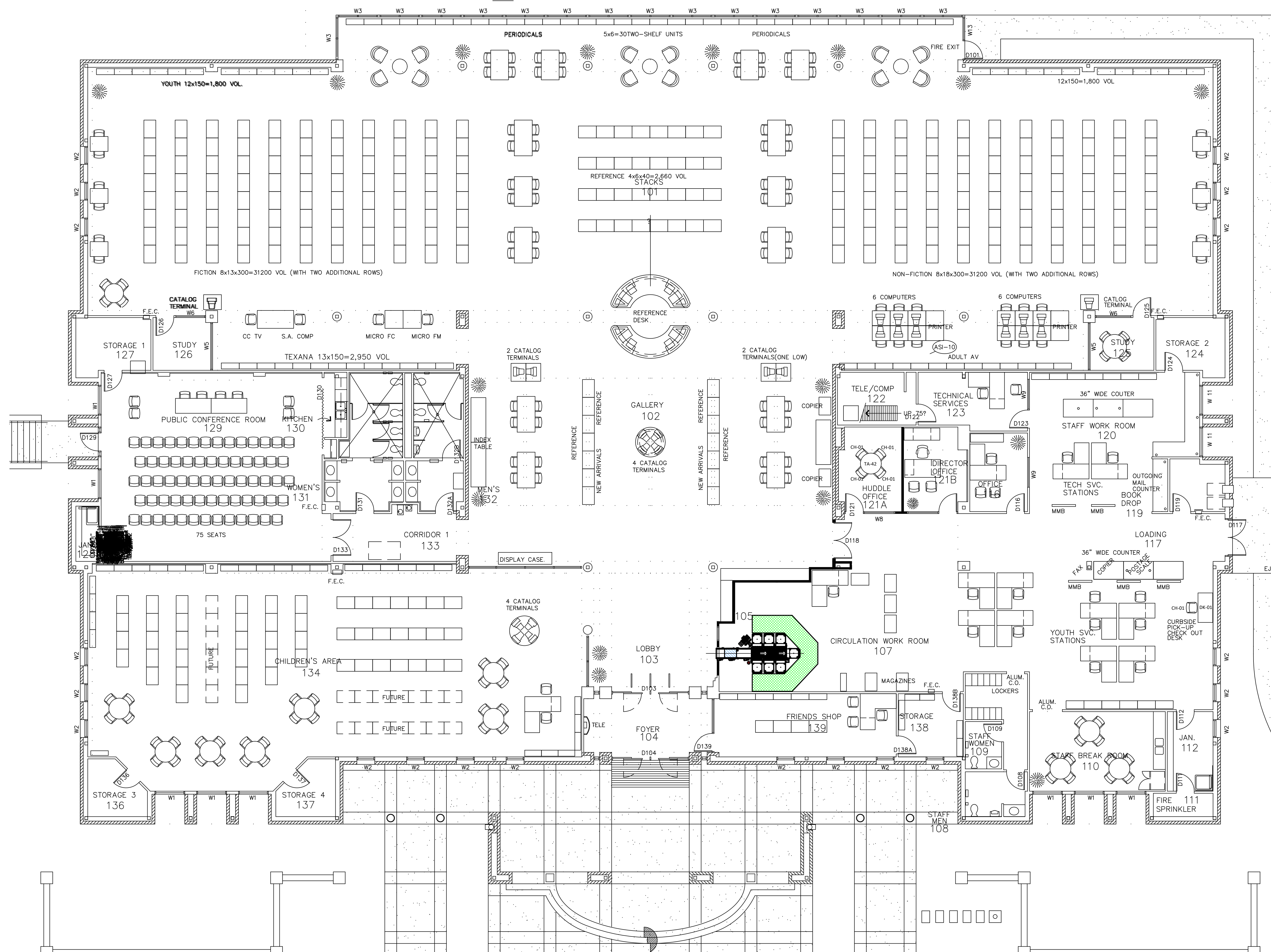
Project Number:
00152

DATE:
17 Apr 20

ISSUE:
Issue for Client
Review

Schematic Plan

SCH-1



1 Schematic Plan
Scale: 1/8" = 1'



CLINT ROSE PROPERTY

NEW 6" SANITARY SEWER
PVC (SDR-35) @ 1%
SLOPE, MINIMUM

CATHOLIC CEMETERY

6.531 ACRES

ENTEL TO EXTEND GAS
SERVICE TO BUILDING

3" DOMESTIC
WATER, COPPER

NEW FIRE
HYDRANT

NEW WATER METERS-2

6" FIRE LINE
DUCTILE IRON,
CLASS 50

6" VALVES
W/BOXES

6"x 6" TEE

6"x 4" TEE

NEW BRAUNFELS UTILITIES TO TAP MAIN
AND PROVIDE PIPING TO PROPERTY LINE

NBU/MON/NO.14
BENCH MARK
ELEV. 644.48

SSMH
TOP EL. 649.93
INV. EL. 645.03

SSMH
TOP EL. 649.83
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INV. EL. 645.03

AMH RECONFIGURATION PROBABLE COST ESTIMATE

PROPOSED PROJECT COST BUDGET

OWNER PROJECT NO	City of New Braunfels Library	DATE PREPARED	7/3/2020
PROJECT TITLE	AMH Reconfiguration @ the Library	ANTICIPATED BID DATE	2020
PROJECT LOCATION	New Braunfels, TX	GROSS SQUARE FEET AREA	2,300
ARCHITECT/ENGINEER	720 design, Inc.	NET ASSIGNABLE SQUARE FEET	2,300
OWNER'S PROJECT MGR	Mr. Charlie Blue	EFFICIENCY %	
PREPARED BY	Maureen Arndt	SITE ACREAGE	0.00

1. LAND ACQUISITION COST 0.00

2. COST OF CONSTRUCTION

	\$/Sq. Ft.	Cost
a. General Construction/Demo	10.00	23,000
b. Mechanical Systems Reconfig/ventilation	10.00	23,000
c. Electrical power reconfiguration	6.00	13,800
d. Flooring - repair with attic stock	3.00	6,900
e. Ceiling Repairs/reconfiguration	4.00	9,200
f. Millwork - 22 lf	200.00	4,400
g. Fire Sprinkler Reconfiguration	1.25	2,875
h. Interior walls - 720 SF	10.00	7,200
i. Add lites to existing doors	200.00	400
j. New Doors	1500.00	1,500
k. Storefront- 312 SF	75.00	23,400
l. Misc finishes (VWC, paneling)	8.00	18,400
m. Plumbing	0.00	0
n. Painting	2.00	13,600
o.		
p.		
Subtotal		189,075
l. 5% Design Contin (f)		9,454
m. 5% Constr Contin (f)		9,454
TOTAL		207,983

BUILDING CONSTRUCTION COSTS

3. ADD ALTERNATES

a. LED Lighting Upgrades (ALT #1)	16.00	36,800
TOTAL		36,800

4. FURNISHINGS & SIGNAGE - OWNER PROVIDED

a. Furnishing Allowance	24,000	
b. Signage/Graphics	20,000	
	4,000	

5. ESTIMATED ARCHITECTURE AND ENGINEERING (A/E) FEES

a. Programming Verification	0
b. Architectural Fee	25,518
c. MEP fee	10,000
d. Landscape Fee	0
e. Furniture & Signage	2,880

TOTAL A/E FEE 38,398

6. A/E REIMBURSABLE EXPENSES - OWNER

a. Facility Survey & Measured Drawings	0
b. Programming	0
c. Rendering/Model/Sketch	0
d. Record Drawings	0
e. Transportation	5,000
f. Rep & Dist of Plans & Specs	0
g. Misc. Reproduction	1,000
h. TDLR	1,215
i.	
j.	
TOTAL	7,215

7. OWNER DIRECT EXPENSES

a. IT/Computers	0
b. IT infrastructure Reconfiguration	20,000
c. Phones	0
d. AMH	0
e. Safe	0
f. Card Readers	0
g. Site Construction Testing	0
h. Project Contin-5%	9,454
i. Projector-Video Tech	0
j. Building Security	0
k. Building Security Subscription	0
TOTAL	29,454

9. SUMMARY

	Dollars	Sq. Ft.
a. LAND	0.00	0.00
b. CONSTRUCTION COSTS (SITE & BLDG)	207,983	90.43
c. Alternate Bids	36,800	16.00
d. FURNISHINGS & SIGNAGE	24,000	10.43
e. A/E FEE & EXPENSES	45,613	19.83
f. OWNER DIRECT COSTS	29,454	12.81
TOTAL PROJECT COSTS	343,849	149.50

Quotation No. E2655



LIBRARY INTERIORS OF TEXAS, LLC
3503 Wild Cherry Drive, Ste 4
Lakeway, TX 78738-1822
P: 888-689-5489 (LITX)
F: 888-690-5489 (LITX)

Issued By: Trevor Taylor | trevor@li-tx.com

Library Interiors - TX Project ID: E2655

Date: 5/19/2021

Bill-to: New Braunfels Public Library
 700 E Common St
 New Braunfels, TX 78130

Ship-to: New Braunfels Public Library
 700 E Common St
 New Braunfels, TX 78130

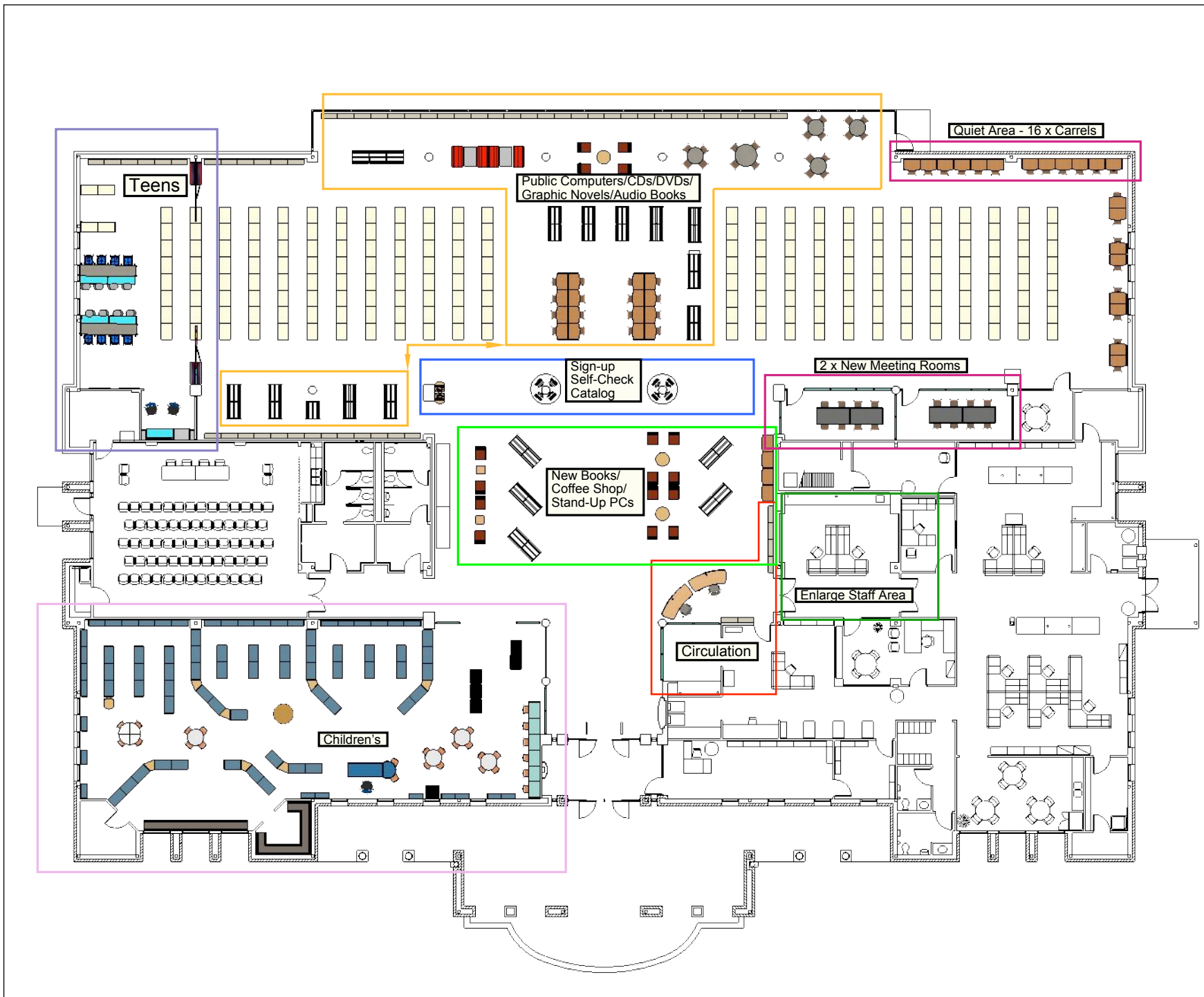
Vendor Contract #: 19/033MJ-16

Contact: Gretchen Pruett
Phone: (830) 221-4300

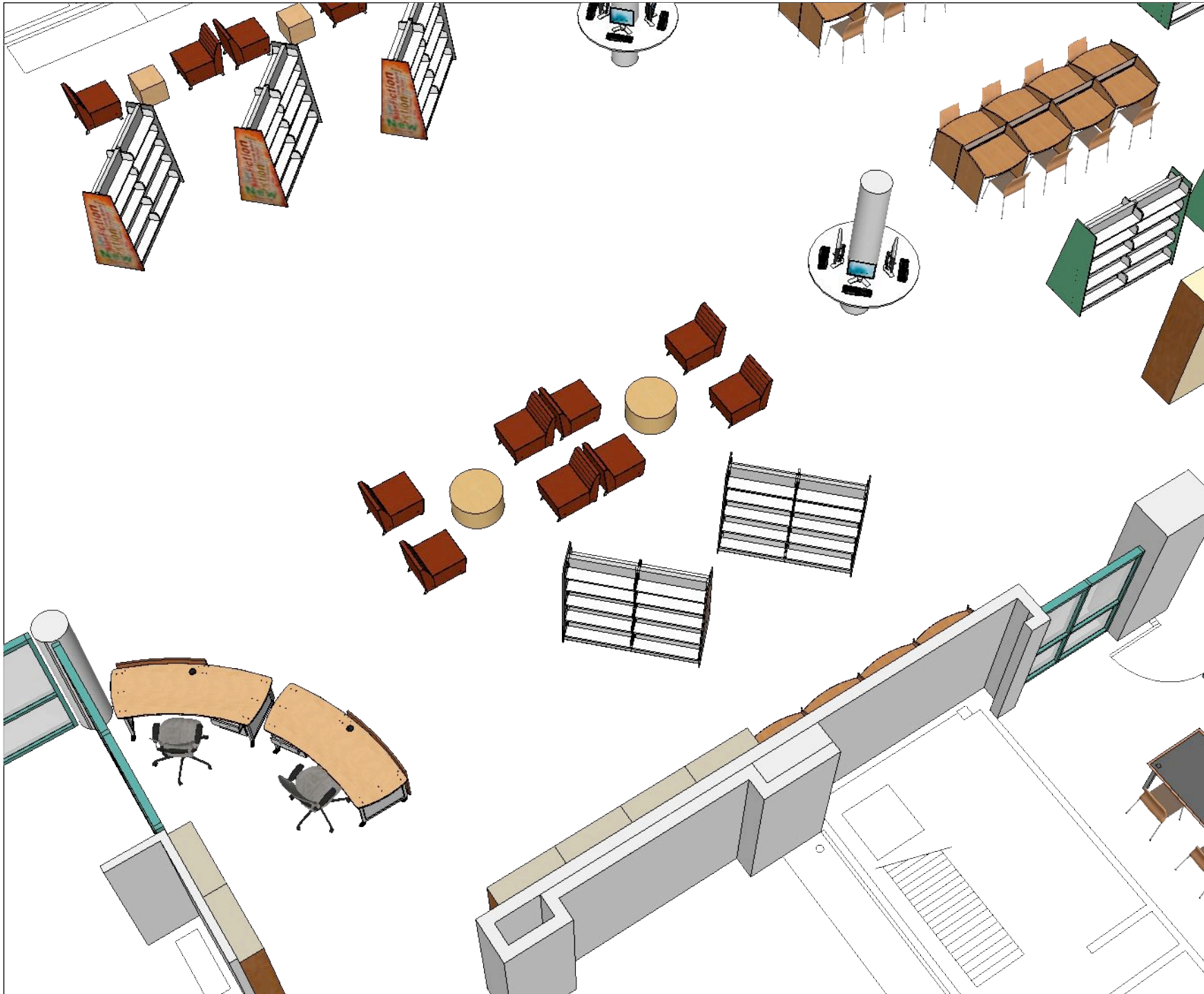
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Phone: (830) 221-4300

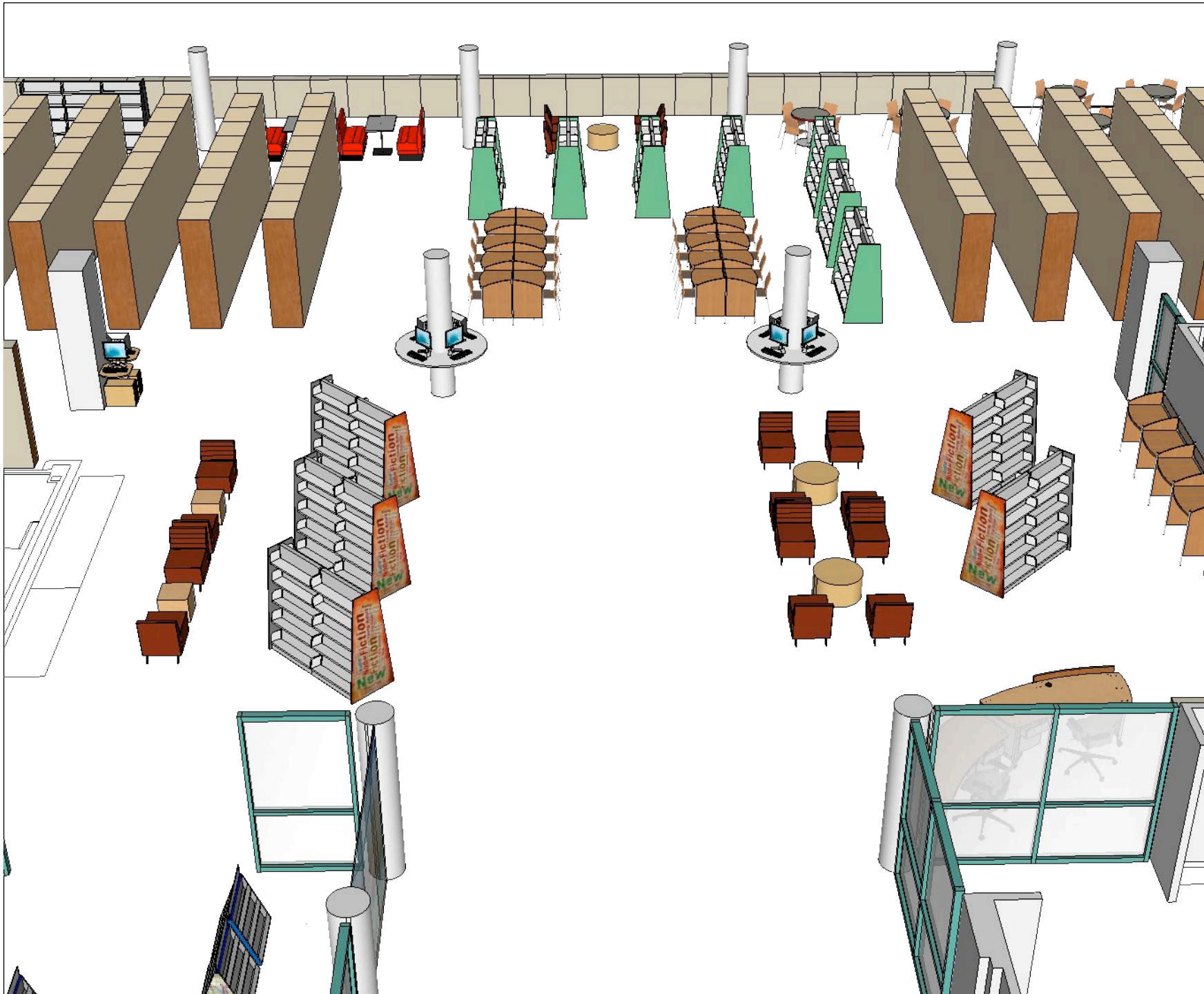
Terms Net 30 Days

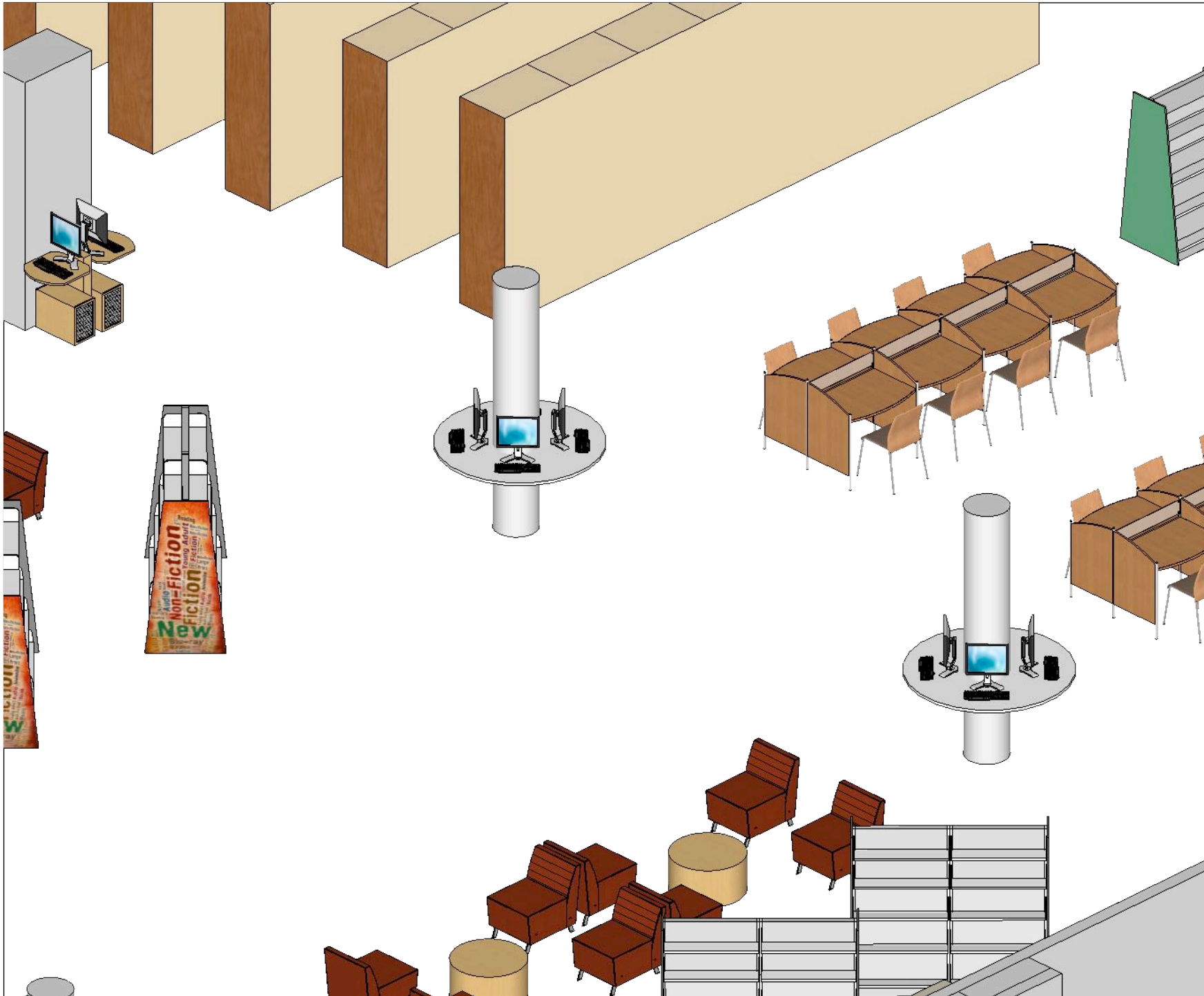
Location	Description	Ext. Net \$
Choice Partners - Furniture, Fixtures, Equipment (FFE) and Related Items: Contract Number 19/033MJ-16 - May 15, 2019 / 4		
<u>Circulation/Holds/Curbside Services</u>	Demolish existing desk; Install new semi-glazed partition walls; Relocate existing single faced shelving for holds and curbside pickup; Supply and install 2 x mobile staff desks c/w staff operator chairs	39,200.00
<u>Entrance/New Books/Coffee Shop/Stand-Up PCs</u>	New easy-seating & tables (12) with power/USB outlets; 5 double faced mobile 'A' frame shelving ranges for new books/magazines etc; Reduce stand-up carrels from 6 to 4 place	37,300.00
<u>Sign-Up/Self-Check/Catalog</u>	2 x 4 place circular column wrap computer tables with bag shelf below; Relocate 2 place computer table from Children's Area	14,000.00
<u>Public Computers/CDs/DVDs/Graphic Novels</u>	Reduce Public computers from 24 to 16 places; 13 double faced mobile 'A' frame shelving ranges for CDs, DVDs, Audio Books; New easy-seating & tables (4) with power/USB outlets and laptop tables; Relocate booths from teen area;	63,500.00
<u>Quiet Area</u>	Add 16 x single face carrels c/w chairs to complement existing double faced carrels	29,100.00
<u>Meeting Rooms</u>	Create 2 x meeting rooms with semi-glazed partition walls, and folding divider wall; 4 x folding meeting tables c/w chairs	51,900.00
<u>Teens</u>	Remove wall to existing meeting room to create 'gaming area'. Add 'feature entrance' with door to both sides of teen area; Add laptop bar/casual seating area c/w laptop tables	54,640.00
<u>Children's</u>	Remodel existing staff desk to smaller footprint and relocate self-check to 'D' end of desk; Add 5 x mobile display units to accommodate book bundles & read-a-likes. Adapt benches in bay window and 'den' with divided shelves below the seat.	21,000.00
<u>Enlarge Staff Area</u>	Remove glazed screen from existing meeting room (possibly reuse parts to construct one of the new meeting rooms); Add double door to entrance by circulation desk; New staff desk c/w staff operator chairs	12,700.00
		323,340.00
Add 10% Contingency:		32,334.00
Total Estimated Remodel Cost:		355,674.00

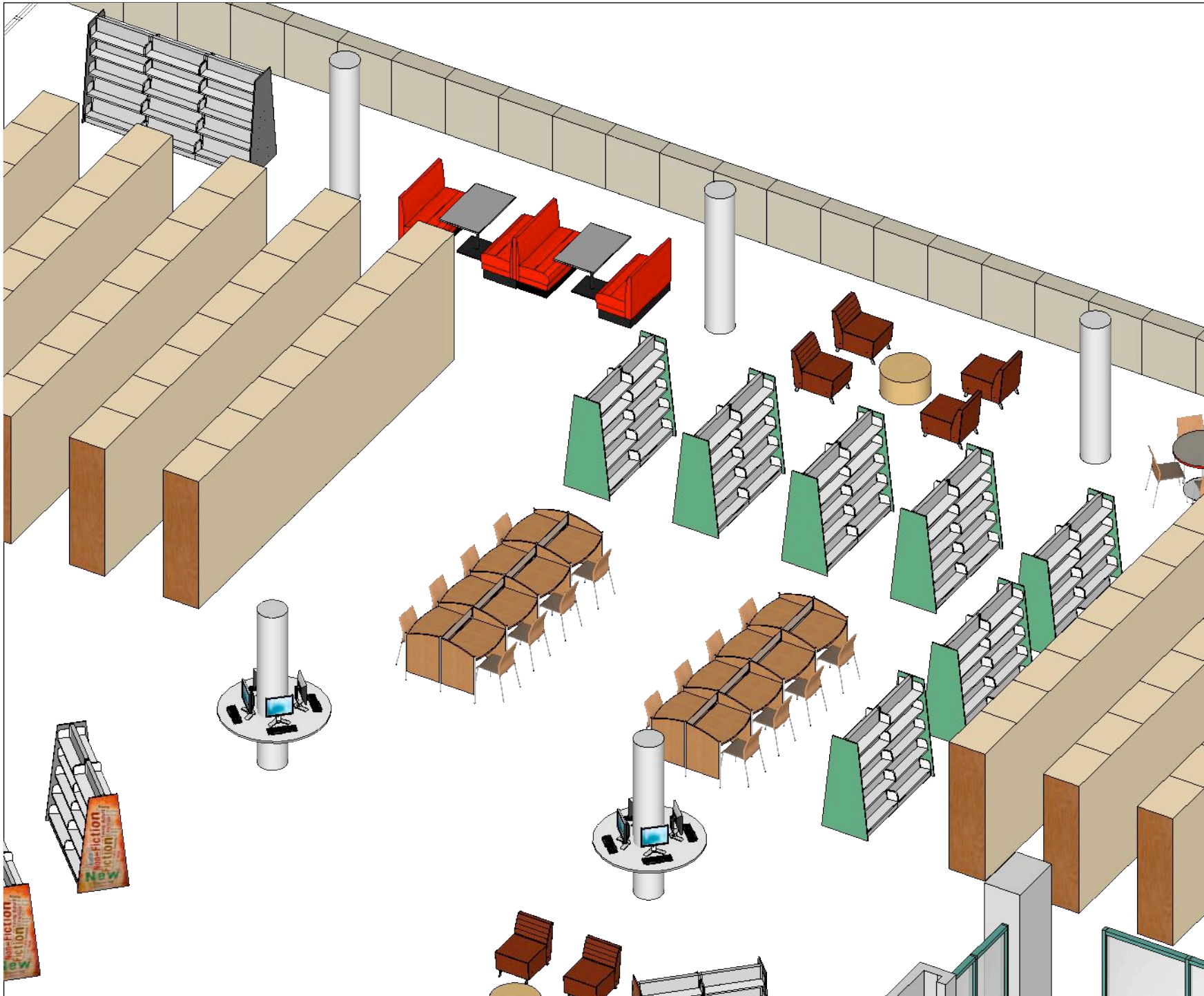


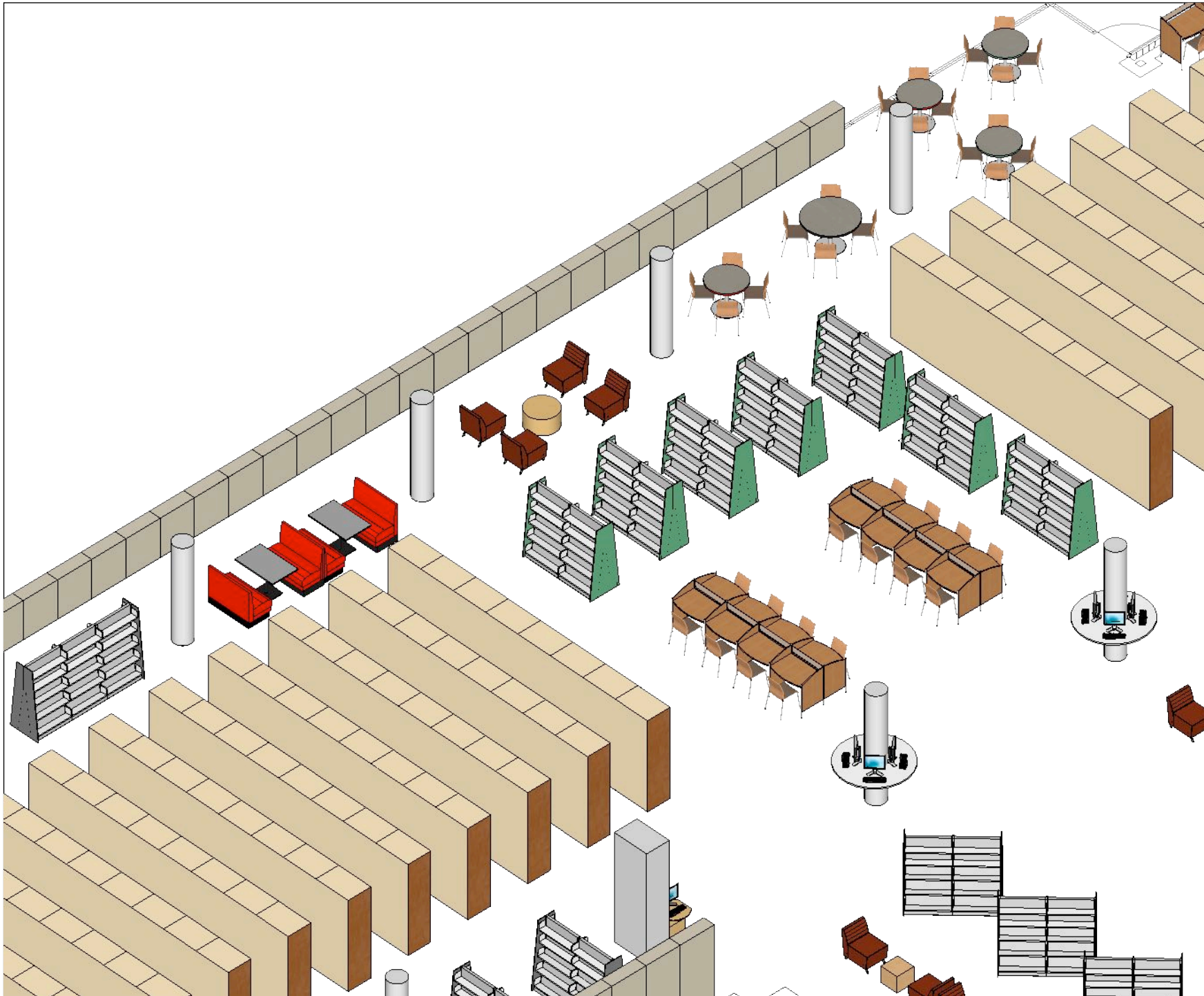


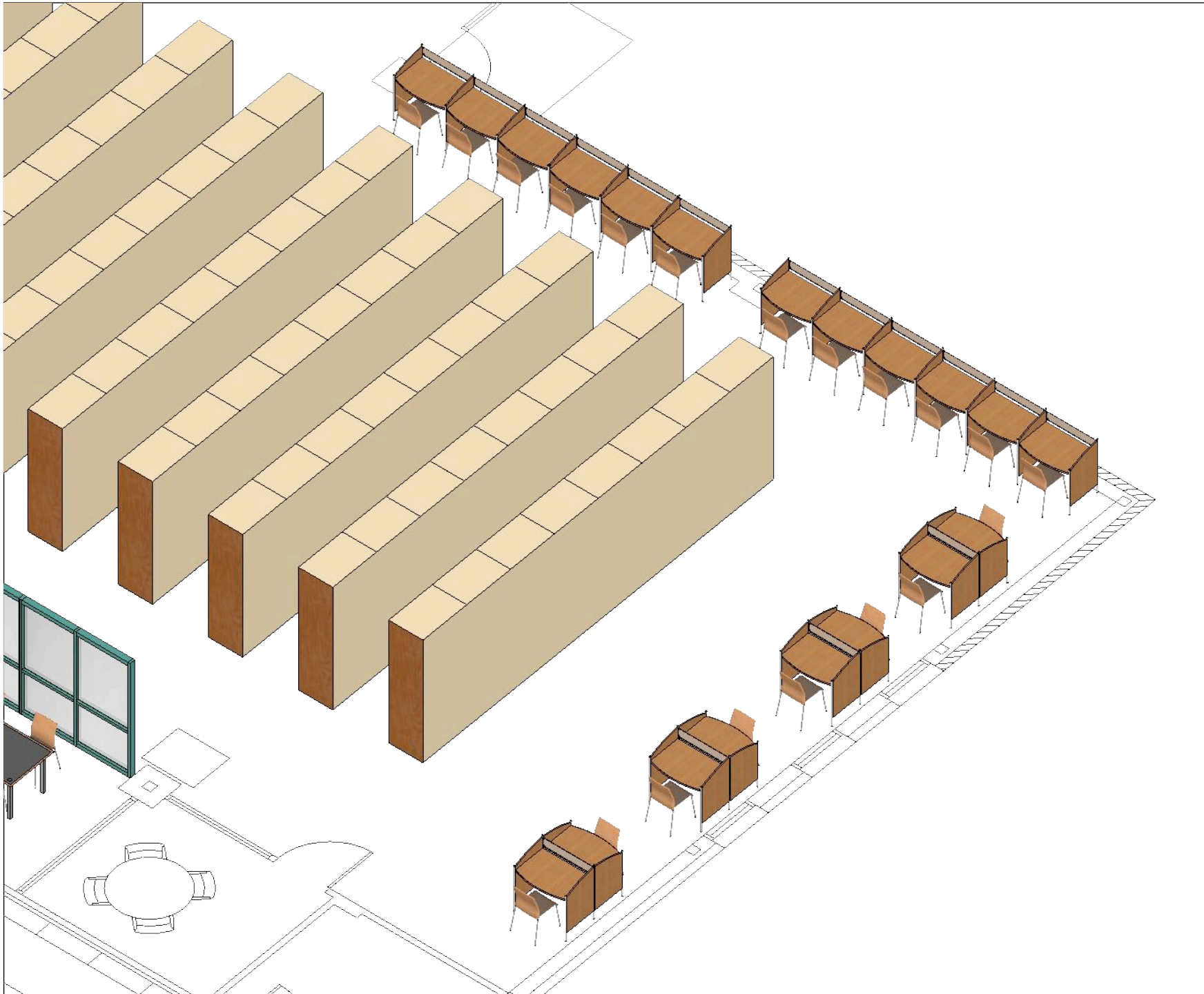


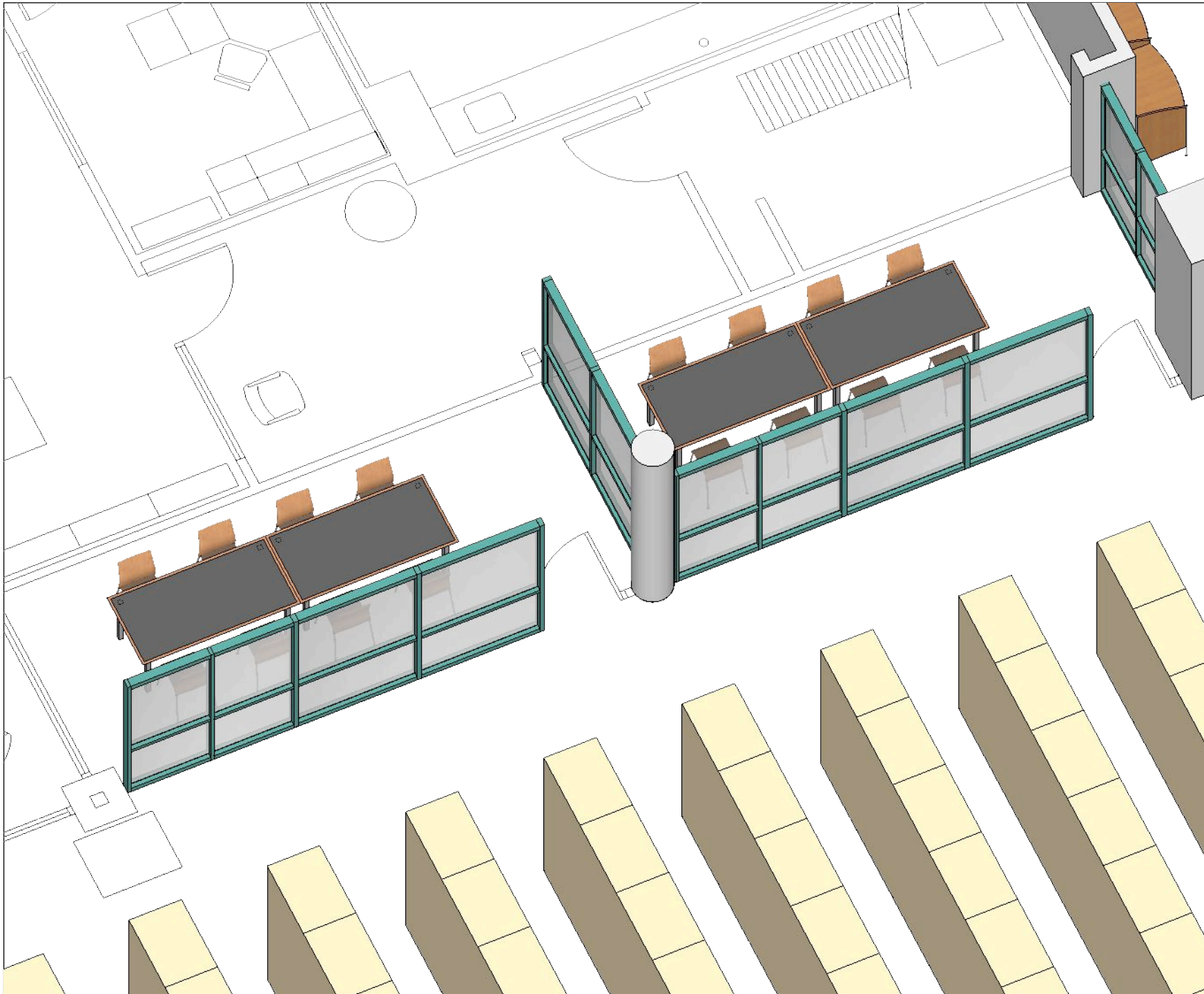


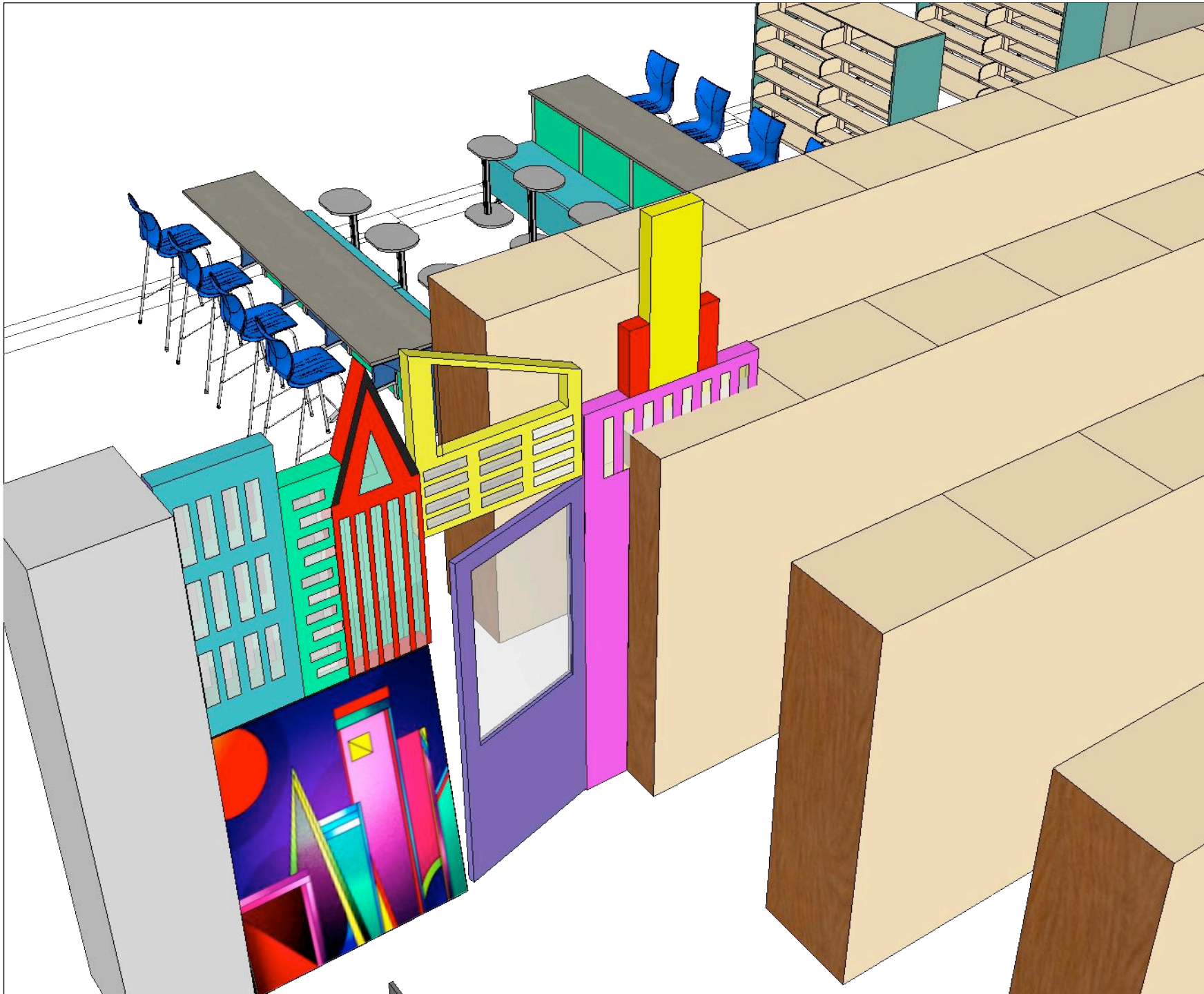






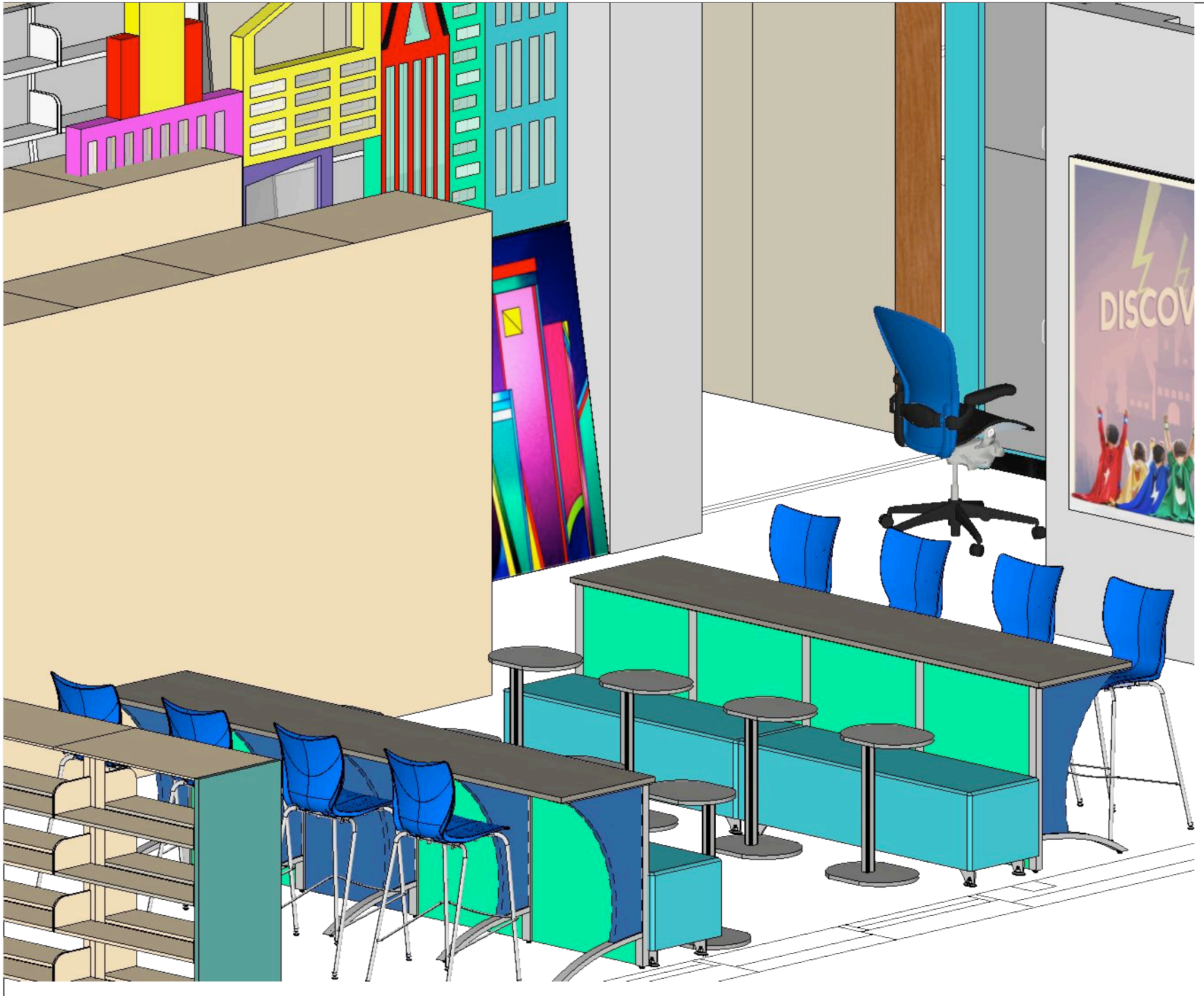


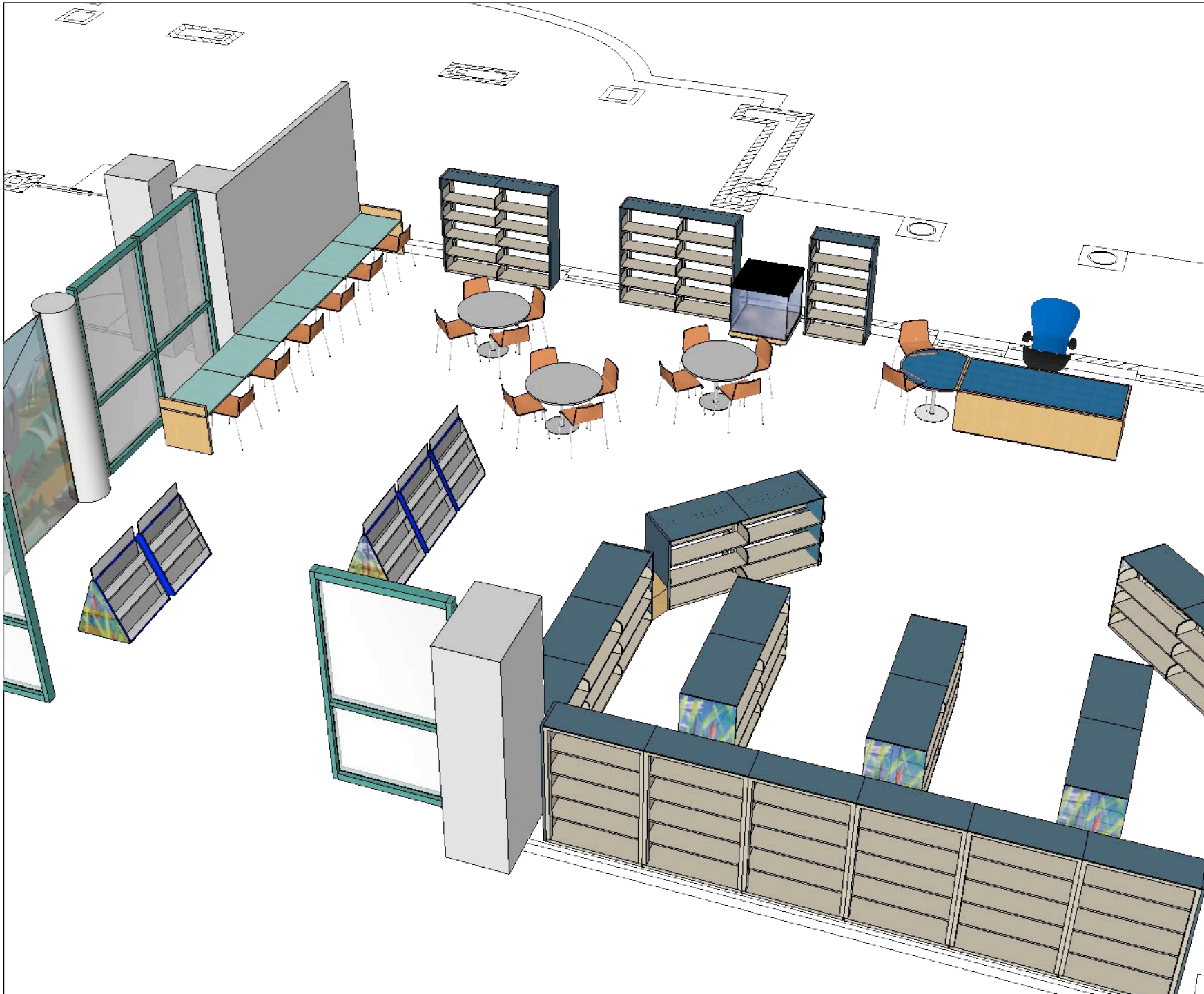


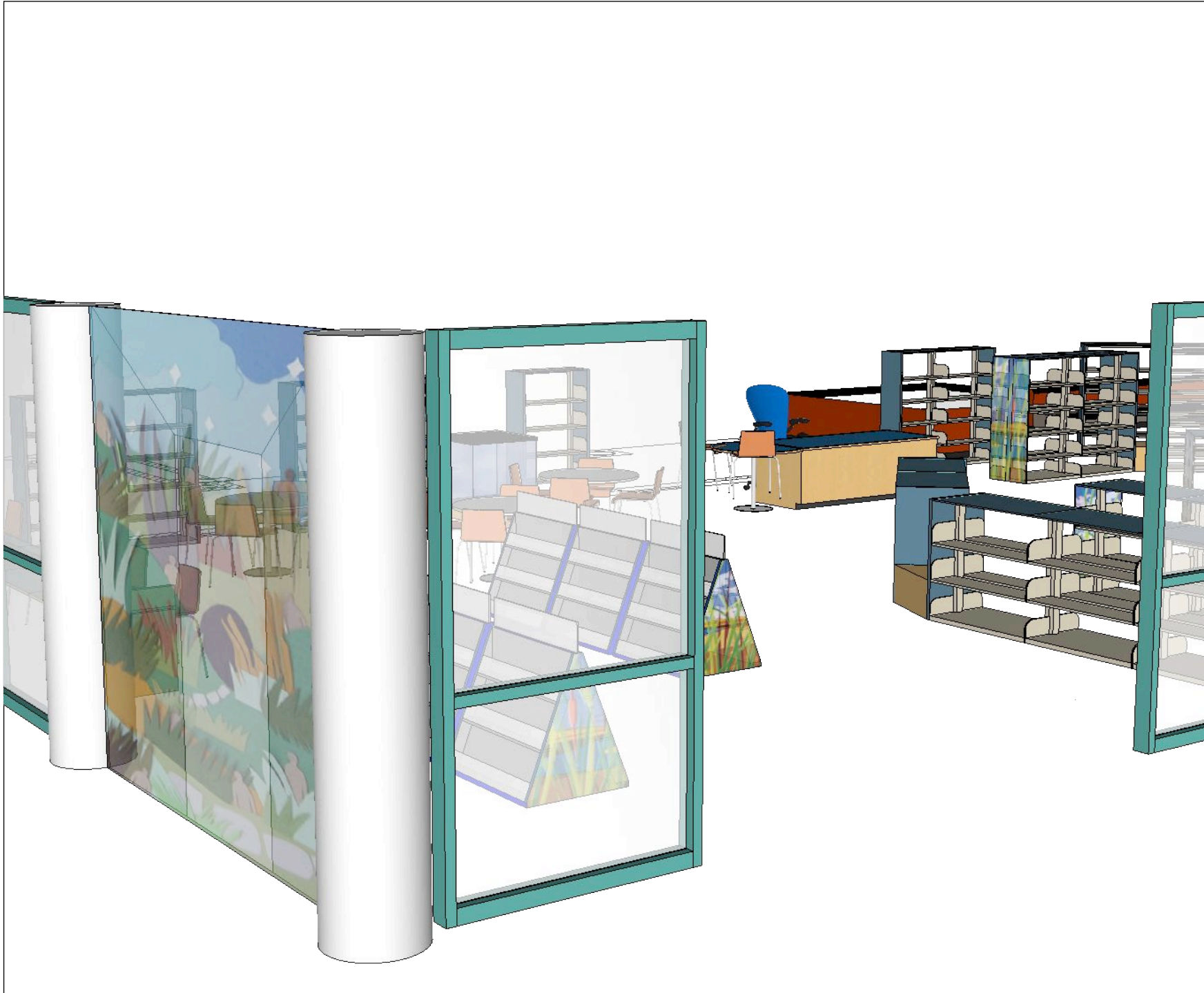
















CLIENT
**NEW BRAUNFELS
PUBLIC LIBRARY**

ISSUE
05-19-2021

PROJECT NO.
D2655
PROJECT
Remodel 2021

DRAWN BY
TT
DESCRIPTION
FLOORPLAN



LIBRARY INTERIORS OF TEXAS, LLC – TERMS AND CONDITIONS OF SALE

Please read these terms and conditions carefully. All orders for goods and any related services ("Products") by any buyer ("you") from Library Interiors of Texas, LLC ("LI-TX") are governed by these terms and conditions.

- 1. Exclusive Terms.** LI-TX AGREES TO SELL ITS PRODUCTS ONLY ON THESE TERMS AND CONDITIONS. LI-TX EXPRESSLY OBJECTS TO ANY ADDITIONAL OR DIFFERENT TERMS IN YOUR PURCHASE ORDER OR SIMILAR DOCUMENT. No action by LI-TX shall be construed as an acceptance of any additional or different terms. You shall be deemed to have accepted these terms and conditions by any written indication of acceptance, by submitting an order in response to a quotation, by any action affirming your order without objection to these terms and conditions, by accepting any whole or partial shipment of Products, or by making any whole or partial payment to LI-TX.
- 2. Price.** Unless LI-TX agrees otherwise in writing, you agree to pay LI-TX's price in effect at the time an order is accepted by LI-TX for all products and services ordered. Prices do not include freight, insurance, installation, export fees, storage, duties, or sales, use, or excise taxes, any special processing, handling, packaging, or other special treatment, or any other charges, fees, or taxes, all of which are your responsibility; provided, however, that the price shall include ocean freight, duties, and other costs incurred, if any, to bring the Products to the United States. LI-TX reserves the right, by giving you notice at any time before delivery, to increase the price of the Products to reflect any increase in the manufacturing or production cost to LI-TX, any change to delivery dates, quantities or specifications for the Products requested by you, or any delay caused by your instructions or your failure to give LI-TX adequate information or instructions.
- 3. Cancellation of Orders.** You may not cancel an order, in whole or in part, without the written consent of LI-TX. No cancellation will be accepted by LI-TX except on terms that will fully indemnify and reimburse LI-TX against loss, including recovery of all costs incurred by LI-TX, and including indirect and overhead charges and profit.
- 4. Delivery.** You acknowledge that shipment dates and delivery dates are estimates only. LI-TX agrees to use reasonable efforts to meet the estimated shipping date subject to your prompt provision of all necessary specifications and information; however, LI-TX will not be held responsible for any failure to meet an estimated date. If you request a delay in shipment, LI-TX shall have the right to (i) bill you for the Products at the initial requested delivery date, and (ii) bill you for any storage charges incurred. In the case of delivery of Products by installments, you agree that you will not treat the delivery of faulty Products in any one installment or the late delivery or non-delivery of any one installment as a repudiation of the whole contract. Unless special shipping instructions are received and accepted by LI-TX before the shipment date, LI-TX shall, in its sole judgment, determine the means and routing of shipment, or store the Products at your expense until you provide shipping instructions.
- 5. Risk and Title to Products.** Unless otherwise expressly agreed by LI-TX, all shipments are F.O.B. point of shipment. "Point of shipment" shall be, as applicable: LI-TX's dock; for drop shipments, manufacturer's or distributor's dock; for international Products, the United States point of entry. LI-TX will select the origin of all shipments, and all delivery destinations will be subject to LI-TX's approval. Title to and risk of loss for Products will pass at the F.O.B. point.
- 6. Exclusion of Warranties.** You acknowledge that LI-TX is not the manufacturer of the Products, and therefore (a) LI-TX MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WITH RESPECT TO THE PRODUCTS, and (b) LI-TX EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. All Products are warranted only to the extent of the manufacturer's warranties, which LI-TX will provide to you at your request.
- 7. Limitation of Remedies and Damages.** LI-TX's liability and your remedies under this Agreement will be limited solely to replacement or credit, at LI-TX's option, with respect to Products for which LI-TX has received, within thirty (30) days after your receipt of the Products, evidence satisfactory to LI-TX of defective or incorrect Products. LI-TX'S LIABILITY WILL IN NO EVENT BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCTS. LI-TX WILL NOT BE LIABLE, UNDER ANY CIRCUMSTANCE, FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING, BUT NOT LIMITED TO, LABOR COSTS OR LOST PROFITS RESULTING FROM THE USE OF OR INABILITY TO USE THE PRODUCTS OR FROM THE PRODUCTS BEING INCORPORATED IN OR BECOMING A COMPONENT OF ANY OTHER ARTICLE. NEITHER PARTY WILL HAVE ANY NEGLIGENCE OR OTHER TORT LIABILITY TO THE OTHER, OR TO ANY THIRD PARTY, ARISING FROM ANY BREACH OF THIS AGREEMENT.
- 8. Variations.** Any minor shortages or defects that do not materially affect the use for which the Products are intended will not affect the terms of payment. Products, specifications, and colors may differ slightly from those illustrated in LI-TX's literature and samples. Any typographical or clerical omission in any sales literature, price list, quotation, acceptance of offer, invoice or other document or other information issued by LI-TX shall be subject to correction without any liability on the part of LI-TX.

9. Claims. LI-TX's responsibility for shipment shall cease upon delivery to the carrier. Any claims for damages or loss occurring in shipment shall be made by you directly to the carrier. All other claims for damages, defects, loss, shortages, or incorrect Products must be made within fourteen (14) days after receipt of the Products, unless otherwise agreed by the parties in writing. YOUR FAILURE TO MAKE ANY CLAIM WITHIN THE SPECIFIED TIME PERIOD WILL RESULT IN THE UNCONDITIONAL WAIVER OF THAT CLAIM. LI-TX reserves the right to accept or reject any claim in whole or in part. LI-TX shall not be responsible for any defects caused by your willful or negligent acts, incorrect storage or installation of the Products, or normal wear and tear. Any claim based on a manufacturer's warranty shall be made within the period prescribed by the warranty.

10. Credit Report and Payment. You hereby give LI-TX permission to make all reasonable inquiries into your credit history. Following such reviews, LI-TX will notify you of the payment terms for your orders, which will be one of the following:

- (a) *Net 30 Days.* All amounts for the Products ordered are due within 30 days of date of LI-TX's invoice for the Products.
- (b) *25% Down, Net 30 Days.* You must pay 25% of the order amount upon notice from LI-TX of the terms of payment, and the remaining balance is due within 30 days of date of LI-TX's invoice for the Products.
- (c) *50% Down, Net 30 Days.* You must pay 50% of the order amount upon notice from LI-TX of the terms of payment, and the remaining balance is due within 30 days of date of LI-TX's invoice for the Products.
- (d) *100% Down or Payment Bond.* The full price of all orders must be paid upon notice from LI-TX of the terms of payment. Alternatively, you may provide a payment bond or other security acceptable to LI-TX.

If you are required to make a down payment under the preceding payment terms, LI-TX may not process your order for Products under this contract until such down payment is received by LI-TX. If payment is not made in full by the due date, LI-TX may charge interest at a rate of up to 1 ½% per month (18% per year compounded monthly) on the amount outstanding until its is paid in full. You agree that you will not withhold payment of any amount due because of any other claims or set-off you may have against LI-TX.

11. Collection and Other Fees. You agree to pay LI-TX all costs, including reasonable attorneys fees, incurred by LI-TX in collecting amounts you owe to LI-TX or in otherwise enforcing, asserting, or defending these terms and conditions.

12. Indemnity. If the Products are to be manufactured or any process is to be applied to the Products in accordance with a specification submitted by you, you hereby indemnify LI-TX against all loss, damages, costs and expenses awarded against or incurred by LI-TX in connection with or paid or agreed to be paid by LI-TX in settlement of any claim whatsoever including, but not limited to, infringement of any patent, copyright, design, trademark or other intellectual property rights of any other person that results from LI-TX's use of your specification.

13. No Installation. These terms and conditions do not govern the installation of any Products purchased from LI-TX. Please refer to your installation agreement for the terms relating to installation.

14. Force Majeure. LI-TX shall not be responsible for any failure or delay in the performance of any of its obligations due to causes beyond its control, including, without limitation, fire, storm, flood, freeze, accident, customs or other acts of government, labor disputes, failure or delays of energy, wars, acts of terrorism, riots, public disorders and acts of God.

15. Disputes. Any disputes relating to these terms and conditions shall be decided in accordance with the laws of the State of Texas without reference to conflicts of laws principles. Exclusive jurisdiction and venue of any lawsuit relating to this contract shall lie in the state and federal courts of Travis County, Texas.

16. Miscellaneous. The invalidity or unenforceability of any of these Terms and Conditions shall not affect the validity or enforceability of any other Terms and Conditions. Any delay or failure by LI-TX in enforcing its rights shall not be construed as a waiver of those rights. This Agreement shall inure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, legal personnel, representatives, successors and assigns, but shall not be assignable by you without the written consent of LI-TX. This Agreement constitutes the entire agreement between the parties on the subject matter hereof and supersedes all prior agreements, representations, warranties, statements, promises, arrangements, and understandings, whether written or oral, expressed or implied with respect thereto. Any changes or amendments to these Terms and Conditions must be agreed in writing by both parties.

9/13/2021

Agenda Item No. D)

PRESENTER:

Jennifer Gates, Grants Coordinator

SUBJECT:

Approval of a resolution; acceptance of a grant award for funding of the development of a Drainage Area Master Plan utilizing a Texas Water Development Board, Flood Infrastructure Fund grant for Program Year 2020; and authorization for the City Manager to act on behalf of the City in all matters related to this grant.

DEPARTMENT: Finance**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The New Braunfels City Council strategic priorities include using a variety of funding sources for operational and capital needs. Therefore, upon receipt of City Council's approval in October 2020, staff submitted a grant application on behalf of the City's Public Works department to the Texas Water Development Board (TWDB), Flood Infrastructure Fund (FIF) for Program Year 2020 for the development of a Drainage Area Master Plan (DAMP) for the City. In July 2021, the City received official notification that its funding request had been approved by the granting agency.

The intent of the new Drainage Area Master Plan is to support a multiphase drainage program for the city, incorporating floodplain management, flood protections and mitigation, along with stormwater and watershed management. This includes reviewing and researching drainage needs locally and regionally and building partnerships with the community and governing entities to support the plan's approach. The program will include consideration for regional flood protection, localized flooding concerns, floodplain ordinance improvements exceeding FEMA and National Flood Insurance Program (NFIP) minimum standards, aligning current regulations with new precipitation data, updating floodplain standards and floodplain mapping for the City, and improving floodplain awareness through education outreach efforts. The new DAMP will function as a framework that supports an evolving multiphase drainage program for the City which will be sustained by updating maps, maintaining work that has been completed, and developing and completing new projects.

During the initial phase, the City coordinated with all regional jurisdictions that may be affected as the program develops including Comal County, Guadalupe County, City of Seguin, and the Guadalupe-Blanco River Authority (GBRA), all of which expressed support of the program plan and provided any necessary data for the development. It is possible that future projects may extend outside of the City's jurisdictional boundaries and require coordination with other agencies; therefore project-specific MOUs will be established in accordance with the scope of work for each affected agency as needed.

A preliminary portion of the project has been completed after obtaining funds through the annual budget

process; future funding to support the drainage program will be obtained via the annual City budget process, and alternate funding sources such as additional grant opportunities if needed.

The TWDB 2020 Flood Infrastructure Fund grant award is for a total amount of \$1,106,781, of which the granting agency will reimburse eligible costs for up to \$777,143, with a City match amount not to exceed \$329,638. The project is anticipated to take approximately three years. In FY 2022, matching funds of \$110,000 were included in the proposed budget. The remaining matching requirement will be determined during the FY 2023 budget development process.

All work will be procured in accordance with the City's Purchasing Policy and Procedures and will comply with all requirements set forth by the granting agency, and all local, state and federal laws.

Staff is requesting City Council approval of a resolution, as required by the granting agency during the award process, that will authorize our City Manager to act as the authorized official on behalf of the City in all matters related to this grant. The designated authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

ISSUE:

Not Applicable

FISCAL IMPACT:

The initial cost of the project, in the amount of \$70,590, has been completed by the City and paid for utilizing funds provided in the FY 2020 Adopted Budget. The matching requirement for the above-referenced, multi-year grant will not exceed \$329,638. \$110,000 has been included in the FY 2022 Proposed Budget to support the match for the upcoming fiscal year, and future annual budgets will incorporate the appropriate match for work scheduled to be completed that budget year. A potential funding source includes available proceeds from the City's 2013 Bond Program, Proposition 2 funds for Drainage and Flood Control Improvements.

RECOMMENDATION:

Staff recommends approval of a resolution; acceptance of a grant award for funding of the development of a Drainage Area Master Plan utilizing a Texas Water Development Board, Flood Infrastructure Fund grant for Program Year 2020; and authorization for the City Manager to act on behalf of the City in all matters related to this grant.

Agreement Execution Resolution

A RESOLUTION by the City Council of the City of New Braunfels authorizing Robert Camareno, City Manager, the Designated Representative of the City of New Braunfels, to execute an agreement with the Texas Water Development Board for funding in the amount of \$777,143.

WHEREAS, the Texas Water Development Board made a commitment to provide financial assistance in the form of a grant/loan/principal forgiveness in the amount of \$777,143 to the City of New Braunfels to finance a project upon execution of a loan/grant/principal forgiveness agreement; therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS:

SECTION 1. Approval of Agreement. The agreement setting out the terms and conditions of the financial assistance between the Texas Water Development Board and the City of New Braunfels is approved and the City of New Braunfels' Designated Representative is authorized to execute the agreement on behalf of the City of New Braunfels.

SECTION 2. Effective Date. This Resolution shall become effectively immediately after its adoption.

PASSED AND APPROVED, this the _____ day of _____, 20_____.

ATTEST: _____

By: _____

(Seal)

9/13/2021

Agenda Item No. E)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Approval of a resolution recommending a contract award and project expenditure to Kimley-Horn and Associates, Inc., of up to \$442,000 to prepare a preliminary design and streetscape plan for Castell Avenue, as approved and found by the Board of Directors of the New Braunfels Economic Development Corporation to be an eligible project expenditure required for infrastructure necessary to promote or develop new or expanded business enterprises.

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 5,6**BACKGROUND INFORMATION:**

The City solicited a Request for Qualifications, (RFQ) for preliminary engineering and design of the South Castell corridor improvements in the spring of 2021. The City received ten (10) responses to the RFQ and interviewed three firms based on qualifications and experience. Staff selected Kimley-Horn and Associates to prepare a scope of work to provide a preliminary engineering report for the South Castell corridor and is recommending Kimley-Horn for award. The intent of the preliminary design was to implement and translate the vision of the South Castell Area Master Plan and Envision New Braunfels into preliminary design documents for the corridor. The specific goals of the project and as:

- Link catalytic convention site along South Castell Avenue to Downtown;
- Connect private spaces to the public realm;
- Improve drainage along South Castell Avenue;
- Improve walkability along South Castell Avenue;
- Determine future utility assignments along Castell Avenue;
- Create a downtown gateway;
- Create a public plaza (shared street) around the convention center; and
- Incorporate enhanced pedestrian-oriented amenities that promote walkability in the downtown area

The scope requires that Kimley-Horn deliver conceptual layout options for urban design and landscaping elements, a schematic roadway design, a preliminary engineering report, a preliminary opinion of probable construction costs, and a standard for downtown streetscape for South Castell Avenue. This will provide a highly reliable cost estimate to construct the final improvements.

More specifically, the preliminary engineering report will be an intensive technical effort, with the engineer and team studying the subsurface utilities, traffic, drainage systems, landscaping and right of way. Kimley-Horn will develop an understanding of the current state of the corridor including travel/bike lanes, parking, and parkway/sidewalk zone to establish a clear project limit of the public realm from back of curb to building face/limits of the right-of-way both sides of Castell Avenue.

The engineer will prepare a drainage analysis for the Castell Avenue corridor to evaluate existing stormwater inundation and recommend up to three potential proposed alternatives. The hydraulic study area will be between South Castell Avenue and the stormwater outfalls in the Comal River or Guadalupe River. They will also research the landscape heritage of downtown New Braunfels and identify important aspects related to how this landscape can be used as an enhancement to the quality of life and improvement of the corridor experience. The engineer will provide one technical assessment of the existing landscape constraints and features of the corridor to identify important relationships of the various landscape program related to the street and adjacent uses and opportunities for improvements that are not readily apparent. Finally, they will define and develop design elements for major character zones throughout the corridor that include gateway elements, paving/hardscape, pedestrian and street lighting, signage, wayfinding, banners, public art, and street furniture. They will also develop cross sections of each character zone to articulate the dimensions and materiality of the parkway/sidewalk zone segment of the streetscape and provide up to three (3) landscape architecture sections/thumbnailed sketches showing various illustrative details and images for each district.

In addition to direct conversations with property owners along the corridor, the City anticipates that community engagement and feedback will be sought on the preliminary designs and concepts developed.

ISSUE:

Implementation of the South Castell Area Master Plan

FISCAL IMPACT:

The project will be fully supported by the NBEDC. The NBEDC has sufficient funds to complete the project.

RECOMMENDATION:

Approval of the resolution approving the contract and expenditure.

RESOLUTION NO. 2021-R _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS APPROVING A RECOMMENDATION OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION FOR A PROJECT EXPENDITURE OF UP TO \$442,000 FOR PRELIMINARY ENGINEERING DESIGN AND STREETScape PLAN FOR CASTELL AVENUE, AN ELIGIBLE PROJECT EXPENDITURE FOUND BY THE BOARD OF DIRECTORS TO BE REQUIRED FOR ALLOWABLE INFRASTRUCTURE NECESSARY TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISE IN ACCORDANCE WITH LOCAL GOVERNMENT CODE SECTION 501.103; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of New Braunfels Economic Development Corporation (“EDC”) Board of Directors met on August 5 and August 19, 2021 to discuss and consider a project expenditure that would fund preliminary design of improvements to the Castell Avenue corridor; and

WHEREAS, the South Castell Area Master Plan was undertaken to provide a vision and direction for eventual redevelopment and improvement of the Castell Avenue corridor and adjacent properties; and

WHEREAS, the City of New Braunfels solicited a Request for Qualifications for engineering and planning firms to undertake preliminary design of the Castell Avenue corridor; and

WHEREAS, the selection committee recommended that Kimley Horn undertake preliminary design and engineering on the Castell Avenue corridor; and

WHEREAS, the EDC Board of Directors held a public hearing on August 19, 2021 to solicit public comment with regard to the proposed project expenditure; and

WHEREAS, the EDC Board of Directors, after holding a public hearing and discussing the request, recommended that the project expenditure be approved; and

WHEREAS, Section 501.103 of the Texas Local Government Code authorizes the EDC to make the expenditure on behalf of the City of New Braunfels;

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

SECTION 1: That the City Council approves and authorizes the recommendation of the New Braunfels Economic Development Corporation to approve a contract award and project expenditure with Kimley-Horn and Associates, Inc. in an amount up to \$442,000.00 for funding the project design for the Castell Avenue corridor is hereby approved.

SECTION 2: That a professional services agreement between the EDC and Kimley Horn

will be executed and the EDC President is authorized to execute the Agreement on behalf of the EDC.

SECTION 3: That this Resolution shall become effective from and after the date of its passage.

PASSED, ADOPTED AND APPROVED this 13th day of September 2021.

CITY OF NEW BRAUNFELS, TEXAS

By: _____
Rusty Brockman, Mayor

ATTEST:

Caitlin Krobot, City Secretary



REQUEST FOR QUALIFICATIONS 21-012

Preliminary Design of South Castell Avenue



Kimley»Horn
Expect More. Experience Better.

OVERLAND



Castell Avenue Team



Jeff Whitacre, P.E., AICP, PTP
Project Manager & Community Engagement



Sam Lundquist, P.E.
Roadway and Multimodal



Lance Parisher, P.E.
Drainage



Samantha Schwarze
*Urban Design & Community Engagement
(Overland Partners)*



Leo O'Brian, PLA, ASLA
Landscape and Architecture

Project Understanding



Use Castell as a template for appropriate streetscape improvements



Link catalytic convention site along Castell to Downtown



Connecting private spaces to the public realm



Improve drainage along Castell



Create a public plaza



Create downtown gateway



Improve walkability

Kimley-Horn's Approach to South Castell Avenue



Phase 1
Data Collection and Engineering Analysis

- ▶ Survey
- ▶ Drainage Issues and Solutions
- ▶ Traffic and Parking

Phase 2
Identify Basic Design Parameters

- ▶ Walkable
- ▶ Safe/comfortable
- ▶ Authentic/vibrant
- ▶ Connected

Phase 3
Design the Elements

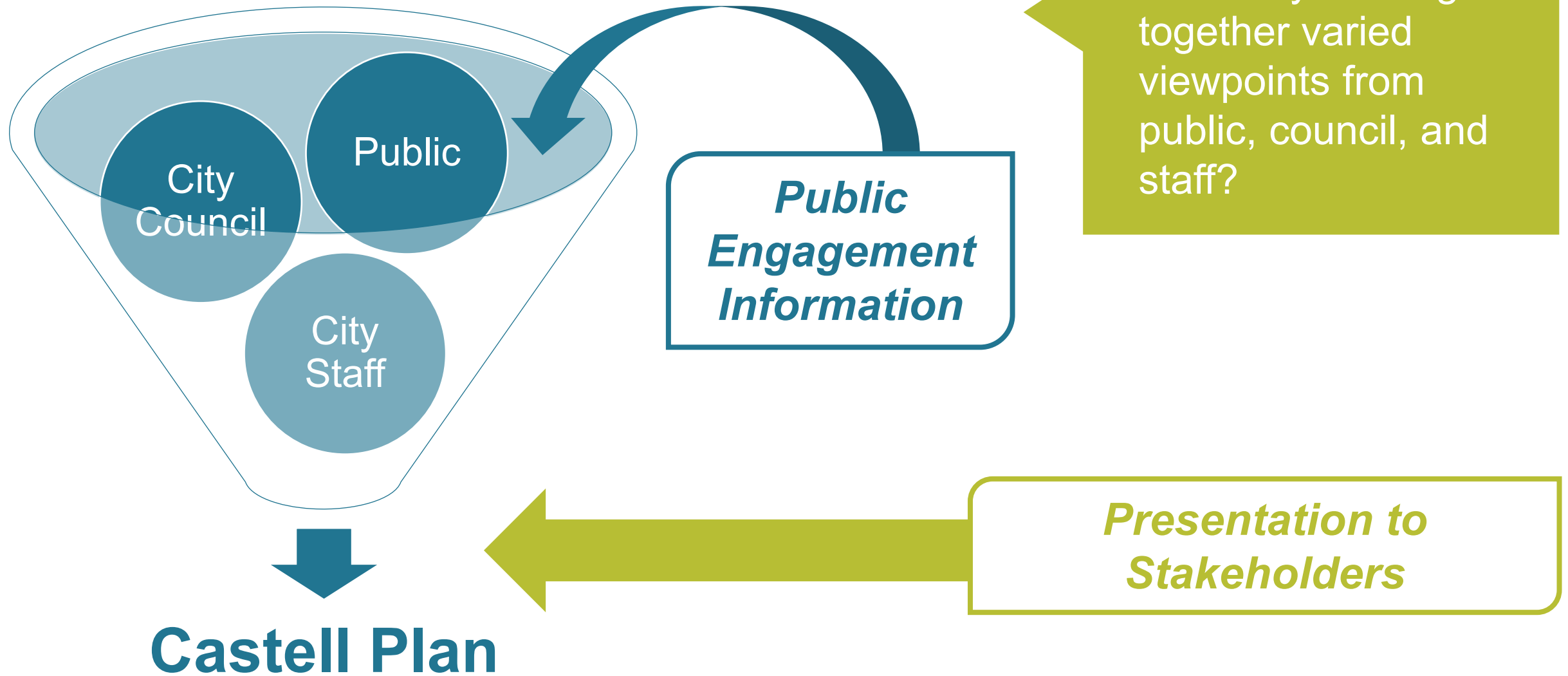
- ▶ Visualizations
- ▶ Preliminary Schematic & Engineering Report
- ▶ Cost Estimate

Engagement Strategy & Techniques

1. Mine Past Engagements
2. Corridor Walk
3. Meetings
4. Community Event



Stakeholder Engagement



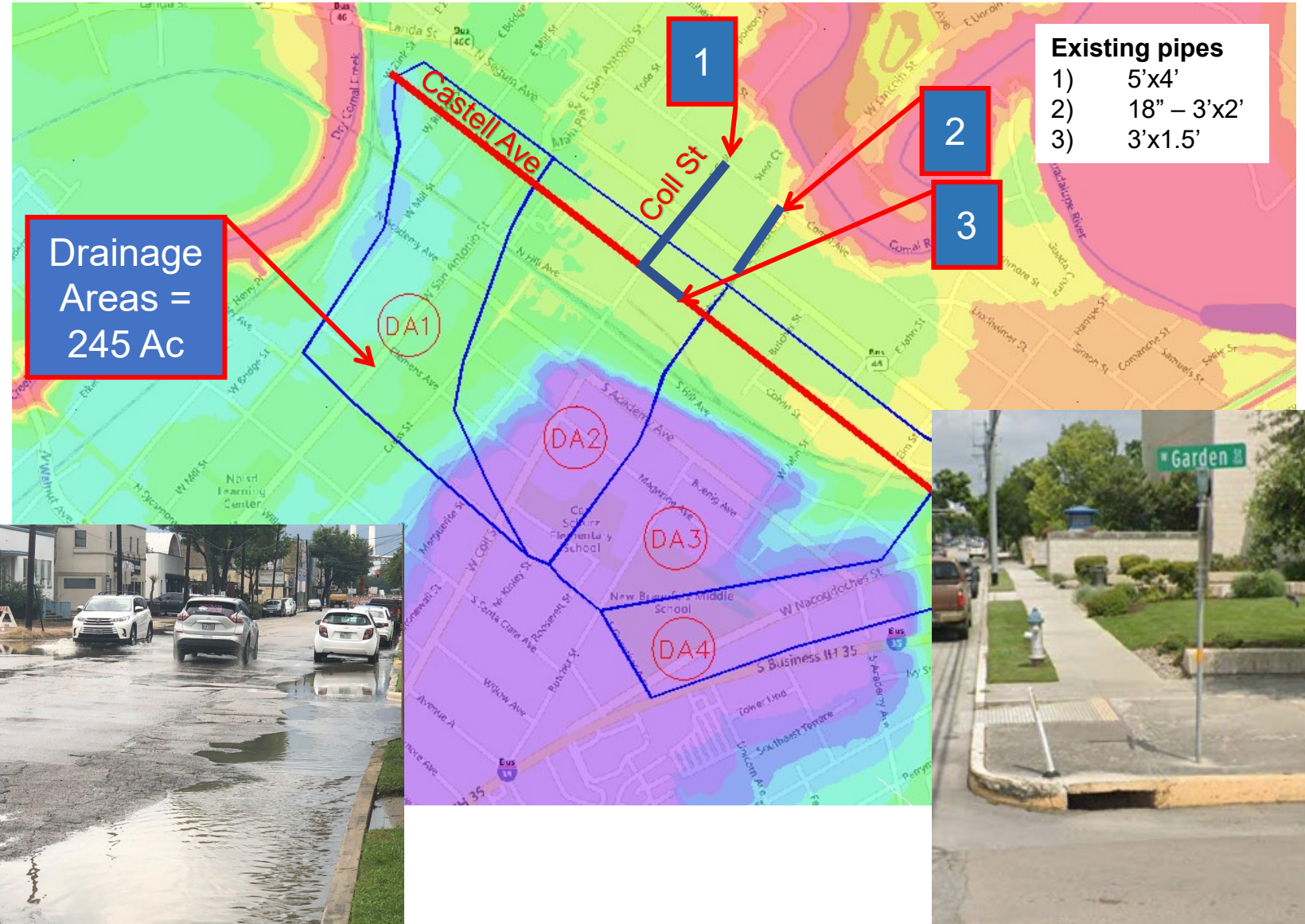


Phase 1: Data Collection and Engineering Analysis

- ▶ Survey
- ▶ Drainage Issues and Solutions
- ▶ Traffic and Parking

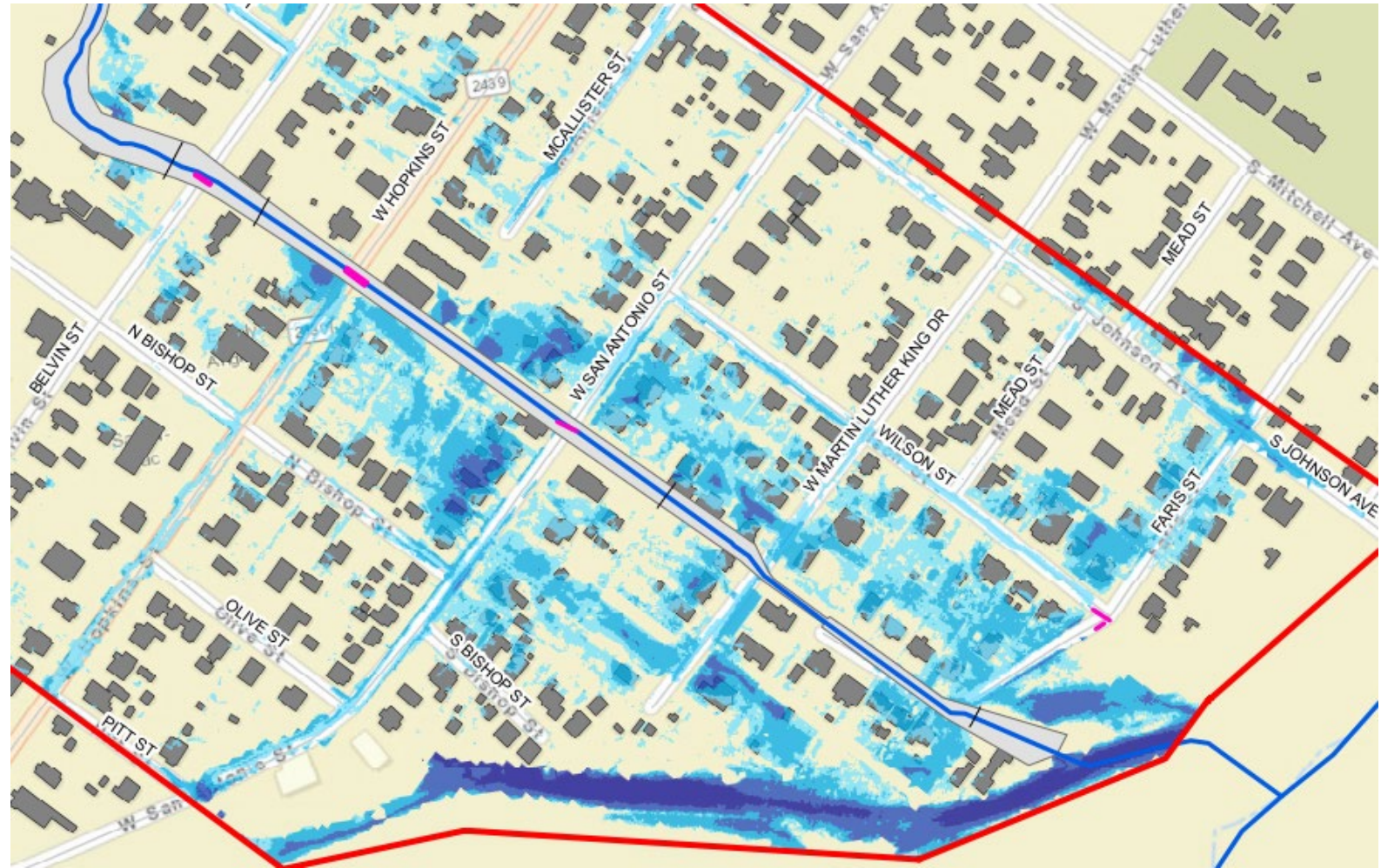
Drainage Issues

- Tailwater at Comal
- Large Offsite Drainage Areas
- Steep to Flat Topography in Project Area
- Undersized Outfall Pipes
- Insufficient and Undersized Inlets
- Deteriorated Pavement



Drainage Solutions

- Model H&H - Consider 2D Modeling Approach
- Analyzes Overland Flow and Volume
 - Makes problem areas more apparent
- Analyze proposed water ponding in ROW
- Drainage Criteria compliance
- Unforeseen Adverse Impacts
- Efficacy in value engineering

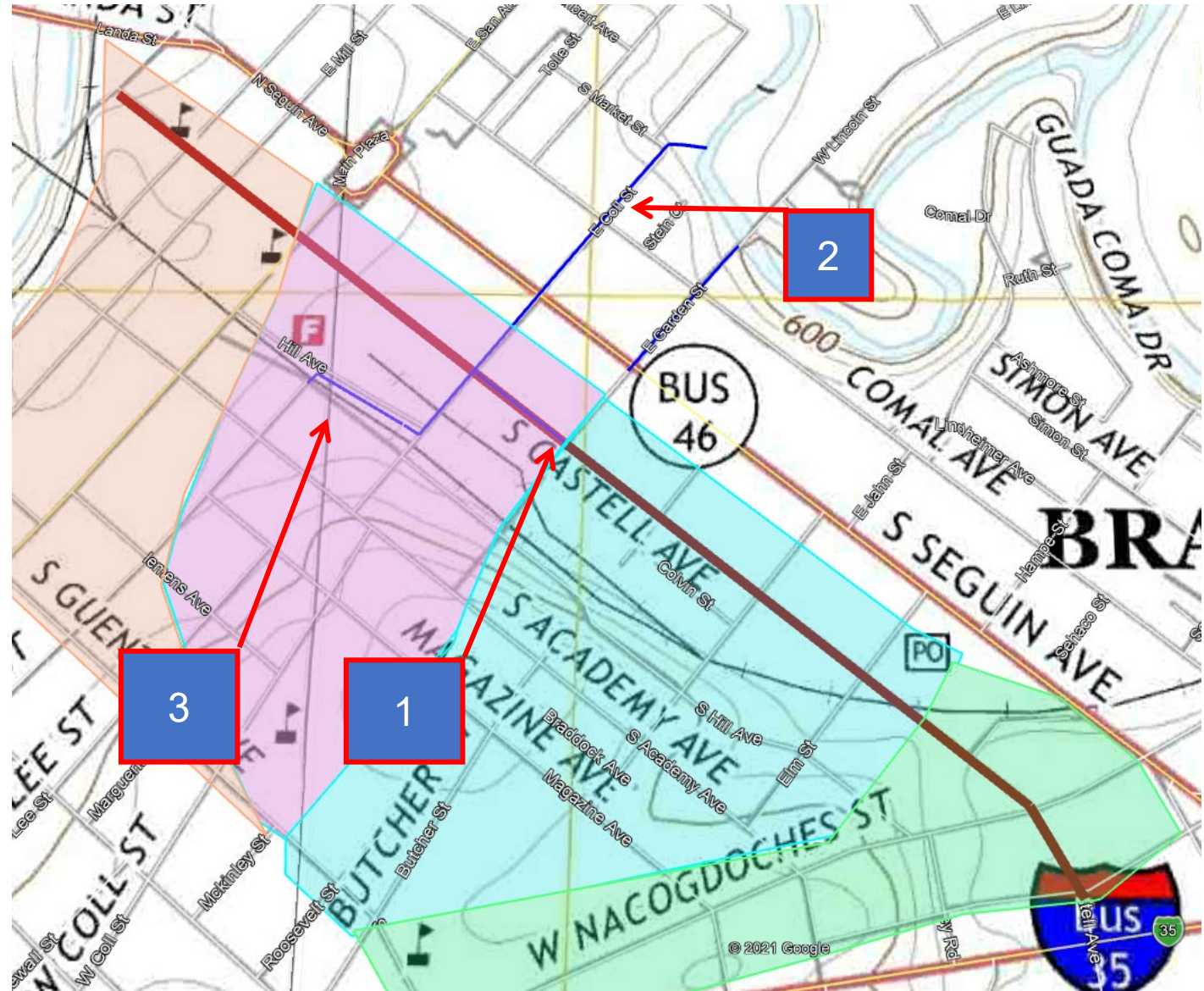


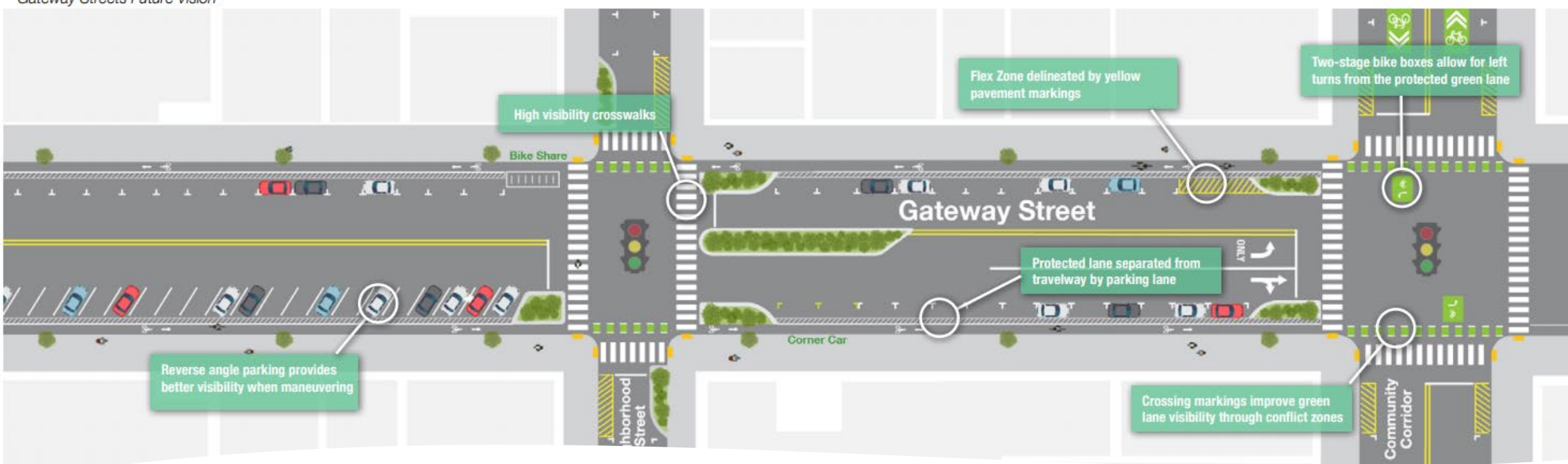
Ex. 2D Model Output

Drainage Solutions

Possible Solutions

- 1) Design to CoNB Drainage Criteria – Inlets and Pipes
- 2) Evaluate and Recommend Upgrades to downstream pipes:
 - a) Phased Approach with Alternatives with respect to Budget
- 3) Capture Offsite Stormwater
- 4) Low Impact Development
- 5) Underground Detention





Traffic and Parking

- **Sight Distance**
 - Bulb Outs. Utilize the edge parking space for enhancements
- **Speed Management**
 - Design for Pedestrians with Gateways and Traffic Calming
- **Curbside Management**
 - On-street parking is valuable and should be purposeful



Phase 2: Identify Basic Design Parameters

- ▶ Walkable
- ▶ Safe/comfortable
- ▶ Authentic/vibrant
- ▶ Connected



Approach

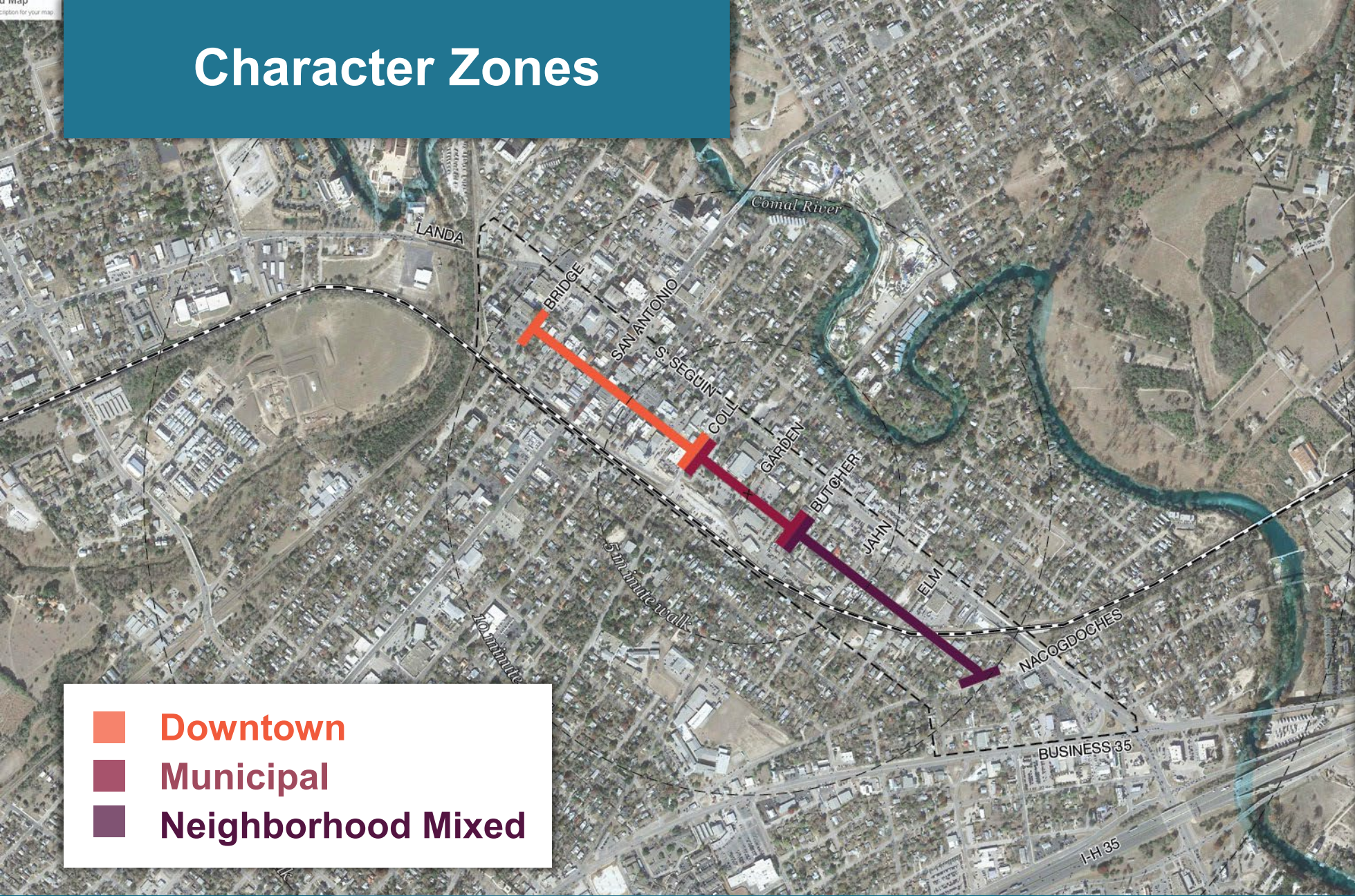
- Build on prior planning efforts.
- Co-create Placemaking and Urban Design strategies through stakeholder engagement.
- Design a complete street that improves pedestrian safety and comfort, enhances connectivity, establishes key gateways, and fosters a more vibrant downtown.

District Concept

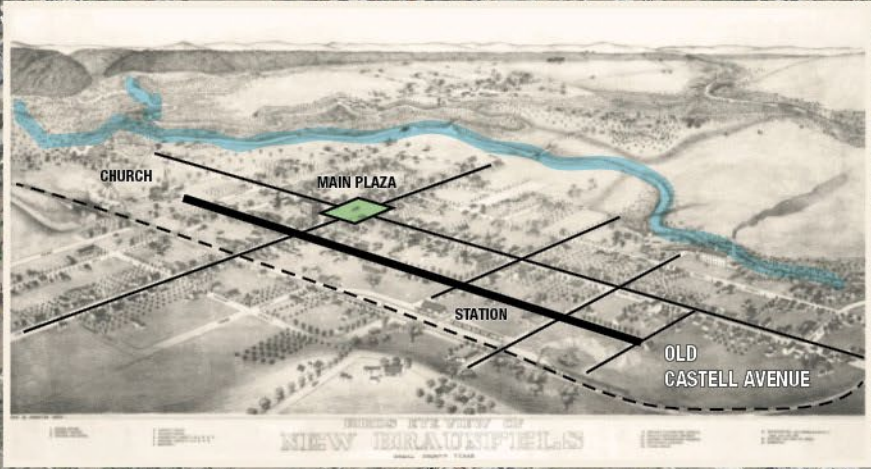
- Establish a series of experiences and nodes of activity that reflect the authentic character zones of S. Castell.
- Curate a high-quality public realm that connects existing historic and cultural assets and reinforces development opportunities.



Character Zones

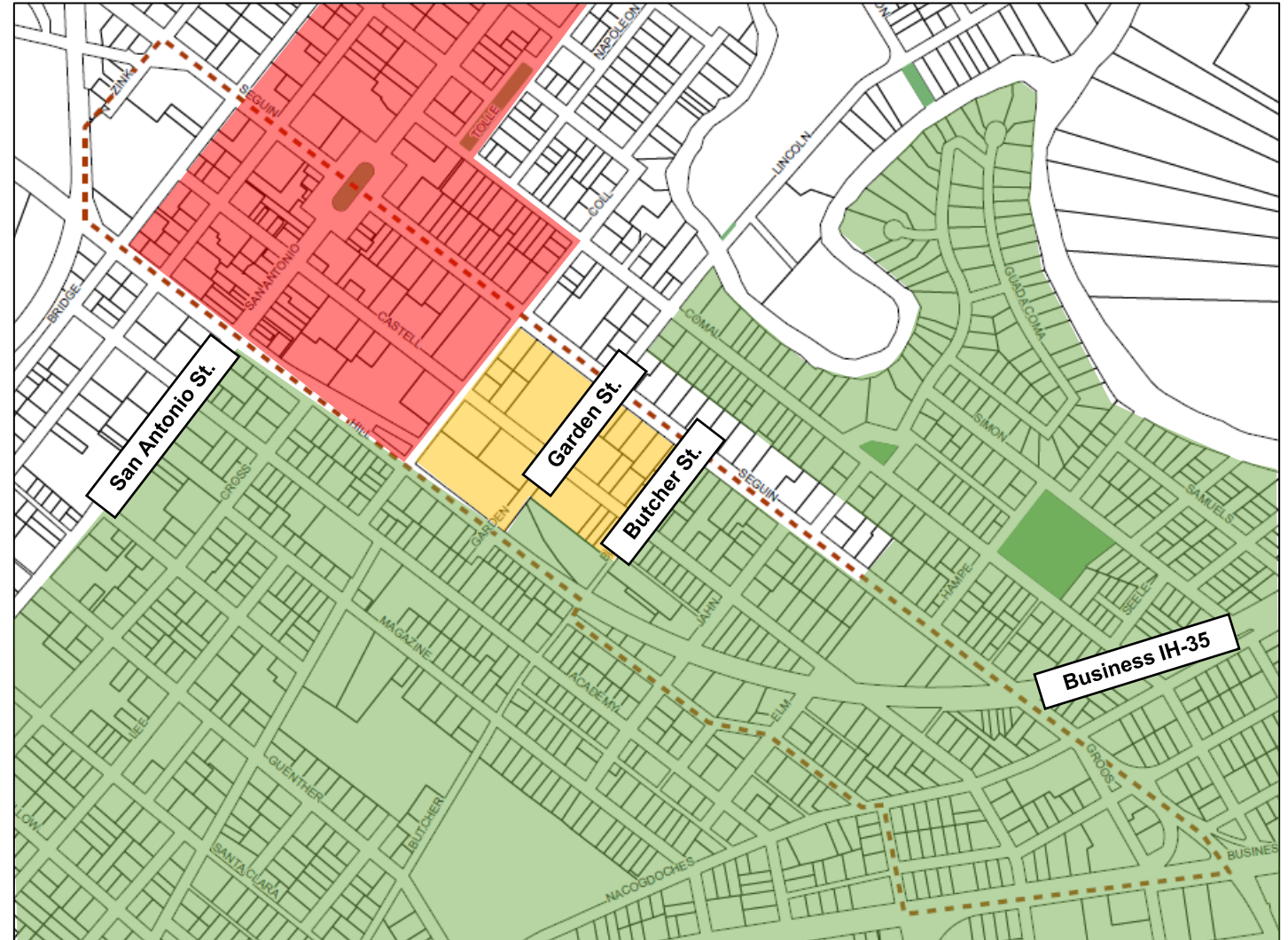


Connection Opportunities



Landscape Influence Zones

- **Downtown Core**
- **Municipal**
- **Neighborhood Mixed**





Downtown Core



Municipal



Neighborhood Mixed

Nodes



Garden Street

San Antonio Street

Business IH-35

Nodes



San Antonio Street



Garden Street



Business IH-35

Shared Street

- A shared street is designed to emphasize pedestrian mobility by slowing traffic speeds using pedestrian volume, street design, landscaping, lighting, and material selections to help influence driver behavior and contribute to the quality of place.
- The shared street could also be closed to vehicular traffic for special events and festivals.
- Drainage Evaluation
- Water Quality
- Material Type





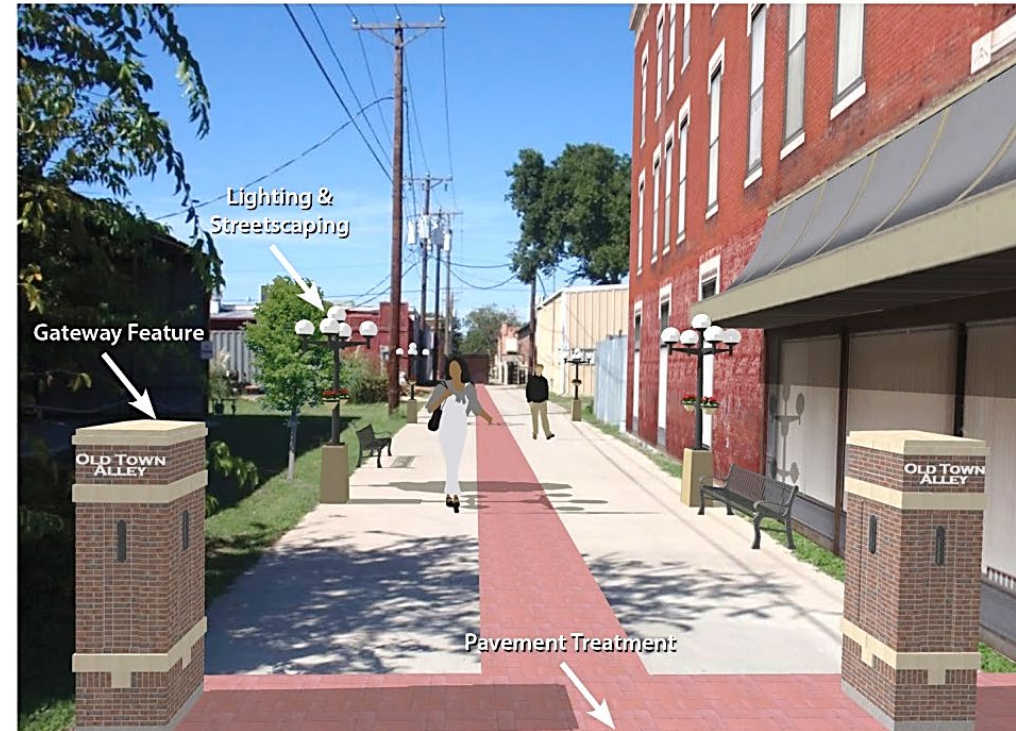
Phase 3: Design the Elements

- ▶ Visualizations
- ▶ Preliminary Schematic & Engineering Report
- ▶ Cost Estimate

*Existing
(Looking north from Bufford St.)*



Pedestrian Alley Concept



Rehabilitate alleys or make new connections to provide pedestrian-priority connections to shops and restaurants



***Business Owner Coordination
Converted Parking for Parklet***

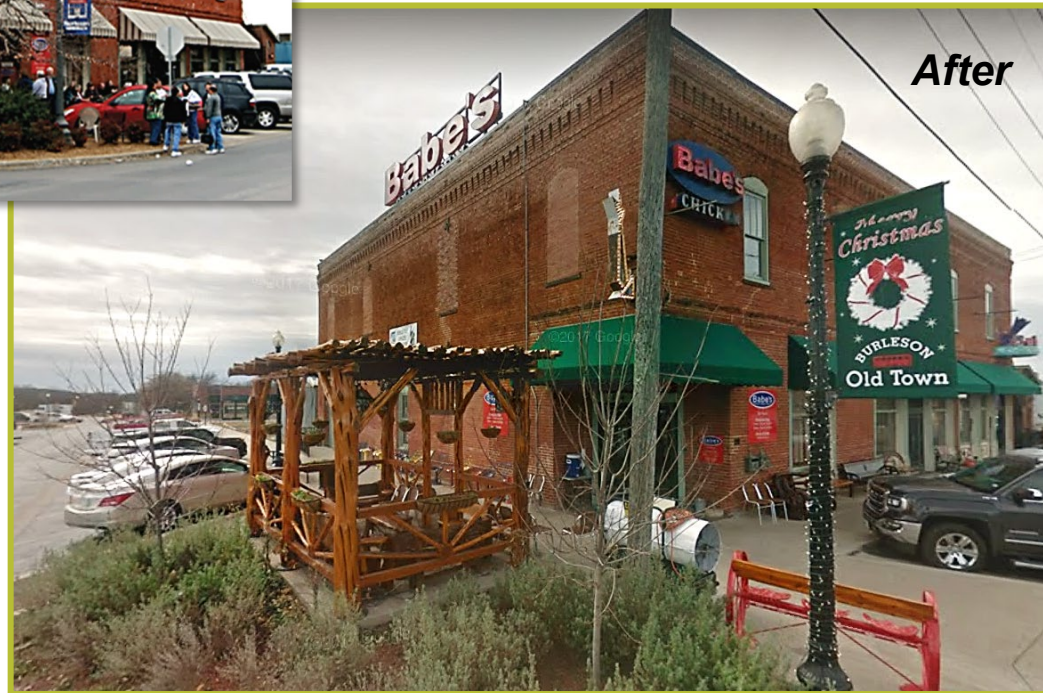


***Details Matter
Things We Noticed During
Design/Construction***



Adjacent Development Collaboration

Worked with Babe's to Create Outdoor Seating





Pedestrian and Motorist Wayfinding





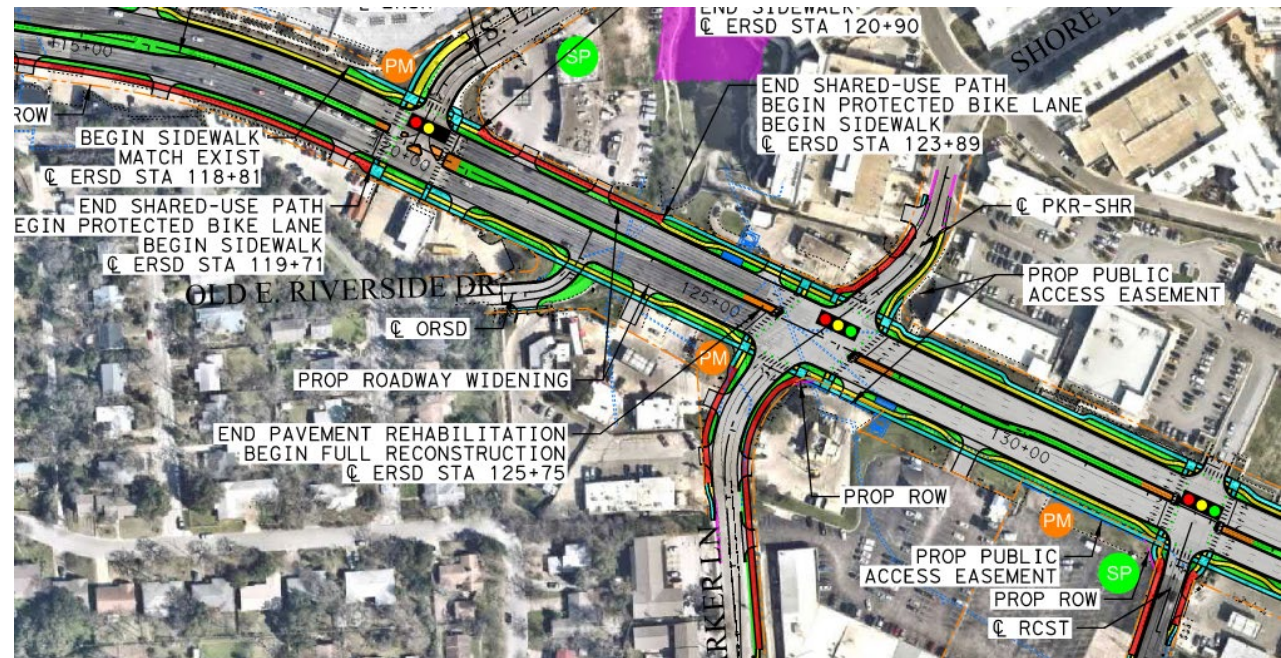
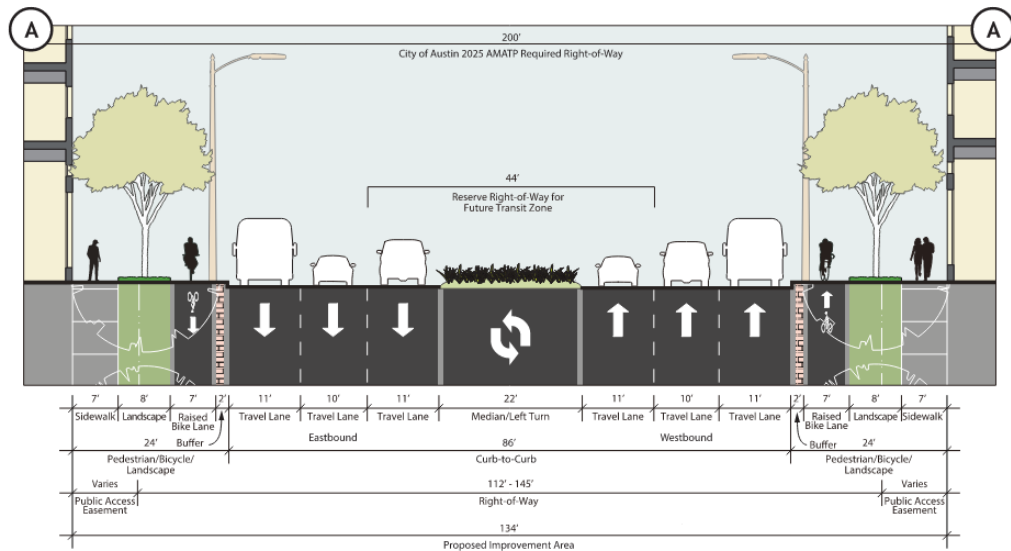
Design and Safety Elements

- Park Place Example



Preliminary Schematic & Engineering Report

- Utility Assignments
- Short Term vs Long Term Improvements
- Accurate Cost Estimate
- Funding Sources





Preliminary Design of South Castell Avenue

Scope of Services

Exhibit A

The CITY of New Braunfels is preparing a preliminary design and streetscape plan for South Castell Avenue from Bridge Street to Business 35. The CITY intends this project to align with Envision New Braunfels to “promote a compact urban fabric that includes walkable streets, mixed use development, and high-quality public spaces and create new and special destinations and experiences that build on New Braunfels’ historic resources” and to support and further implement the vision identified and detailed in the South Castell Area Master Plan.

The specific goals of this project are:

- Linking catalytic convention site along South Castell Avenue to Downtown;
- Connect private spaces to the public realm;
- Improve drainage along South Castell Avenue;
- Improve walkability along South Castell Avenue;
- Determine future utility assignments along Castell Avenue;
- Create a downtown gateway;
- Create a public plaza (shared street) around the convention center; and
- Incorporate enhanced pedestrian-oriented amenities that promote walkability in the downtown area

It is understood the South Castell Avenue will be divided into approximately three, character zones along the corridor. These character zones will be preliminary defined as downtown, municipal (near convention center) and neighborhood mixed. Each character zone may have different design parameters.

It is understood that the ENGINEER will deliver conceptual layout options for urban design and landscaping elements, a schematic roadway design, a preliminary engineering report, a preliminary opinion of probable construction costs, and a standard for downtown streetscape based on South Castell Avenue.

Task 1 – Project Management

Task 1.1: Create a Project Work Plan

ENGINEER will prepare a Project Management Plan. This will provide a brief understanding of the project, highlight the project team members involved, and provide a milestone schedule that assigns target dates to each major project task.

Task 1.2: Kickoff Meeting

The ENGINEER will attend a project kickoff with key members of the project team to review the Project Work Plan and discuss the approach to the project. This on-site meeting will include a discussion of previous planning efforts, data collection, and project goals and objectives.

Task 1.3: Status Meetings and Invoicing

The ENGINEER will have regular monthly coordination calls or virtual meetings with the CITY throughout this project. It is anticipated that up to 8 coordination meetings will be held with 2 in-person. It is assumed that no coordination meetings will require travel unless planned in conjunction with other in person events. Meeting summaries will be submitted within 10 days. This task also includes monthly progress reports, invoices, and billings. All project information will be held on a Kimley-Horn maintained sharefile and will be accessible to the CITY.

Task 1.4: Data Needs Request

ENGINEER will create a data needs request that lists technical data and applicable documents. The CITY will be responsible for the collection and delivery of requested data.

Task 1 Deliverables:

- Project Work Plan, Meeting Notes
- Monthly Invoices and Project Reports
- Data Needs Memo

Task 2 – Engagement

Task 2.1. Corridor Walk

The ENGINEER will visit the corridor and businesses/residents along the corridor. The ENGINEER will notify the businesses/residents one week before they visit and will project an alternative means of contact through a specific stakeholder meeting. The ENGINEER will have a short questionnaire for the business to discuss as they interview.

Task 2.2. Community Events

The ENGINEER will attend one Community Events to solicit feedback for South Castell Avenue plan. It is anticipated this event will be existing events on Castell Avenue such as the Farmer's Market. It is anticipated this event will be held towards the end of the project. Two members of the South Castell Avenue Project Team will attend the Community Events.

Task 2.3. Meetings

The ENGINEER will attend up to two meetings with stakeholders. Up to two members of the South Castell Avenue Project Team will be in attendance at these meetings.

Task 2 Deliverables:

- Meeting attendance and notes

Task 3 – Data Collection and Analysis

Task 3.1: Topographic Survey

The ENGINEER and Subconsultant will provide a design survey for a portion of Castell Avenue in Comal County, Texas, between Bridge St. and Business 35. The Digital Terrain Model (DTM) shall be from right-of-way to right-of-way throughout the project. Recover and verify the right-of-way location throughout the project limits. The ENGINEER will contact utility companies with any ownership of utilities within the project limits. The ENGINEER will field collect all utilities including subsurface utilities if any.

- Recover Primary Project Control
 - Recover any existing control in the vicinity of the survey if available.
- Establish Secondary Control
 - Set additional secondary control points as needed to provide a field DTM of this project.
 - Horizontal values can be established with RTK or Conventional methods.
 - Vertical values shall be established with an auto or digital level.
- The DTM shall include a minimum of breaklines, roadway striping, edge of pavement or edge of gravel, top and bottom of bank, spot elevation and high and low points.
- Tie visible property corners.
 - Topo shots shall not exceed 750 feet from the instrument and distance between ground shots shall not exceed 75 feet.
- Tie in all drainage structures, defining break lines around each end of the culvert.
- Locate visible utilities within project limits. Utility alignments shall be included in cad files.

Task 3.2: Right-of-Way Recovery Survey

The ENGINEER and Subconsultant will enter existing centerline and right-of-way geometry into COGO and verify. The ENGINEER and Subconsultant will compare located corners, fences, and centerline found to the existing right-of-way documentation (if available).

Task 3.3: Subsurface Utility Engineering (SUE)

The ENGINEER will request completed SUE from the City and utilize in this project.

Task 3.3: Traffic

The ENGINEER will complete a conceptual analysis of traffic conditions. The analysis will identify crash locations in the corridor by type and severity of event and use this information to analyze those locations to identify inadequate sight distances.

Task 3.4 Drainage

The ENGINEER will prepare a drainage analysis for the South Castell Avenue corridor. The analysis will evaluate existing condition stormwater inundation within the corridor and recommend up to three potential proposed alternatives. The analysis will be performed using XPSWMM or similar one- and two-dimensional hydraulic model. The hydraulic study area will be between South Castell Avenue and the stormwater outfalls in the Comal River or Guadalupe River. The hydraulic model will consider storm sewer systems and overland flow within the study area.

The ENGINEER will delineate the watershed contributing flow to the hydraulic study area. The watershed delineation will be based on available record drawings provided by the Client, available on-ground survey information, and LIDAR data obtained from the Texas Natural Resources Information System (TNRIS). The ENGINEER will calculate the 2-, 10-, 25-, and 100-year peak flows associated with each drainage area using the SCS/NRCS Unit Hydrograph method in general accordance with the currently published City of New Braunfels Drainage and Erosion Control Design Manual. The ENGINEER will utilize NOAA Atlas 14 rainfall data. Storm sewer location, size, and flowlines for the hydraulic model will be based on available survey information, site observations, and record drawings. The two-dimensional surface will be based on available on-ground survey information and TNRIS LIDAR data. The results of the model will be used to identify existing overflow paths and flow rates that occur in the study area during the 2-, 10-, 25-, and 100-year storm events. The ENGINEER will prepare existing conditions inundation workmaps for the studied storm events.

The ENGINEER will modify the storm sewer and/or ground surface in the vicinity of the corridor to evaluate up to three proposed conceptual alternatives. The ENGINEER will receive Client approval of the proposed conceptual alternatives prior to beginning the proposed conditions modeling effort. Conceptual alternatives may include proposed storm sewer or ground modifications. The ENGINEER will prepare proposed conditions inundation workmaps for the studied storm events. The ENGINEER will compare the results of the existing and proposed condition models for the 100-year storm event to determine if the proposed improvements adversely affect offsite properties. Adverse impact is defined as an increase in ponding elevation outside of the right-of-way.

The ENGINEER will summarize the results of this task in a technical memorandum for submittal to the City of New Braunfels. The memorandum will include the following:

- Drainage Area Map
- Record Drawing Excerpts
- Hydrologic Calculations
- Hydraulic Workmap
- Digital Files

The ENGINEER will submit the technical memorandum to the City for review. The ENGINEER will respond to up to one round of reasonable and ordinary City comments as part of this task. Reasonable and ordinary are comments that are minor and corrective in nature and

do not alter the scope of work. Response to additional rounds of comments or submittal to additional review agencies will be performed as an additional service.

Task 3.5. Existing Landscaping Assessment

The ENGINEER will research the landscape heritage of downtown New Braunfels and identify important aspects related to how this landscape was used as an enhancement to the quality of life and connection to the land. Based on the survey collected in Task 1 and the Base Map developed in Task 5, ENGINEER will provide one technical assessment of the existing landscape constraints and features of the corridor to identify important relationships of the various landscape program related to the street and adjacent uses and opportunities for improvements that are not readily apparent.

Task 3.6. Existing Urban Design Assessment

The ENGINEER and Subconsultant will develop an understanding of the current state of the corridor including travel/bike lanes, parking, and parkway/sidewalk zone to establish a clear project limit of the public realm from back of curb to building face/limits of the right-of-way both sides of Castell Avenue.

The ENGINEER and Subconsultant will analyze existing conditions of the corridor including the following:

- Existing land uses and property ownership to identify “last foot” obstacles between the edge of ROW and building façade. Identify locations/varying conditions.
- Identify important connections to key buildings and/or public/open spaces along the corridor to identify public space design and potential programming opportunities.
- Existing trees, utilities, bus stops, landmarks, and other important features.

The ENGINEER and Subconsultant will conduct case study research/benchmark analysis of great streets (local/national/international) to explore possible design elements for the corridor and determine the appropriate scale of application for Castell Avenue.

Task 3 Deliverables:

- Survey for the use of base mapping production for one full scale schematic
- Traffic Memo
- Drainage Report
- Urban Design and Landscape Assessment

Task 4 – Urban Design and Landscape Architecture Elements

Task 4.1. Develop Vision and Goals

The ENGINEER and Subconsultant will engage with project stakeholders, business owners along the corridor, and the broader public to understand shared goals and aspirations for the corridor to articulate a vision for the corridor including the following:

- Project mission statement
- Guiding design principles
- Project goals/desired outcomes
- Aspirational precedent imagery and narrative

Task 4.2. Urban Design

The ENGINEER and Subconsultant will develop the design elements for the corridor including the following:

- Define major character zones through narrative and precedent imagery.
- Develop design elements for each character zone which may include:
 - Mid-block/typical segment
 - Nodes/gateways/intersections
 - Plaza/enlarged plans of key areas
 - Parking bulb outs
- Develop the palette for the streetscape including gateway elements, paving/hardscape, pedestrian and street lighting, signage, wayfinding, banners, public art, and street furniture.
- Develop cross sections of each character zone to articulate the dimensions and materiality of the parkway/sidewalk zone segment of the streetscape.
- Provide up to three (3) landscape architecture sections/thumbnailed sketches showing various illustrative details and images for each district
- Develop eye level renderings (3) of each character zone.

Task 4 Deliverables

- Vision Statement,
- Design layouts for landscape architecture
- Three renderings

Task 5 – Schematic

Task 5.1. Data Collection and Base Mapping

The ENGINEER will request and review all record drawings and site development plans. The ENGINEER will map and verify existing utilities that were obtained during the Task 3.1 Survey and Task 3.2 SUE. A base map will be created identifying topography, estimated right-of-way. The ENGINEER will perform a site visit to verify base map and to evaluate site and traffic characteristics, topography, utilities, and potential environmental issues.

Task 5.2. Vertical Profile.

The ENGINEER will design vertical profile utilizing applicable roadway design software.

Task 5.3. Horizontal Layout.

The ENGINEER will design preliminary horizontal roadway geometrics

Task 5.4 Utility Assignment

ENGINEER will utilize the CITY provided SUE (Task 3.3) and record drawings to show the location of existing utilities. The ENGINEER will coordinate with New Braunfels Electric to determine placement for the new underground duct bank and associated above ground transformers and ground boxes. The ENGINEER will prepare cross section and plan view exhibits showing the existing utilities and proposed locations of the new drainage utilities and relocated underground dry utilities in the Cross Sections described in Task 5.5.

Task 5.5. Cross Sections

The ENGINEER will prepare existing and proposed typical sections, including typical utility assignments. It is anticipated that three proposed typical sections will be utilized corresponding to the context zones identified in Task 4.

The ENGINEER will prepare preliminary cross sections at a spacing no less than 100 feet and at driveways and intersections. These cross-sections will show pavement and subgrade, right-of-way limits, side slopes, pavement cross-slopes, curbs, and sidewalks.

Task 5.7. Schematic.

The ENGINEER will prepare one 30% Preliminary Design Schematic roll plot. The preliminary design schematic will be limited to existing topography and utilities, horizontal alignments, vertical profile design, intersection horizontal alignments and profiles (where applicable), identified easements, roadway typical sections, existing and proposed right-of-way, existing and proposed pavement edges, proposed sidewalks, proposed lane striping, and proposed detention facilities. The schematic will incorporate the urban design and landscape elements outlined in Task 4. The schematic will illustrate the opportunities for landscaping and urban design features through label and hatching.

Task 5.8. Opinion of Probable Construction Cost.

The ENGINEER will provide a detailed opinion of probable costs per construction phase based on 30 percent schematic concept design drawings.

Task 5.9 Design Review Meeting

The ENGINEER will attend up to one (1) Design Review meetings for the 30% schematic roll plot. Prepare meeting minutes and distribute to project attendees. Prepare comment responses for comments received during design review submittals. Update and resubmit schematic based on comments received.

Task 5 Deliverables

- Two (2) copies and one (1) electronic copy of the 30% Preliminary Design Schematic roll plots at a scale of 1 inch = 50 feet
- Two (2) copies and one (1) electronic copy of the 30% Cross Sections
- One (1) copy and one (1) electronic copy of Opinions of Probable Construction Cost for 30% Preliminary Design Schematic

Task 6 – Preliminary Engineering Report

The ENGINEER will prepare a Preliminary Engineering Report (PER) for summary of the analysis (Task 3) and design elements (Task 4). This report will document the design decisions thorough the schematic development and identify potential project phasing. The ENGINEER will identify and coordinate with CITY for up to 5 short term and long-term project components. Engineer to include project descriptions, exhibit, and OPCC for up to 5 projects/phases in the PER. The Drainage portion of the PER will be a summary of the full drainage memorandum included in Task 3.4. –

Task 7 – Downtown Streetscape Design Standards

The ENGINEER will use Castell’s downtown sections and landscape design element in Task 4 D to develop a standard streetscape design for downtown New Braunfels streets. This is anticipated to incorporate up to 12 details and include one page each for downtown section type. The overall document is anticipated to be eight to ten pages in length. The standards will include dimensions and a landscape palette and cover the follow three elements:

- Mid-block/typical segment
- Nodes/gateways/intersections
- Parking bulb outs



Preliminary Design of South Castell Avenue

Payment Schedule

Exhibit B

CITY agrees to pay, based on the fees indicated below, with a total fee not to exceed \$441,625. Partial payments to the ENGINEER will be made on the basis of monthly statements rendered to and approved by the CITY; however, under no circumstance shall any monthly statement for services exceed the value of work performed at the time a statement is rendered. Payment for the services shall be due and payable within one month of submission of a statement for services. A summary of the fee is as shown below:

Preliminary Design of South Catell Avenue			
TASK	Hours	Fee	
Task 1. Project Mangement			
1.1 Create a Project Work Plan	8	\$ 1,820	\$ 22,670
1.2 Kick-off Meeting	12	\$ 2,990	
1.3 Status Meetings and Invoicing	76	\$ 15,960	
1.4 Data Needs Request	12	\$ 1,900	
Task 2. Engagement			
2.1 Corridor Walk	27	\$ 6,030	\$ 16,035
2.2 Community Events	31	\$ 6,145	
2.3 Meetings	18	\$ 3,860	
Task 3. Data Collection and Analysis		\$ -	
3.1a Topographical Survey (Link to Butcher)	195	\$ 24,825	\$ 157,650
3.1b. Topographical Survey (Butcher to BUS 35)	157	\$ 20,053	
3.2a Right-of-Way Recovery Survey (Link to Butcher)	90	\$ 12,964	
3.2b. Right-of-Way Recovery Survey (Butcher to BUS 35)	109	\$ 10,343	
3.3 SUE	8	\$ 1,155	
3.4 Traffic	50	\$ 8,150	
3.5 Drainage	390	\$ 58,850	
3.6 Existing Landscape Assessment	60	\$ 9,900	
3.7 Existing Urban Design Assessment	44	\$ 7,020	
3.7 b Case Study and Research	26	\$ 4,390	
Task 4. Urban Design and Landscape Architecture			
4.1 Develop Vision and Goals	24	\$ 4,280	\$ 59,480
4.2 Urban Design Development	364	\$ 55,200	
Task 5. Schematic			
5.1 Data Collection and Base Mapping	90	\$ 14,080	\$ 121,635
5.2 Vertical Profiles	46	\$ 7,260	
5.3 Horizontal Layout	128	\$ 20,590	
5.4. Utility Assignment	50	\$ 9,825	
5.5 Cross Sections	186	\$ 27,000	
5.6 Prepare 30% Schematic Roll Plot	202	\$ 37,590	
5.7 Develop Prelim 30% OPCC	19	\$ 2,960	
5.8 30% Review Meeting and Comment Responses	9	\$ 2,330	
Task 6. Preliminary Engineering Report	202	\$ 34,205	\$ 34,205
Task 7. Downtown Design Standards	193	\$ 29,950	\$ 29,950
Total:			\$ 441,625

The fee breakdown per task are provided for budgeting purposes only and not intended to represent a specific not-to-exceed budget for each reimbursable tasks. ENGINEER may reallocate the budget among task as needed.

Labor fee will be billed on an hourly basis according to our then-current rates. The budgets for each tasks include direct reimbursable expenses; express delivery services, fees, and other direct expenses will be billed at 1.15 times cost. The budgets also include a percentage of labor fee (6%) to certain other expenses such as telecommunications, in-house reproductions, postage, supplies, project related computer time, and local mileage.

It is specifically understood and agreed that the ENGINEER shall not be authorized to undertake any work pursuant to the to this Contract which would require payment by the City for any charge, expense, or reimbursement above the fee stated herein without obtaining prior written authorization from the City.



Preliminary Design of South Castell Avenue

Completion Schedule

Exhibit C

ENGINEER will complete the proposed project on the schedule illustrated below:

Task	Estimated Duration	Estimated Timeframe
1. Project Management	8 months	September 2021 – April 2022
2. Engagement	6 months	November 2021 - April 2022
3. Data Collection and Analysis	3 months	September 2021 – November 2021
4. Urban Design and Landscape Architecture Elements	4 months	November 2021 – February 2022
5. Schematic	6 months	November 2021 – April 2022
6. Preliminary Engineering Report	2 months	March 2022 – April 2022
7. Downtown Streetscape Design Standards	3 months	February 2022 – March 2022

9/13/2021

Agenda Item No. F)

Presenter/Contact

Sandy Paulos, Assistant Chief Financial Officer
(830) 221-4387 - spaulos@nbtexas.org

SUBJECT:

Approval of the City of New Braunfels FY 2021 Third Quarter Investment Report.

BACKGROUND / RATIONALE:

State of Texas statutes require quarterly investment reports 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 2021 Third Quarter Investment Report to meet these statutory requirements. As of June 30, 2021, the City had \$200,236,120 (market value) invested in different investment instruments including cash, as shown below. The portfolio decreased by \$9,835,106 in the third fiscal quarter. This was due to capital project expenditures during the quarter.

Investment Type:	Amount Invested (\$ in Millions)
Money Market/Cash	\$ 19
Pools	144
CD's	32
US T-Note	5
Total Investments	\$ 200
Weighted Average Maturity of Portfolio	38 Days
Weighted Average Yield for Portfolio	0.05%
Earned Income QTR	\$ 28,873
Earned Income YTD	\$ 155,928

For the third quarter, the weighted average yield of the City's investments was 0.05 percent, a decrease of 0.01 percent when compared to the FY 2021 second quarter yield of 0.06 percent. The yields of the Local Government Investment Pools (LGIP's) in which the City participates continued to decrease and averaged a yield of 0.02 percent during the quarter. Since the majority of the City's funds are in LGIP's, these lower yields resulted in a decrease in the City's portfolio yield.

The weighted average maturity of the City's portfolio increased in comparison to the second quarter of FY 2021. This is due to the purchase of a 2-year treasury note during the quarter.

We are diversifying the City's portfolio in this challenging rate environment by taking steps such as moving funds into an additional LGIP and taking advantage of other secure investment options, such as CD's, treasuries, and other investment funds. We continue to research other investment options while being mindful of bond project cashflow needs and security of principal.

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.

City of New Braunfels



For the Quarter Ended

June 30, 2021

Report Name

Certification Page
Executive Summary
Benchmark Comparison
Detail of Security Holdings
Change in Value
Earned Income
Investment Transactions
Amortization and Accretion
Projected Fixed Income Cash Flows

MARKET RECAP - JUNE 2021:

At this point, nearly everyone who wants a vaccine has been able to receive one, and while new strains continue to pop up it seems that vaccines by and large provide a high level of protection. Covid restrictions are becoming more and more relaxed with most of the United States "open" or at least partially open. As the country returns to normalcy this summer, we should continue to see the economy improve.

The ISM manufacturing index rose from 60.7 to a two-month high of 61.2 in May. The ISM non-manufacturing (service sector) index rose from 62.7 in April to 64.0 in May, the highest reading since the survey started in 1997. Nonfarm payrolls missed the mark for the second month in a row, increasing by +559k, which in a pre-pandemic world would be huge, but the median forecast was +675k and we're still 7.6 million jobs below last year's pre-pandemic peak. The unemployment rate dropped from 6.1% to 5.8% in May, but the drop was the result of 166k Americans exiting the labor force during the month as the labor force participation rate slipped to 61.6%. Average hourly earnings climbed +0.5% in May after a +0.7% jump in April. These are significant single month increases as employers must pay more to find and retain workers. Retail sales took a breather in May, declining -1.3%, but upward revisions boosted April's previously reported unchanged reading to +0.9% and March's already lofty +9.8% gain was increased to +11.3%. Recall that March and April sales were boosted by the last round of government stimulus, so a pullback in May was expected. May's decline doesn't change the fact that consumer spending has been on a torrid pace. The total value of retail sales was \$620.2 billion in May, an +18% increase over February 2020's pre-pandemic level. On the inflation front, the headline consumer price index rose +0.6% in May while core CPI climbed +0.7%. On a year-over-year basis, headline CPI was advancing at a +5.0% pace, *the biggest annual increase in almost 13 years*. Core CPI rose +3.8% year-over-year, the most since 1992. Much of the year-over-year gains can be attributed to the "base effect" as prices were severely depressed 12 months ago while many U.S. businesses were shuttered. The base effect will dissipate going forward, but shortages of materials and labor promise to keep prices high for much of the year. Estimates for second quarter GDP growth center around +10%. Fiscal and monetary stimulus, combined with pent up demand and consumers eagerly returning to pre-pandemic habits, mean the summer should see substantial growth.

The Fed made no official change to policy at its June FOMC meeting, holding rates steady and maintaining the monthly addition of \$120 billion to its balance sheet. However, the FOMC did signal they will discuss tapering these QE purchases soon. The updated "dot plot" showed Fed officials expect initial rate hikes earlier than previously indicated with 13 of 18 Fed officials now envisioning at least one hike in 2023. The FOMC also made two technical adjustments, increasing the interest on excess reserves (IOER) rate from 0.10% to 0.15%, and the overnight reverse repo rate from 0% to 0.05%. The IOER hike incentivizes banks to hold higher balances with the Fed while the reverse repo facility allows eligible financial firms and money market mutual funds to place cash at the Fed and earn 0.05%. Both should help to ease overall demand for short-term securities and nudge yields higher. The Fed's action had an immediate effect on yields with the two-year treasury yield climbing from 0.15% to 0.26%. Treasury bills inside of 3 months, which had been trading near 0% were up a few basis points. Longer-term yields have fallen as inflation expectations moderate.

For the Quarter Ended
June 30, 2021

This report is prepared for the **City of New Braunfels** (the "Entity") in accordance with Chapter 2256 of the Texas Public Funds Investment Act ("PFIA"). Section 2256.023(a) of the PFIA states that: "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Entity's investment officers and includes the disclosures required in the PFIA. To the extent possible, market prices have been obtained from independent pricing sources.

The investment portfolio complied with the PFIA and the Entity's approved Investment Policy and Strategy throughout the period. All investment transactions made in the portfolio during this period were made on behalf of the Entity and were made in full compliance with the PFIA and the approved Investment Policy.

Officer Names and Titles:

Sandy Paulos

Name: Sandy Paulos

Title: Asst. Chief Financial Officer

Jared Werner

Name: Jared Werner

Title: Chief Financial Officer

Melinda Slusser

Senior Accountant

Name: Melinda Slusser

Title: Senior Accountant / Finance

Account Summary

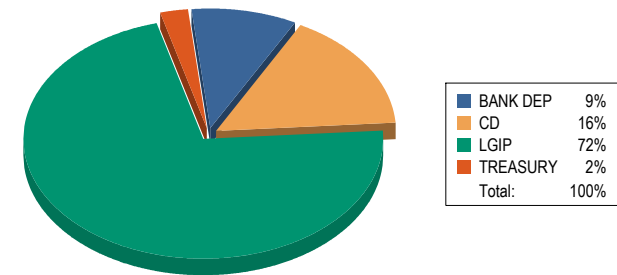
Allocation by Security Type

Beginning Values as of 03/31/21

Ending Values as of 06/30/21

Par Value	210,065,017.20	200,248,033.74
Market Value	210,071,226.00	200,236,119.74
Book Value	210,067,344.86	200,235,160.60
Unrealized Gain/(Loss)	3,881.14	959.14
Market Value %	100.00%	100.00%

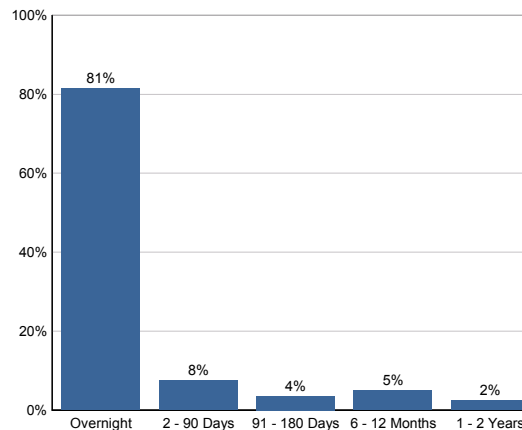
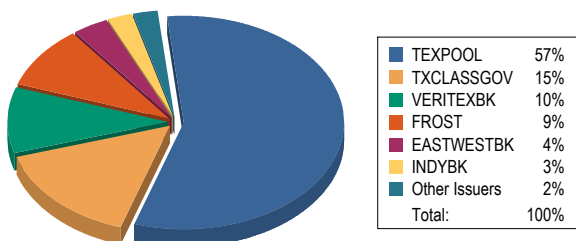
Weighted Avg. YTW	0.062%	0.048%
Weighted Avg. YTM	0.062%	0.048%



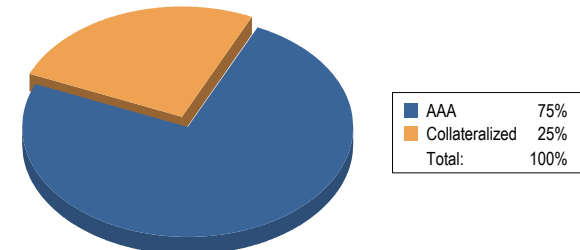
Allocation by Issuer

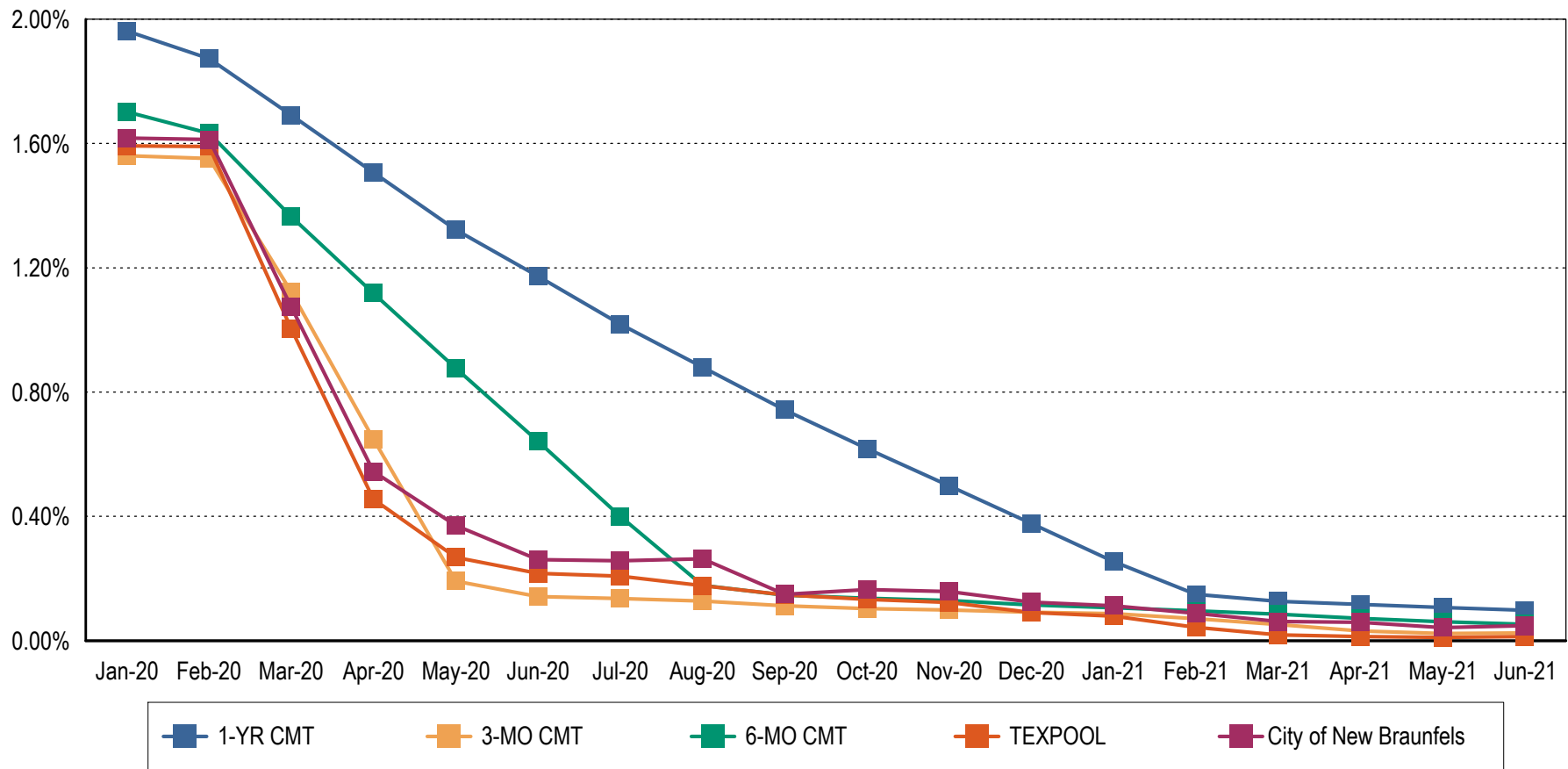
Maturity Distribution %

Credit Quality



Weighted Average Days to Maturity: 38





Note 1: CMT stands for Constant Maturity Treasury. This data is published in Federal Reserve Statistical Release H.15 and represents an average of all actively traded Treasury securities having that time remaining until maturity. This is a standard industry benchmark for Treasury securities. The CMT benchmarks are moving averages. The 3-month CMT is the daily average for the previous 3 months, the 6-month CMT is the daily average for the previous 6 months, and the 1-year and 2-year CMT's are the daily averages for the previous 12-months.

Note 2: Benchmark data for TexPool is the monthly average yield.

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
101 - General Fund																	
FROST-NBR		BANK DEP	Frost Bk					18,879,907.20	100.000	18,879,907.20	18,879,907.20	100.000	18,879,907.20	1		0.000	0.000
TEXPOOL		LGIP	TexPool					4,259,792.47	100.000	4,259,792.47	4,259,792.47	100.000	4,259,792.47	1		0.013	0.013
CD-1360	02/10/21	CD	Veritex Community Bk CD	0.090	08/10/21			5,001,097.26	100.000	5,001,097.26	5,001,097.26	100.000	5,001,097.26	41		0.090	0.090
CD-7730-2	03/13/21	CD	Independent Bk CD	0.200	09/13/21			5,147,975.15	100.000	5,147,975.15	5,147,975.15	100.000	5,147,975.15	75		0.200	0.200
91282CCK5	06/30/21	TREAS NOTE	U.S. Treasury	0.125	06/30/23			2,500,000.00	99.742	2,493,554.69	2,493,563.43	99.762	2,494,043.00	730		0.254	0.254
Total for 101 - General Fund								35,788,772.08	99.982	35,782,326.77	35,782,335.51	99.983	35,782,815.08	68		0.061	0.061
212 - Economic Development Corp																	
TXCLGOV		LGIP	Texas CLASS Govt					12,370,777.90	100.000	12,370,777.90	12,370,777.90	100.000	12,370,777.90	1		0.036	0.036
CD-7984	10/02/20	CD	East West Bk CD	0.300	10/04/21			5,011,190.57	100.000	5,011,190.57	5,011,190.57	100.000	5,011,190.57	96		0.300	0.300
91282CCK5	06/30/21	TREAS NOTE	U.S. Treasury	0.125	06/30/23			2,500,000.00	99.742	2,493,554.69	2,493,563.43	99.762	2,494,043.00	730		0.254	0.254
Total for 212 - Economic Development Corp								19,881,968.47	99.968	19,875,523.16	19,875,531.90	99.970	19,876,011.47	116		0.130	0.130
359 - 2019 Bond Fund																	
CD-1361	02/10/21	CD	Veritex Community Bk CD	0.180	02/10/22			10,004,389.04	100.000	10,004,389.04	10,004,389.04	100.000	10,004,389.04	225		0.180	0.180
Total for 359 - 2019 Bond Fund								10,004,389.04	100.000	10,004,389.04	10,004,389.04	100.000	10,004,389.04	225		0.180	0.180
360 - 2020 CO Bond Fund																	
CD-1360	02/10/21	CD	Veritex Community Bk CD	0.090	08/10/21			5,001,097.26	100.000	5,001,097.26	5,001,097.26	100.000	5,001,097.26	41		0.090	0.090
Total for 360 - 2020 CO Bond Fund								5,001,097.26	100.000	5,001,097.26	5,001,097.26	100.000	5,001,097.26	41		0.090	0.090

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
999 - Pooled Funds																	
TEXPOOL		LGIP	TexPool					109,343,408.06	100.000	109,343,408.06	109,343,408.06	100.000	109,343,408.06	1		0.013	0.013
TXCLGOV		LGIP	Texas CLASS Govt					18,223,922.60	100.000	18,223,922.60	18,223,922.60	100.000	18,223,922.60	1		0.036	0.036
CD-7984	10/02/20	CD	East West Bk CD	0.300	10/04/21			2,004,476.23	100.000	2,004,476.23	2,004,476.23	100.000	2,004,476.23	96		0.300	0.300
Total for 999 - Pooled Funds								129,571,806.89	100.000	129,571,806.89	129,571,806.89	100.000	129,571,806.89	2		0.021	0.021
Total for City of New Braunfels								200,248,033.74	99.994	200,235,143.12	200,235,160.60	99.994	200,236,119.74	38		0.048	0.048

CUSIP	Security Type	Security Description	03/31/21 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	06/30/21 Book Value	03/31/21 Market Value	06/30/21 Market Value	Change in Mkt Value
101 - General Fund											
FROST-NBR	BANK DEP	Frost Bk	6,618,973.91	12,741,654.79	(480,721.50)	0.00	0.00	18,879,907.20	6,618,973.91	18,879,907.20	12,260,933.29
TEXPOOL	LGIP	TexPool	26,859,168.61	297.33	(22,599,673.47)	0.00	0.00	4,259,792.47	26,859,168.61	4,259,792.47	(22,599,376.14)
CD-1360	CD	Veritex Community Bk CD 0.090 08/10/21	5,000,000.00	1,097.26	0.00	0.00	0.00	5,001,097.26	5,000,000.00	5,001,097.26	1,097.26
CD-7730-2	CD	Independent Bk CD 0.200 09/13/21	5,145,381.31	2,593.84	0.00	0.00	0.00	5,147,975.15	5,145,381.31	5,147,975.15	2,593.84
91282CCK5	TREAS NOTE	U.S. Treasury 0.125 06/30/23	0.00	2,493,554.69	0.00	8.74	0.00	2,493,563.43	0.00	2,494,043.00	2,494,043.00
Total for 101 - General Fund			43,623,523.83	15,239,197.91	(23,080,394.97)	8.74	0.00	35,782,335.51	43,623,523.83	35,782,815.08	(7,840,708.75)
212 - Economic Development Corp											
TEXPOOL	LGIP	TexPool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TXCLASS	LGIP	Texas CLASS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TXCLGOV	LGIP	Texas CLASS Govt	14,869,113.77	1,221.75	(2,499,557.62)	0.00	0.00	12,370,777.90	14,869,113.77	12,370,777.90	(2,498,335.87)
CD-7984	CD	East West Bk CD 0.300 10/04/21	5,007,443.88	3,746.69	0.00	0.00	0.00	5,011,190.57	5,007,443.88	5,011,190.57	3,746.69
91282CCK5	TREAS NOTE	U.S. Treasury 0.125 06/30/23	0.00	2,493,554.69	0.00	8.74	0.00	2,493,563.43	0.00	2,494,043.00	2,494,043.00
Total for 212 - Economic Development Corp			19,876,557.65	2,498,523.13	(2,499,557.62)	8.74	0.00	19,875,531.90	19,876,557.65	19,876,011.47	(546.18)
359 - 2019 Bond Fund											
CD-1361	CD	Veritex Community Bk CD 0.180 02/10/22	10,000,000.00	4,389.04	0.00	0.00	0.00	10,004,389.04	10,000,000.00	10,004,389.04	4,389.04
Total for 359 - 2019 Bond Fund			10,000,000.00	4,389.04	0.00	0.00	0.00	10,004,389.04	10,000,000.00	10,004,389.04	4,389.04
360 - 2020 CO Bond Fund											
CD-1360	CD	Veritex Community Bk CD 0.090 08/10/21	5,000,000.00	1,097.26	0.00	0.00	0.00	5,001,097.26	5,000,000.00	5,001,097.26	1,097.26
Total for 360 - 2020 CO Bond Fund			5,000,000.00	1,097.26	0.00	0.00	0.00	5,001,097.26	5,000,000.00	5,001,097.26	1,097.26

CUSIP	Security Type	Security Description	03/31/21 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	06/30/21 Book Value	03/31/21 Market Value	06/30/21 Market Value	Change in Mkt Value
999 - Pooled Funds											
TEXPOOL	LGIP	TexPool	109,340,076.71	3,331.35	0.00	0.00	0.00	109,343,408.06	109,340,076.71	109,343,408.06	3,331.35
TXCLASS	LGIP	Texas CLASS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TXCLGOV	LGIP	Texas CLASS Govt	18,221,881.46	2,041.14	0.00	0.00	0.00	18,223,922.60	18,221,881.46	18,223,922.60	2,041.14
9128284P2	TREAS NOTE	U.S. Treasury 2.625 05/15/21	2,002,327.66	0.00	(2,000,000.00)	(2,327.66)	0.00	0.00	2,006,208.80	0.00	(2,006,208.80)
CD-7984	CD	East West Bk CD 0.300 10/04/21	2,002,977.55	1,498.68	0.00	0.00	0.00	2,004,476.23	2,002,977.55	2,004,476.23	1,498.68
Total for 999 - Pooled Funds			131,567,263.38	6,871.17	(2,000,000.00)	(2,327.66)	0.00	129,571,806.89	131,571,144.52	129,571,806.89	(1,999,337.63)
Total for City of New Braunfels											
			210,067,344.86	17,750,078.51	(27,579,952.59)	(2,310.18)	0.00	200,235,160.60	210,071,226.00	200,236,119.74	(9,835,106.26)

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
101 - General Fund									
FROST-NBR	BANK DEP	Frost Bk	0.00	269.99	269.99	0.00	0.00	0.00	269.99
TEXPOOL	LGIP	TexPool	0.00	623.86	623.86	0.00	0.00	0.00	623.86
CD-1360	CD	Veritex Community Bk CD 0.090 08/10/21	616.44	1,122.06	1,097.26	0.00	641.24	0.00	1,122.06
CD-7730-2	CD	Independent Bk CD 0.200 09/13/21	535.68	2,565.91	2,593.84	0.00	507.75	0.00	2,565.91
91282CCK5	TREAS NOTE	U.S. Treasury 0.125 06/30/23	0.00	8.49	0.00	0.00	8.49	8.74	17.23
Total for 101 - General Fund			1,152.12	4,590.31	4,584.95	0.00	1,157.48	8.74	4,599.05
212 - Economic Development Corp									
TXCLGOV	LGIP	Texas CLASS Govt	0.00	1,664.13	1,664.13	0.00	0.00	0.00	1,664.13
CD-7984	CD	East West Bk CD 0.300 10/04/21	41.16	3,746.72	3,746.69	0.00	41.19	0.00	3,746.72
91282CCK5	TREAS NOTE	U.S. Treasury 0.125 06/30/23	0.00	8.49	0.00	0.00	8.49	8.74	17.23
Total for 212 - Economic Development Corp			41.16	5,419.34	5,410.82	0.00	49.68	8.74	5,428.08
359 - 2019 Bond Fund									
CD-1361	CD	Veritex Community Bk CD 0.180 02/10/22	2,465.75	4,488.80	4,389.04	0.00	2,565.51	0.00	4,488.80
Total for 359 - 2019 Bond Fund			2,465.75	4,488.80	4,389.04	0.00	2,565.51	0.00	4,488.80
360 - 2020 CO Bond Fund									
CD-1360	CD	Veritex Community Bk CD 0.090 08/10/21	616.44	1,122.06	1,097.26	0.00	641.24	0.00	1,122.06
Total for 360 - 2020 CO Bond Fund			616.44	1,122.06	1,097.26	0.00	641.24	0.00	1,122.06
999 - Pooled Funds									
TEXPOOL	LGIP	TexPool	0.00	3,331.35	3,331.35	0.00	0.00	0.00	3,331.35
TXCLGOV	LGIP	Texas CLASS Govt	0.00	2,041.14	2,041.14	0.00	0.00	0.00	2,041.14
9128284P2	TREAS NOTE	U.S. Treasury 2.625 05/15/21	19,868.78	6,381.22	26,250.00	0.00	0.00	(2,327.66)	4,053.56
CD-7984	CD	East West Bk CD 0.300 10/04/21	16.46	1,498.70	1,498.68	0.00	16.48	0.00	1,498.70
Total for 999 - Pooled Funds			19,885.24	13,252.41	33,121.17	0.00	16.48	(2,327.66)	10,924.75

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
<hr/>									
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Total for City of New Braunfels			24,160.71	28,872.92	48,603.24	0.00	4,430.39	(2,310.18)	26,562.74

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
101 - General Fund															
Purchases															
06/28/21	06/30/21	91282CCK5	TREAS NOTE	U.S. Treasury	0.125	06/30/23		2,500,000.00	99.742	2,493,554.69	0.00	2,493,554.69		0.254	0.254
Total for: Purchases								2,500,000.00		2,493,554.69	0.00	2,493,554.69		0.254	0.254
Income Payments															
05/10/21	05/10/21	CD-1360	CD	Veritex Community Bk CD	0.090	08/10/21				0.00	1,097.26	1,097.26			
06/13/21	06/13/21	CD-7730-2	CD	Independent Bk CD	0.200	09/13/21				0.00	2,593.84	2,593.84			
Total for: Income Payments										0.00	3,691.10	3,691.10			
Capitalized Interest															
05/10/21	05/10/21	CD-1360	CD	Veritex Community Bk CD	0.090	08/10/21		1,097.26	100.000	1,097.26	0.00	1,097.26			
06/13/21	06/13/21	CD-7730-2	CD	Independent Bk CD	0.200	09/13/21		2,593.84	100.000	2,593.84	0.00	2,593.84			
Total for: Capitalized Interest								3,691.10		3,691.10	0.00	3,691.10			

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
212 - Economic Development Corp															
Purchases															
06/28/21	06/30/21	91282CCK5	TREAS NOTE	U.S. Treasury	0.125	06/30/23		2,500,000.00	99.742	2,493,554.69	0.00	2,493,554.69		0.254	0.254
Total for: Purchases								2,500,000.00		2,493,554.69	0.00	2,493,554.69		0.254	0.254
Income Payments															
04/30/21	04/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21				0.00	1,234.86	1,234.86			
05/31/21	05/31/21	CD-7984	CD	East West Bk CD	0.300	10/04/21				0.00	1,276.34	1,276.34			
06/30/21	06/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21				0.00	1,235.49	1,235.49			
Total for: Income Payments										0.00	3,746.69	3,746.69			
Capitalized Interest															
04/30/21	04/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21		1,234.86	100.000	1,234.86	0.00	1,234.86			
05/31/21	05/31/21	CD-7984	CD	East West Bk CD	0.300	10/04/21		1,276.34	100.000	1,276.34	0.00	1,276.34			
06/30/21	06/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21		1,235.49	100.000	1,235.49	0.00	1,235.49			
Total for: Capitalized Interest								3,746.69		3,746.69	0.00	3,746.69			
359 - 2019 Bond Fund															
Income Payments															
05/10/21	05/10/21	CD-1361	CD	Veritex Community Bk CD	0.180	02/10/22				0.00	4,389.04	4,389.04			
Total for: Income Payments										0.00	4,389.04	4,389.04			
Capitalized Interest															
05/10/21	05/10/21	CD-1361	CD	Veritex Community Bk CD	0.180	02/10/22		4,389.04	100.000	4,389.04	0.00	4,389.04			
Total for: Capitalized Interest								4,389.04		4,389.04	0.00	4,389.04			

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
360 - 2020 CO Bond Fund															
Income Payments															
05/10/21	05/10/21	CD-1360	CD	Veritex Community Bk CD	0.090	08/10/21				0.00	1,097.26	1,097.26			
Total for: Income Payments										0.00	1,097.26	1,097.26			
Capitalized Interest															
05/10/21	05/10/21	CD-1360	CD	Veritex Community Bk CD	0.090	08/10/21		1,097.26	100.000	1,097.26	0.00	1,097.26			
Total for: Capitalized Interest								1,097.26		1,097.26	0.00	1,097.26			
999 - Pooled Funds															
Maturities															
05/15/21	05/15/21	9128284P2	TREAS NOTE	U.S. Treasury	2.625	05/15/21		2,000,000.00	100.000	2,000,000.00	0.00	2,000,000.00		1.660	
Total for: Maturities								2,000,000.00		2,000,000.00	0.00	2,000,000.00		1.660	
Income Payments															
04/30/21	04/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21				0.00	493.95	493.95			
05/17/21	05/15/21	9128284P2	TREAS NOTE	U.S. Treasury	2.625	05/15/21				0.00	26,250.00	26,250.00			
05/31/21	05/31/21	CD-7984	CD	East West Bk CD	0.300	10/04/21				0.00	510.54	510.54			
06/30/21	06/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21				0.00	494.19	494.19			
Total for: Income Payments										0.00	27,748.68	27,748.68			
Capitalized Interest															
04/30/21	04/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21		493.95	100.000	493.95	0.00	493.95			
05/31/21	05/31/21	CD-7984	CD	East West Bk CD	0.300	10/04/21		510.54	100.000	510.54	0.00	510.54			
06/30/21	06/30/21	CD-7984	CD	East West Bk CD	0.300	10/04/21		494.19	100.000	494.19	0.00	494.19			
Total for: Capitalized Interest								1,498.68		1,498.68	0.00	1,498.68			

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
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Total for All Portfolios

Transaction Type	Quantity	Total Amount	Realized G/L	YTM	YTW
Total Maturities	2,000,000.00	2,000,000.00		1.660	
Total Purchases	5,000,000.00	4,987,109.38		0.254	0.254
Total Income Payments	0.00	40,672.77			
Total Capitalized Interest	14,422.77	14,422.77			

CUSIP	Settle Date	Security Type	Security Description	Next Call Date	Purchase Qty	Orig Price	Original Cost	Amrt/Accr for Period	Total Amrt/Accr Since Purch	Remaining Disc / Prem	Book Value
101 - General Fund											
CD-1360	02/10/21	CD	Veritex Community Bk CD 0.090 08/10/21		5,001,097.26	100.000	5,001,097.26	0.00	0.00	0.00	5,001,097.26
CD-7730-2	03/13/21	CD	Independent Bk CD 0.200 09/13/21		5,147,975.15	100.000	5,147,975.15	0.00	0.00	0.00	5,147,975.15
91282CCK5	06/30/21	TREAS NOTE	U.S. Treasury 0.125 06/30/23		2,500,000.00	99.742	2,493,554.69	8.74	8.74	6,436.57	2,493,563.43
Total for 101 - General Fund					12,649,072.41		12,642,627.10	8.74	8.74	6,436.57	12,642,635.84
212 - Economic Development Corp											
CD-7984	10/02/20	CD	East West Bk CD 0.300 10/04/21		5,011,190.57	100.000	5,011,190.57	0.00	0.00	0.00	5,011,190.57
91282CCK5	06/30/21	TREAS NOTE	U.S. Treasury 0.125 06/30/23		2,500,000.00	99.742	2,493,554.69	8.74	8.74	6,436.57	2,493,563.43
Total for 212 - Economic Development Corp					7,511,190.57		7,504,745.26	8.74	8.74	6,436.57	7,504,754.00
359 - 2019 Bond Fund											
CD-1361	02/10/21	CD	Veritex Community Bk CD 0.180 02/10/22		10,004,389.04	100.000	10,004,389.04	0.00	0.00	0.00	10,004,389.04
Total for 359 - 2019 Bond Fund					10,004,389.04		10,004,389.04	0.00	0.00	0.00	10,004,389.04
360 - 2020 CO Bond Fund											
CD-1360	02/10/21	CD	Veritex Community Bk CD 0.090 08/10/21		5,001,097.26	100.000	5,001,097.26	0.00	0.00	0.00	5,001,097.26
Total for 360 - 2020 CO Bond Fund					5,001,097.26		5,001,097.26	0.00	0.00	0.00	5,001,097.26
999 - Pooled Funds											
9128284P2	11/22/19	TREAS NOTE	U.S. Treasury 2.625 05/15/21		0.00	101.406	0.00	(2,327.66)	0.00	0.00	0.00
CD-7984	10/02/20	CD	East West Bk CD 0.300 10/04/21		2,004,476.23	100.000	2,004,476.23	0.00	0.00	0.00	2,004,476.23
Total for 999 - Pooled Funds					2,004,476.23		2,004,476.23	(2,327.66)	0.00	0.00	2,004,476.23
Total for City of New Braunfels					37,170,225.51		37,157,334.89	(2,310.18)	17.48	12,873.14	37,157,352.37

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount
101 - General Fund						
CD-1360	CD	Veritex Community Bk CD 0.090 08/10/21	08/10/21	1,125.24	5,001,097.26	5,002,222.50
CD-7730-2	CD	Independent Bk CD 0.200 09/13/21	09/13/21	2,573.98	5,147,975.15	5,150,549.13
Total for 101 - General Fund				3,699.22	10,149,072.41	10,152,771.63
212 - Economic Development Corp						
CD-7984	CD	East West Bk CD 0.300 10/04/21	07/31/21	1,252.79	0.00	1,252.79
CD-7984	CD	East West Bk CD 0.300 10/04/21	08/31/21	1,252.79	0.00	1,252.79
CD-7984	CD	East West Bk CD 0.300 10/04/21	09/30/21	1,252.79	0.00	1,252.79
CD-7984	CD	East West Bk CD 0.300 10/04/21	10/04/21	164.75	5,011,190.57	5,011,355.32
Total for 212 - Economic Development Corp				3,923.12	5,011,190.57	5,015,113.69
359 - 2019 Bond Fund						
CD-1361	CD	Veritex Community Bk CD 0.180 02/10/22	08/10/21	4,501.97	0.00	4,501.97
CD-1361	CD	Veritex Community Bk CD 0.180 02/10/22	11/10/21	4,501.97	0.00	4,501.97
Total for 359 - 2019 Bond Fund				9,003.94	0.00	9,003.94
360 - 2020 CO Bond Fund						
CD-1360	CD	Veritex Community Bk CD 0.090 08/10/21	08/10/21	1,125.24	5,001,097.26	5,002,222.50
Total for 360 - 2020 CO Bond Fund				1,125.24	5,001,097.26	5,002,222.50
999 - Pooled Funds						
CD-7984	CD	East West Bk CD 0.300 10/04/21	07/31/21	501.11	0.00	501.11
CD-7984	CD	East West Bk CD 0.300 10/04/21	08/31/21	501.11	0.00	501.11
CD-7984	CD	East West Bk CD 0.300 10/04/21	09/30/21	501.11	0.00	501.11
CD-7984	CD	East West Bk CD 0.300 10/04/21	10/04/21	65.90	2,004,476.23	2,004,542.13
Total for 999 - Pooled Funds				1,569.23	2,004,476.23	2,006,045.46

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount
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Total for All Portfolios

July 2021	1,753.90	0.00	1,753.90
August 2021	8,506.35	10,002,194.52	10,010,700.87
September 2021	4,327.88	5,147,975.15	5,152,303.03
October 2021	230.65	7,015,666.80	7,015,897.45
November 2021	4,501.97	0.00	4,501.97
Total Projected Cash Flows for City of New Braunfels	19,320.75	22,165,836.47	22,185,157.22

9/13/2021

Agenda Item No. G)

PRESENTER:

Barbara Coleman, Purchasing Manager

SUBJECT:

Approval of a purchase with Bluebonnet Motors, Inc. for thirteen light duty vehicles for various city operations and approval to declare replaced units as surplus.

DEPARTMENT: Finance

COUNCIL DISTRICTS IMPACTED: City Wide

BACKGROUND INFORMATION:

Staff is requesting approval for a total of thirteen (13) vehicles which are a combination of replacement vehicles that are being retired from service, and new vehicles for departmental use to support several positions that have been added to the organization. In addition, staff recommends declaring the replaced vehicles surplus which allows for the future sale of the vehicles.

The City will be utilizing a City contract with Bluebonnet Motors for the purchase of these vehicles. A competitive solicitation was awarded in July 2019 to Bluebonnet Motors, Inc. for manufactured government pricing and on the lot pricing. The pricing provided is for 2022-year model vehicles utilizing the government pricing. The total cost for the light duty vehicle requests is \$314,460.

Department	Disposition	Vendor	Qty	Extended Price
Airport - Maintenance 2022 Ford Escape	Enterprise Replacement Fund Unit 1060	Bluebonnet Motors Ford	1	\$ 23,460
Airport - Maintenance 2022 Ford F250 Truck	Enterprise Replacement Fund Unit 1074	Bluebonnet Motors Ford	1	\$32,948
Parks - Maintenance 2022 Ford F150 Truck	Vehicle Replacement Fund Unit 1005	Bluebonnet Motors Ford	1	\$29,159
Parks - Maintenance 2022 Ford F350 Truck	Vehicle Replacement Fund Unit 1031	Bluebonnet Motors Ford	1	\$48,000
Parks - Rangers 2022 Ford Escape	New	Bluebonnet Motors Ford	2	\$46,920
Public Works - Building 2022 Ford F150 Truck	Vehicle Replacement Fund Unit 1025	Bluebonnet Motors Ford	1	\$29,159
Planning - Health Ford Escape	Vehicle Replacement Fund Unit 1013	Bluebonnet Motors Ford	1	\$23,460

Public Works - Drainage 2022 Ford F250	Vehicle Replacement Fund Unit 1071	Bluebonnet Motors Ford	1	\$32,948
Public Works - Facilities 2022 Ford F150	Vehicle Replacement Fund Unit 1020	Bluebonnet Motors Ford	1	\$29,159
Public Works - Facilities 2022 Ford Transit Van	Vehicle Replacement Fund Unit 1011	Bluebonnet Motors Ford	1	\$25,335
Public Works - Engineering 2022 Ford F150 Truck	New	Bluebonnet Motors Ford	2	\$58,319
TOTAL			13	\$378,868

ISSUE:

Staff are requesting new and replacement of vehicles to maintain fiscal stability of city operations.

FISCAL IMPACT:

The costs for vehicles, equipment and installation services described above is funded from the FY2022 Equipment Replacement Fund, the Enterprise Replacement Fund, and the FY2022 General Fund for the appropriate departments. Therefore, sufficient funds are available to purchase the vehicles and all above-referenced equipment.

RECOMMENDATION:

Staff recommends approval of a purchase with Bluebonnet Motors, Inc. for thirteen light duty vehicles for various city operations and approval to declare replaced units as surplus.

9/13/2021

Agenda Item No. H)

PRESENTER:

Keith Lane, Chief of Police

SUBJECT:

Approval of a purchase of tasers from Axon Enterprise, Inc. for the Police Department and to declare the existing equipment as surplus for trade in.

DEPARTMENT: Police Department**COUNCIL DISTRICTS IMPACTED:** Citywide -Strategic Priority: Continue to ensure the protection of citizen's lives and property.**BACKGROUND INFORMATION:**

The Police Department has identified the necessity to update their taser program. The Police Department standardized equipment to the TASER brand in 2008 with the purchase of 80 tasers. This purchase request will replace the existing, old and outdated tasers with new equipment. The new program will include 150 tasers, licensing, and ancillary equipment, supplies and 5-year extended warranty. The new equipment purchase will also include program training for Police staff instructors. The cost for the new taser program is \$612,633. Staff is also requesting that the existing equipment be declared surplus and included as trade in on the new contract.

Axon Enterprise is the sole manufacture and distributor for the TASER brand products. The City will be purchasing the TASER equipment through a BuyBoard cooperative contract which provides the City with the best value pricing.

ISSUE:

The current taser fleet for the Police Department is a generation old creating a necessity to purchase new equipment.

FISCAL IMPACT:

The funding for this program is incorporated into the FY 2022 Police Department budget, therefor sufficient funds are available for this purchase.

RECOMMENDATION:

Staff recommends approval of a purchase of tasers from Axon Enterprise, Inc. for the Police Department and to declare the existing equipment as surplus for trade in.

9/13/2021

Agenda Item No. I)

PRESENTER:

Jennifer Gates, Grants Coordinator

SUBJECT:

Approval of a ratification for an application submitted to the Texas Department of Transportation for the FY 2022 Routine Airport Maintenance Program to request funding for eligible airport maintenance expenses; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

DEPARTMENT: Airport

COUNCIL DISTRICTS IMPACTED: Not applicable.

BACKGROUND INFORMATION:

The New Braunfels City Council strategic priorities include using a variety of funding sources for operational and capital needs. Therefore, Staff submitted an application to the Texas Department of Transportation (TxDOT) for the FY 2022 Routine Airport Maintenance Program (RAMP) to request funding to support eligible maintenance expenditures incurred for parking lots, fencing, and assorted airside and landside needs at the New Braunfels Regional Airport.

The application was approved by the agency on August 31, 2021; therefore, Staff is requesting City Council approval for the ratification of the grant application, and authorization for the City Manager to accept funds and to execute all contract documents associated with the award of the grant.

The total grant award amount is up to \$100,000 with a 50 percent City match requirement. Therefore, the maximum amount that will be reimbursed to the City equals \$50,000 and all eligible maintenance must be completed by August 31, 2022.

ISSUE:

Not applicable.

FISCAL IMPACT:

There is a fifty percent match requirement under this grant program for up to \$100,000 in routine airport maintenance expenses. Funding to support this grant has been incorporated into the FY 2021-22 Airport Fund Budget.

RECOMMENDATION:

Staff recommends approval of a ratification for an application submitted to the Texas Department of Transportation for the FY 2022 Routine Airport Maintenance Program to request funding for eligible airport maintenance expenses; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.

9/13/2021

Agenda Item No. J)

PRESENTER:

Debbie Kimball, Contract Administrator

SUBJECT:

Approval to renew the following annual contracts, as allowed for by their contract language: Administrative Services for Healthcare-Dental, Administrative Services for Healthcare-Medical and Pharmacy, Stop Loss Insurance, Healthcare Consulting Services, Supply and Service of Portable Toilets, Landscape Services-Parks & Facilities, Landscape Services-Undeveloped Flood Properties and ROW, EMS Medical Billing Cost Recovery Services and Litter Removal Services - Parks.

DEPARTMENT: Finance**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

On November 14, 2016, the City Council provided consent for a quarterly review and approval of renewals for various annual contracts that occur throughout the course of a fiscal year which are routine in nature and in accordance with the terms and conditions of the associated awarded contracts (which were originally approved by City Council). Quarterly approvals manage staff resources more efficiently as well as ensure compliance with the contracts' terms and conditions. Contract renewals that have any requested modifications, such as a significant increase or decrease in services or costs, will continue to be presented to City Council for individual consideration as needed.

The City Council has previously reviewed and approved the following annual contracts for various goods and services utilized for City operations; the contracts described below require Council authorization for contract renewal. All goods and services have been competitively vetted, and contracts have subsequently been executed on various dates in previous years. All awarded contractors have provided satisfactory performance during the term of their associated contract.

Renewal of Annual Contract for Administrative Services for Healthcare - Dental

City Department: Finance

Awarded Contractor: Cigna Dental Health of Texas, Inc.

Modified Contract Expiration Date: September 30, 2022

Annual Cost of Services During Renewal Period: Cigna Dental is a voluntary, fully insured product supported by employees. Dental premiums increased this year and said increase was not passed on to employees. An increased cost of \$4,000 per month are paid through the City's Self Insurance Fund.

Renewal of Annual Contract for Administrative Services for Healthcare - Medical and Pharmacy

City Department: Finance

Awarded Contractor: UnitedHealthcare

Modified Contract Expiration Date: September 30, 2022

Annual Cost of Services During Renewal Period: The administrative fee cost is \$2.92 per employee. Annual spend will be dynamic each month based on the total number of employees enrolled in the plan. Anticipated annual cost to range between \$20,253-\$22,250.

Renewal of Annual Contract for Stop Loss Insurance

City Department: Finance

Awarded Contractor: UnitedHealthcare

Modified Contract Expiration Date: September 30, 2022

Approximate Annual Cost of Services During Renewal Period: Actual health claim costs vary; however, the estimated annual contract cost will be \$863,601.36 based on 578 employees. Costs are paid through the City's Self-Insurance Fund.

Renewal of Annual Contract for Healthcare Consulting Services

City Department: Human Resources

Awarded Contractors: Alight Solutions Inc.

Modified Contract Expiration Date: September 30, 2022

Approximate Annual Cost of Services During Renewal Period: Cost for services is \$5.00 per beneficiary per month. Cost will vary depending on number of participants.

Renewal of Annual Contract for Supply and Service of Portable Toilets

City Department: Citywide

Awarded Contractors: Big John Site Services and Texas Disposal Systems

Modified Contract Expiration Date: September 30, 2022

Approximate Annual Cost of Services During Renewal Period: Estimated \$30,000, factors such as number of events scheduled throughout the year may affect the total cost, but subsequent cost to the City is itemized in contract language.

Renewal of Annual Contract for Landscape Services - Parks & Facilities

City Department: Parks and Recreation

Awarded Contractors: Landscape Commander, LLC

Modified Contract Expiration Date: September 30, 2022

Approximate Annual Cost of Services During Renewal Period: Estimated spend of \$190,000; factors such as weather may affect the frequency of services and subsequent cost to the City if adding newly built facilities.

Renewal of Annual Contract for Landscape Services, Undeveloped Flood Properties & ROW

City Department: Parks and Recreation

Awarded Contractors: Landscape Commander, LLC

Modified Contract Expiration Date: September 30, 2022

Approximate Annual Cost of Services During Renewal Period: Estimated spend of \$190,000; factors such as weather may affect the frequency of services and subsequent cost to the City if adding new properties.

Renewal of Annual Contract for EMS Medical Billing Cost Recovery Services

City Department: Fire

Awarded Contractor: Change Healthcare Technology Enabled Services LLC

Modified Contract Expiration Date: November 30, 2022

Approximate Annual Cost of Services During Renewal Period: Ambulance billing nets about \$1.8 million

annually to the City to help offset the cost of providing emergency response services. The Contractor will net 4.25%. Therefore, their compensation depends on their ability to collect on billings and accounts receivables.

Renewal of Annual Contract for Litter Removal Services - Parks

City Department: Parks and Recreation

Awarded Contractor: Pristine Texas Rivers Inc.

Modified Contract Expiration Date: November 30, 2022

Approximate Annual Cost of Services During Renewal Period: The estimated annual cost is \$150,000 per year.

ISSUE:

Strategic Priorities: Maintain fiscal stability of City operations

FISCAL IMPACT:

Funding for all expenditures and contracts described above have been incorporated into the appropriate FY 2022 departmental/fund budgets. Therefore, sufficient funds are available.

RECOMMENDATION:

Staff recommends approval to renew the following annual contracts, as allowed for by their contract language: Administrative Services for Healthcare-Dental, Administrative Services for Healthcare-Medical and Pharmacy, Stop Loss Insurance, Healthcare Consulting Services, Supply and Service of Portable Toilets, Landscape Services-Parks & Facilities, Landscape Services-Undeveloped Flood Properties and ROW, EMS Medical Billing Cost Recovery Services and Litter Removal Services - Parks.

9/13/2021

Agenda Item No. K)

PRESENTER:

Debbie Kimball, Contract Administrator

SUBJECT:

Approval of reassignment of a contract from Century Asphalt LLC to Texas Materials Group Inc.

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

Century Asphalt LLC was awarded a contract on May 28, 2019, as a provider of road construction materials, on an as-needed basis. The contract terms and conditions require City approval for a change of name (novation). Century Asphalt LLC provided confirmation documentation of their partnership interest assignment being transferred to Texas Materials Group Inc. effective July 30, 2021. City services have not been affected or disrupted by the transfer of ownership.

With this re-assignment, Texas Materials Group Inc. will formerly assume and agree to perform the obligations under the City's existing contract. Texas Materials Group Inc. has committed to assuming the existing terms and conditions of the current contract.

ISSUE:

Strategic Priorities: Maintain fiscal stability of City operations

FISCAL IMPACT:

The contract reassignment will not have a budget impact.

RECOMMENDATION:

Staff recommends approval of reassignment of a contract from Century Asphalt LLC to Texas Materials Group Inc.

9/13/2021

Agenda Item No. L)

PRESENTER:

Mike Mundell, Solid Waste Manager

SUBJECT:

Approval of a contract with AJM Packaging Corporation for the purchase of customized green waste collection bags for the Public Works Department.

DEPARTMENT: Public Works Department**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

On July 29, 2021, the City of New Braunfels issued a Competitive Sealed Proposal for green waste collection bags which are biodegradable heavy-duty paper bags utilized to collect yard waste such as grass clippings and leaves. The bags are customized by the vendor with City-provided artwork, including informational printing on both sides of the bags. The green waste collection bags are utilized by our citizens.

City received one (1) response on August 19, 2021 which was evaluated based upon price and qualifications. Upon review of the proposal, samples and qualifications, the Public Works staff recommends that the contract be awarded to AJM Packaging Corporation. The cost per bag will be \$0.4879 which will generate an estimated annual spend of \$140,515.20. The contract term will be for five (5) years beginning October 1, 2021 through September 30, 2026.

ISSUE:

Strategic Priorities: Maintain fiscal stability of City operations

FISCAL IMPACT:

Funding for the purchase described above has been incorporated into the Solid Waste Fund operating budget. Therefore, sufficient funds are available.

RECOMMENDATION:

Staff recommends approval of a contract with AJM Packaging Corporation for the purchase of customized green waste collection bags for the Public Works Department.

9/13/2021

Agenda Item No. M)

PRESENTER:

Barbara Coleman, Purchasing Manager

SUBJECT:

Approval of annual routine recurring expenditures for FY 2022 in accordance with City Charter Section 9.17.

DEPARTMENT: Finance**COUNCIL DISTRICTS IMPACTED:** City Wide**BACKGROUND INFORMATION:**

Per section 9.17 of the City Charter, City Council approval is required for annual purchases that exceed \$50,000. There are various routine expenditures that occur every year and staff recommends that these expenditures be approved all at once, to more efficiently manage staff resources as well as ensure compliance with the charter. This will eliminate the need for these expenditure requests to be brought to City Council individually throughout the year.

This action will allow purchases to be made as needed throughout the year. As indicated below, the purchases are competitively vetted by cooperative agreements, quote or justified as a single source. Funding has been allocated for all of the expenditures detailed below.

As additional vendors that are anticipated to exceed the \$50,000 threshold are identified, they would still be brought for City Council at that time. Moreover, any purchases that warrant individual consideration and approval will be brought to City Council in that manner.

The following purchases and estimated annual expenditures are recommended for City Council consideration:

Vendor Source	Service	Estimated	Contract Source
Acushnet Company Titleist	Commercial Golf Supplies for inventory - Funding is incorporated into the Stock-inventory budget	\$130,000	Sole Source
Amazon Market Place	City Wide purchases for general supplies and equipment -Funding is incorporated into the appropriate department budget	\$160,000	US Communities Omnia Partners
AT & T	City Wide Telecommunication Services - Funding is incorporated into the	\$60,000	DIR/Utility

	IT Department operating budget					
Avery Oil Company	Bulk fluids to support city wide fleet operations -Funding is incorporated into the Fleet Operations budget	\$55,000	BuyBoard			
Baker & Taylor Books	Library Books, supplies and other Cataloging Services -Funding is incorporated into the Library Department operating budget	\$240,000	TXMAS			
Baker & Taylor Entertainment	Audio Books, music and movies -Funding is incorporated into the Library Department operating budget	\$ 50,000	TXMAS			
BB Inspection Services	On-Call Inspection Services - Funding is incorporated into the Development Services Fund budget	\$75,000	IDIQ Professional Svc			
Bluebonnet Motors	Automotive Supplies & Services For Citywide fleet - Funding is incorporated into the appropriate Operating budget	\$235,000	Best Value			
The Chapman Law Firm	City legal support related to construction contract and issues -Funding is incorporated into the Legal Department Budget	\$100,000	Professional Svc			
Coats & Rose	Legal Support for Litigation on Yantis -Funding is incorporated into the The Legal Department's Operating Budget	\$50,000	Professional Svc -			
Ergon Asphalt & Emulsions Inc.	Custom Blended Emulsions -Funding is incorporated into the Streets and Drainage Budget	\$50,000	Sole Source			
ESRI	Geographic Information System software licenses and online GIS support -Funding is incorporated into the IT Department annual budget	\$ 62,000	Single Source			
Fastest Labs		Employee physicals and testing -Funding is incorporated into the appropriate operating budget	\$55,000	City Contract		
Freese & Nichols Inc.	Professional Support for Citywide projects -Funding is incorporated into the appropriate operating budget	Professional	Engineering Services	\$150,000	IDIQ	
Galls, Inc. /Angel/miller	Fire and Police Department Uniforms, Bullet proof vest and other accessories -Funding is incorporated into the	\$185,000	BuyBoard			

	appropriate operating budget		
Geographic Information Services	Geographic software support for the IT Department -Funding is supported by the Development Fund.	\$110,000	DIR
Goodyear Tire	Tires & Services for fleet vehicles including Recap tire service for City wide fleet vehicles -Funding is incorporated into the appropriate budget	\$ 150,000	BuyBoard
GTS Technology Solutions Inc	Email Security, computer replacements and on-demand purchases -Funding is incorporated in the IT operating budget.	\$400,000	DIR/BuyBoard
GT Distributors	Public Safety equipment, supplies Parts and uniforms -Funding is incorporated into the appropriate operating budget	\$130,000	BuyBoard
Grande Truck Center	Mechanical Services and Parts for Fleet Vehicles (trash collection vehicles) -Funding is incorporated into the Waste Management Enterprise Fund budget	\$80,000	BuyBoard
Harrell's Inc.	Landscape fertilizers for Parks Dept. -Funding is incorporated into the Golf Course Enterprise Fund	\$80,000	BuyBoard
Heil of Texas	Mechanical Services and Parts for Fleet Vehicles (trash collection bodies) - Funding is incorporated into the Solid Waste Management Enterprise Fund budget	\$150,000	BuyBoard
Herald Zeitung	Required Advertising - Funding is incorporated into the appropriate Department operating budgets	\$60,000	Single Source
Hesselbein Tire Southwest	Tires and services for Large trucks BuyBoard and equipment -Funding is incorporated into the Solid Waste Management Enterprise Fund budget	\$100,000	
Home Depot/ Home Depot Pro	-Misc. Building Supplies & equipment, - Funding is incorporated into the appropriate Operating budget	\$100,000	BuyBoard/ US Communities/ Omnia Partners
Hydradyne	Mechanical Service and Parts for Fleet Vehicles Drainage Division Tractors) - Funding is incorporated into the Solid Waste Management Enterprise Fund budget	\$60,000	Best Value/ SS-Warranty Work

Iteris Inc.			Data collection system for traffic & roads and miscellaneous supplies for traffic management - Funding is incorporated into the Public Works Department operating budget	\$ 90,000	TMAS/BuyBoard Sole Source		
K.	Friese	& Assoc.	Development Professional For Public Works-Engineering and Planning -Funding is incorporated into the Development Services Fund	Review	Assistance Services	\$200,000	IDIQ
Law Offices of Ryan Henry, PLLC			City general legal support -Funding is incorporated into the Legal Department budget.	\$50,000	Professional Svc		
Leissner Auto Parts/ NAPA Auto Parts			Parts and Supplies for Fleet Vehicles - Funding is incorporated into the Solid Waste Management Enterprise Fund budget	\$70,000	NJPA/Sourcewell		
Lower Colorado River Authority			Radio Services: Airtime and Radio Maintenance & Equipment -Funding is incorporated in to the appropriate Department operating budgets	\$270,000	LCRA Cooperative		
Lowery			On-Demand Appraisals -Funding is incorporated into the appropriate project budgets	\$50,000	IDIQ Professional Services		
Lowes			Misc. Building Supplies - Funding is incorporated into the appropriate Operating budget	\$50,000	NIPA/Omnia		
Master	Plan		Development Professional For Planning Department -Funding is incorporated into the Development Services Fund	Review	Assistance Services	\$100,000	IDIQ
Microsoft			Subscription to Microsoft and support City Wide System -Funding is incorporated into the IT Department operating budget	\$50,000	DIR		
Motorola Spillman Technologies			Annual Maintenance & License for Police and Fire Dept. computer aided dispatch and Records Management system - Funding is incorporated into the Police Department operating budget	\$185,000	Texas Dept. of Info. Res. (DIR)		
NAFECO			Safety Uniforms, Equipment and supplies - Funding is incorporated into the Fire Department operating budget	\$130,000	BuyBoard		
NB Fire Fighters Assoc.			Dues for City Fire Fighters	\$55,000	Sole Source		

	- Funding is incorporated into the Fire Department operating budget							
Pawelek & Moy Inc.	Contracted Services for Engineering and Surveying. - Funding is incorporated into the appropriate budget	\$50,000	IDIQ Prof Svc					
Precision Delta Corp	Ammunition for Police Department - Funding is incorporated into the Police Department operating budget	\$100,000	TXMAS					
Progressive Commercial Aquatics Inc.	Pool chemicals for City pools -Funding is incorporated into the Parks Department operating budget	\$70,000	BuyBoard					
SHI Government Solutions Inc.	Consolidated contracts for Subscription to Microsoft 365 & other miscellaneous support to City wide system, data, maintenance and contracted services for IT -Funding is incorporated into the Appropriate operating budget	\$255,000	Omnia Partners, PACE & DIR					
Siddons Fire Apparatus	Service work for Fire engine repairs - Funding is incorporated into the Fire Department operating budget	\$90,000	BuyBoard					
Southwest Public Safety	Vehicle auxiliary out-fitting for Department fleet - as needed -Funding is incorporated into the Vehicle Replacement Fund and/or the Police Department operating budget	\$130,000	BuyBoard/ Best Value					
Spectrum/ Time Warner Cable	Internet and cable service for dedicated Internet citywide access -Funding incorporated into the IT Department annual budget	\$70,000	Sole Source / DIR					
Staples	Citywide office, custodial and other General supplies -Funding is incorporated into the appropriate departments operating budgets	\$130,000	Sourcewell					
Strategic Government Resources	Temporary contracting for Executive Recruitment (as needed) -Funding is incorporated into the appropriate operating budget	\$50,000	Best Value					
Physio Control, Inc.	On-site comprehensive coverage for	\$82,000	Sole					
Stryker	LIFEPAK defibrillator (service, maintenance, parts and reconditioning). -Funding is incorporated into the appropriate operating budget							
Sunland Group	Development Review Assistance	\$400,000	IDIQ					

	Professional for Planning Department -Funding is incorporated into the Development Services Fund		Services	
TaylorMade Golf	Golf supplies and equipment for in-stock merchandise for Landa Park Golf Store. Supplies include golf balls, gloves, headwear, clubs, bags, etc. -Funding is incorporated into the Landa Park Golf Enterprise fund	\$50,000	Brand Name Exempt	
Terracon Consultants	Multi contract for Material Testing - Funding is incorporated into the appropriate budget	\$80,000	IDIQ Profession Svc	
Texas Municipal League	Self-Funded Pool for worker's compensation, property & liability insurance -Funding is incorporated into the appropriate operating budget	\$1,100,000	Self-Funded Pool	
Twincrest Technologies	Traffic Signal sensors	\$55,000	HGAC/TXMAS -Funding is incorporated into the appropriate budget	
Tyler Technologies Inc.	Software Licenses and	\$88,000	Sourcewell Annual maintenance to Support Time and Attendance, Municipal Court and Police Ticket Writers -Funding is incorporated into the appropriate Department budget	
US Postmaster	City Wide Postage - Funding is incorporated into the appropriate operating budget	\$55,000	Sole Source	
Version Wireless		City-wide wireless communications\$171,000 -Funding is incorporated into the Appropriate department operating Budgets		DIR
Wastequip	& Toter \$267,000	Waste Management Containers HGAC/NIPA/ Commercial dumpsters and Omnia Partners Residential trash and recycling carts -Funding is incorporated into the Solid Waste Management Enterprise Fund budget		
Watch Guard	Vehicle accessories to support City fleet	\$80,000	BuyBoard/HGAC vehicles & evidence library for Police Dept -Funding is incorporated into the appropriate operating budgets	

ISSUE:

Seeking City Council approval of projected annual spend greater than \$50,000 which maintains fiscal stability of City operations and allows for continuation of operations.

FISCAL IMPACT:

Funding for all initiatives and expenditures above were incorporated into the appropriate FY 2022 departmental budgets. However, the amounts above are estimates; actual costs are dependent upon needs. If the actual costs above exceed what was allocated in the budget for those services, departments are required to make that difference up elsewhere within their operating budget.

RECOMMENDATION:

Staff recommends approval of annual recurring expenditures for FY 2022 in accordance with City Charter section 9.17.

9/13/2021

Agenda Item No. N)

PRESENTER:

John Cox, Streets & Drainage Manager/Public Works

SUBJECT:

Approval to purchase equipment for the City's Public Works Streets & Drainage Division, from HOLT.CAT, Freightliner of Austin, Cooper Equipment Company, Nueces Power Equipment and approval to declare any replaced equipment as surplus as trade-ins will generate a cost savings to the City.

DEPARTMENT:

Public Works-Streets & Drainage

COUNCIL DISTRICTS IMPACTED: City-Wide

BACKGROUND INFORMATION:

The City identified a need to purchase equipment to add equipment that will increase productivity and efficiency of street repairs and maintenance performed by City's street and drainage crews.

The Backhoe Loader will give our crews the equipment needed to continue to be as efficient as possible without the added cost of renting. The Skidsteer will allow our crews to address more drainage issues without the added cost of renting. The Dump Truck will allow our crews to get material to the job sites quicker and improve our efficiency. The Wirtgen Milling Machine will allow our department to expand our internal crews ability and efficiency to maintain and repair streets. The Haul Truck and Trailer will allow us to move our Milling Machine to and from the job site as well as moving multiple pieces of equipment at one time.

Pricing was requested from HOLT.CAT through a Sourcewell cooperative contract, Freightliner of Austin through both a BuyBoard and TIPS cooperative contract, Cooper Equipment Company through a BuyBoard Contract, and Nueches Power Equipment through a BuyBoard cooperative contract. All requested equipment purchases are being made in accordance with the City's procurement policies and procedures and have been competitively solicited through the cooperatives represented. The total cost for the vehicles requested is \$1,005,192 which has been allocated in the FY22 adopted budget.

Equipment	Vendor/Contract	Qty	Extended Price
Backhoe Loader - 2021 Model: 420 C4S	HOLT.CAT Sourcewell Contract	1	\$108,750
Skidsteer - Caterpillar Inc. Model: 289D Cab Compact Construction Equipment	HOLT.CAT Sourcewell Contract	1	\$72,131
Dump Truck - 2023 Freightliner Model: 114SD Chassis, Cummins ISL, Allison 3500RDS	Freightliner of Austin BuyBoard Contract	1	\$121,258
Haul Truck - 2023 Western Star Model: 49X Tractor, Cummins X15, Allison 4500 RDS	Freightliner of Austin TIPS Contract	1	\$157,441
Haul Truck - New Etnyre 55 Ton Paver RTN55ETD3 Paver Special Trailer	Cooper Equipment Company BuyBoard Contract	1	\$83,984

Wirtgen Milling Machine Model: W 120 Xti	Nueces Power Equipment BuyBoard Contract	1	\$461,228 \$400
TOTAL		6	\$1,005,192

ISSUE:

Request for additional equipment to support Streets and Drainage operation.

FISCAL IMPACT:

The requested purchased are incorporated into the FY 2022 Adopted Budget for the Public Works Department.

RECOMMENDATION:

Staff recommends approval to purchase equipment for the City's Public Works Streets & Drainage Division, from HOLT.CAT, Freightliner of Austin, Cooper Equipment Company, Nueces Power Equipment and approval to declare any replaced equipment as surplus.

9/13/2021

Agenda Item No. O)

PRESENTER:

Patrick O'Connell, Fire Chief

SUBJECT:

Approval of a purchase with NAFECO for personal protective firefighting equipment for the New Braunfels Fire Department.

DEPARTMENT: Fire Department**COUNCIL DISTRICTS IMPACTED:** City Wide**BACKGROUND INFORMATION:**

The Fire Department is requesting a second National Fire Protection Association compliant bunker gear for all staff in the Fire Department. The personal protective equipment, PPE, gear includes a bunker coat, pant hood and gloves for all certified firefighters.

The Texas Commission on Fire Protection (TCFP) has adopted rules regarding the handling and cleaning of contaminated PPE that requires bagging, storage on the outside of fire apparatus, and washing as soon as possible following contamination. If other emergencies occur that require a firefighter to wear PPE, it must be taken out of the bags, re-worn, (further exposing them to the contaminants), and then the process is repeated.

This request will ensure our firefighters have a clean and dry bunker coat, pant, hood, and gloves to use following an incident that contaminates their primary set of bunker gear, which will allow for quicker laundering of contaminated gear and help minimize the instances of repeated exposures. Helmets and SCBA masks can be immediately cleaned and returned to service following use.

Based on review and evaluation, staff are recommending the purchase with NAFECO through a BuyBoard cooperative contract which has been competitively vetted. The total cost of the PPE equipment is \$318,939.

ISSUE:

Needed personal protective equipment for all staff to ensure firefighters clean gear is available to staff when needed.

FISCAL IMPACT:

The funding for this purchase is part of the FY 2022 operating budget for the Fire Department, therefore sufficient funds are available for this purchase.

RECOMMENDATION:

Staff recommends approval of a purchase with NAFECO for of personal protective fir fighting equipment for the New Braunfels Fire Department.

9/13/2021

Agenda Item No. P)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Approval of a license agreement with Matt Schumann (ParkHaus, LLC) to allow aerial encroachments over the City's right-of way along E. San Antonio Street at the property currently addressed as 173, 189, and 207 E. San Antonio Street in New Braunfels, Texas (also described as City Block 2003, Lot E 8 of S 110 of 35 & W 16 of E 24, and West 47 of Lot 98, being approximately .45 acres).

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:**

Section 114-7 of the New Braunfels Code of Ordinances authorizes the licensing of encroachments on public right-of-way and established fees for such encroachments. This code section exempts items such as awnings and signs from the fees schedule and license agreement requirements prescribed in the ordinance but does not provide such an exemption for balconies.

The subject property is a .45-acre vacant lot which formerly housed three commercial structures. The applicant is currently redeveloping the property to include a two-story shell building, a single-story shell building and a parking garage structure. The proposed project includes several aerial encroachments into the City's right-of-way (ROW). One of the proposed encroachments includes a balcony projecting over the ROW. This balcony is subject to the City's License Agreement requirements and associated fees.

Within the Downtown context, encroachments such as balconies, canopies and bay windows are an important element of infill building design. Historically, these elements were common in Downtown and contribute to the character of the area. Such design features are preferred in Downtown as they reinforce the human scale of new developments, enhance the public realm, and provide contextual references to historic buildings. As such, the proposed balcony is considered to be an added benefit to the city properties under Section 114-7(k).

ISSUE:

Building "A" is the northernmost proposed building and includes three façade elements that would extend from the building façade over the ROW. These include a first-floor canopy, a second-floor balcony, and a second-floor canopy. These encroachments would leave a clear zone of approximately 9.5 feet from the sidewalk to the bottom of the lowest encroaching façade element (the first-floor canopy). The lower canopy and balcony both extend over the ROW by 3.5 feet and the upper canopy extends over the ROW by 1.5 feet.

Building “B” is the southernmost proposed building at the site. This single-story building includes a canopy spanning the primary façade. This canopy encroaches over the ROW by approximately 3.5 feet and has a clear zone of approximately 9.5 feet.

Of these encroachments, the balcony is subject to a license agreement in accordance with Section 114-7(e) and 114-7(k) of the City’s Code of Ordinances. The proposed canopies were subject to Engineering Department review and have been approved but are exempted from the license agreement and fees per ordinance.

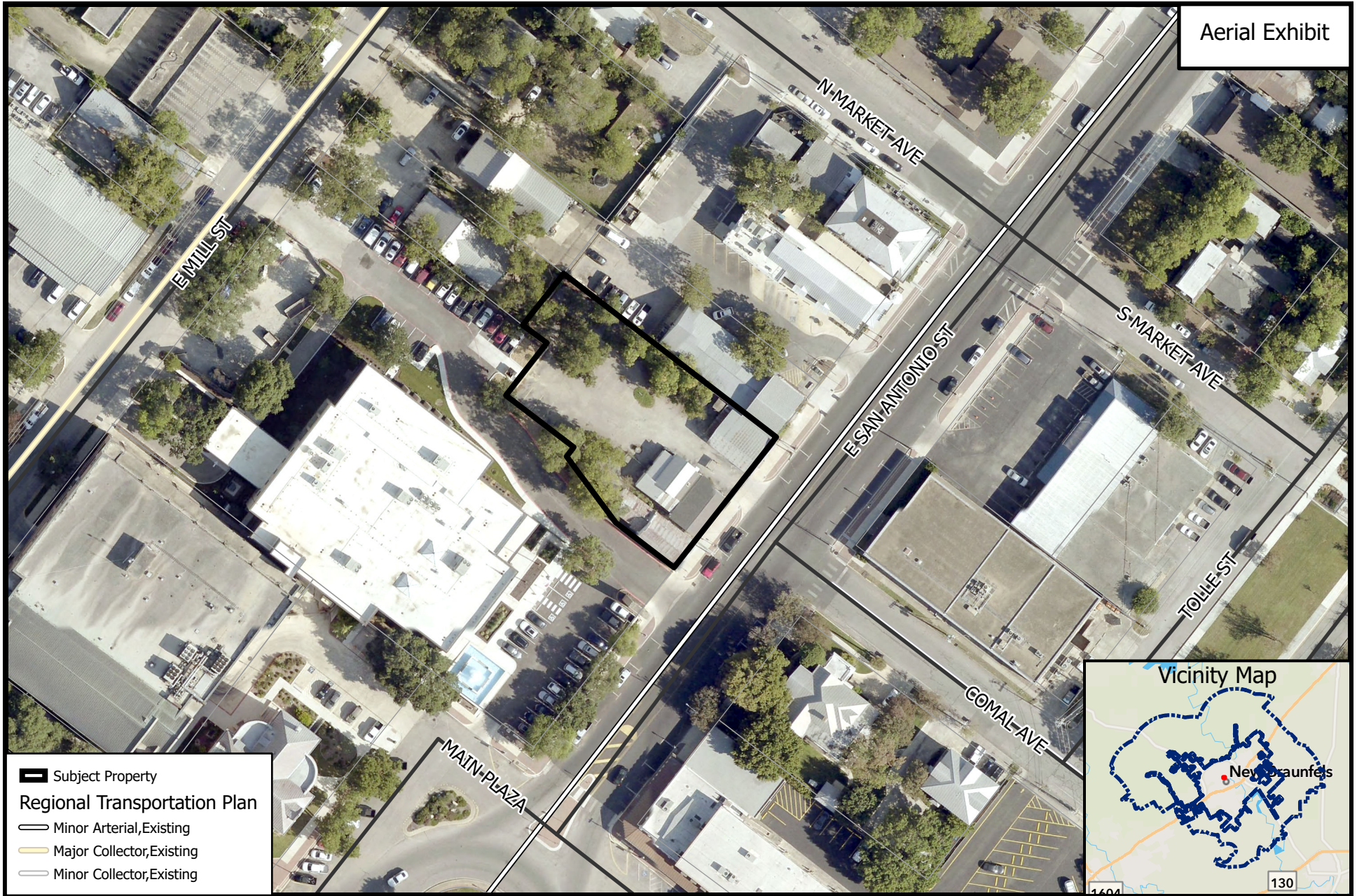
The proposed license agreement outlines limits on the City’s liability, provides an insurance requirement, allows the City rights to inspect the encroachment and compel any needed repairs at the licensee’s expense, and provides indemnification for the City.

FISCAL IMPACT:

The proposed license agreement would provide a minimal amount of revenue to the City. Per Section 114-7(e) the fee for aerial encroachments is limited to 7.5% of the value of the area to be licensed with a minimum annual fee of \$100.00. Given the small size of the balcony, the annual fee will be \$100.00. Indirect impacts of redevelopment in the New Braunfels area that include elements that create synergy between the building faces and the public realm and difficult to quantify. However, such improvements contribute to a unique sense of place that tends to generate more revenue per acre than other standard development scenarios.

RECOMMENDATION:

The Downtown Board met on August 17th and voted to recommend approval of the license agreement.





Excerpt from Approved Construction Drawings showing Balcony Encroachment

Exhibit "B"

License Agreement

This License Agreement is entered into on this the ____ day of _____, 2021 by and between Matt Schumann (“Licensee”) 111 W. San Antonio Street, Suite 200, New Braunfels, Texas 78130 and the City of New Braunfels (“Licensor”) acting herein through its duly authorized City Manager, 550 Landa Street, New Braunfels, Texas 78130.

Recitals

WHEREAS, the City is the owner of the public right of way described as the sidewalk and adjacent airspace along “East San Antonio Street in front of the properties currently addressed as 173, 189, and 207 East San Antonio Street as is more fully shown on the attached Exhibit “A” hereinafter referenced as the “City’s Property”; and

WHEREAS, Licensee is the owner of the property currently addressed as 173, 189, and 207 E. San Antonio Street in New Braunfels, Texas (also described as City Block 2003, Lot E 8 of S 110 of 35 & W 16 of E 24, and West 47 of Lot 98, being approximately .45 acres); and

WHEREAS, Licensee, in conjunction with Licensee’s redevelopment of the property currently addressed as 173, 189, and 207 E. San Antonio Street in New Braunfels, Texas desires to construct new commercial structures at the subject property with aerial encroachments into the City’s Property an with overhanging balcony; and

WHEREAS, the Licensor, is agreeable to Licensee’s construction and maintenance of these improvements, with the understanding that; (a) the City incurs no liability or maintenance obligations from such improvements, (b) the City is not required to pay any money for the purchase or the removal of such improvements; and (c) the improvements do not interfere with previously established easements.

NOW, THEREFORE, in consideration of the promises contained herein, Licensor does hereby grant a license to Licensee for the purpose redevelopment of the property currently addressed as 173, 189, and 207 E. San Antonio Street in New Braunfels, Texas to construct new commercial structures at the subject property with aerial encroachments into the City’s Property for overhanging balconies . The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

A. Licensee shall abide by the following terms:

1. Licensee at its expense shall prepare plans for said aerial encroachments and said plans must be approved by the City of New Braunfels' City Engineer. Notwithstanding the foregoing, Licensor acknowledges and agrees that Licensee's improvements will leave a clear zone of at least nine feet from the sidewalk to the bottom of the encroachment and may extend over the right of way a maximum distance of 4 feet; and
2. Licensor grants aerial encroachments only for those encroachments depicted in Exhibit "B" which includes one balcony; and
3. Licensee agrees that it will not construct or cause to be constructed or erected any other structure or improvement upon the sidewalk, without the express, written approval of the City Manager of Licensor; and
4. Licensor grants this License solely to the extent of its right, title and interest in the subject airspace without express or implied warranties; and
5. Licensor will incur no liability or maintenance obligations from such improvements; and
6. Licensor reserves the right to enter Licensee's property to inspect same at any time and inspect such balconies but not the obligation; and
7. Licensee shall be responsible for maintenance of Property and Licensee shall have the right to access Property for maintenance purposes. Licensor can order any repair to the balconies and such repair must occur within sixty (60) days. However, Licensor retains the right to perform maintenance in the event Licensee does not perform such maintenance and charge same to Licensee; and
8. Sole ownership of the improvements and their maintenance shall remain with Licensee, its successors or assigns unless otherwise agreed to in writing; and
9. For an initial period of ten years, Licensor shall have the right to terminate this agreement and request removal of the improvements only in the event that the improvements cause an unanticipated conflict with the Licensor's construction of city infrastructure or for breach of this agreement. After this initial ten-year period, Licensor shall have the right, at the sole discretion of the Licensor to terminate this agreement with or without cause and require removal of the

improvements at Licensee's sole expense upon sixty (60) days written notice to Licensee. The Licenser, in lieu of termination, may request that Licensee perform certain alterations, modifications or improvements to the improvements, at the sole expense of Licensee. However, if such alternations, modifications or improvements are not performed to the satisfaction of the Licenser, Licenser shall be entitled to exercise its right to terminate this agreement and require removal of the improvements; and

10. This Agreement until its revocation, shall bind each party's successors and assigns. Licensee and its successors and assigns, must notify Licenser of any change of Licensee or address to the Licenser within thirty (30) days of any such change.

B. Indemnification: In consideration of the permission extended to the Licensee by the City of New Braunfels, its officers, agents, employees, servants, successors or assigns, to use the City's Property identified in this Agreement for any or all of the purposes listed in this Agreement. Licensee does hereby agree to INDEMNIFY, DEFEND, REIMBURSE, DISCHARGE, and RELEASE the City and its officers, agents, employees, servants, successors, and assigns and HOLD THEM HARMLESS from and against any and costs, expenses, reasonable attorney fees, claims, suits, losses or liability for injuries including death, to persons and from any other costs, expenses, reasonable attorney fees, claims, suits, losses or liabilities or any and every nature whatsoever arising in any manner, directly or indirectly, out of or in connection with the Licensee's presence or activities on the City's Property identified herein by the Licensee, his agents, employees, servants, successors, assigns, contractors or subcontractors.

C. Liability Insurance: Licensee shall, at its own expense, purchase, maintain and keep in force liability insurance and shall protect Licensee and Licenser from claims which may arise out of or in connection with any operations at the Premises, whether the operations be by the Licensee or by anyone directly or indirectly employed or contracted by the Licensee, guest, invitee, volunteer, agent, or by anyone for whose acts Licensee may be liable. Lessee's insurance shall also insure Lessee's contractual

liability to the City as set forth in Section B above. The minimum amounts of liability insurance required are as follows:

Bodily Injury:

Per Person	\$300,000.00
Per Accident	\$500,000.00

Property Damage Liability.

Per Accident	\$100,000.00
Aggregate	\$100,000.00

Insurance required by this section shall be written so that the Licensee will be notified in writing in the event of cancellation, restrictive amendment or non-renewal at least thirty (30) days prior to the action. Certificates of Insurance shall be filed with the Licensor's Risk Manager.

1. All insurance required under this section shall be written with the City as an additional insured. In any event, Licensee is solely responsible for all losses arising out of, resulting from or connected with operations under this agreement whether or not the losses are covered by insurance. The City's acceptance of Certificates of Insurance that in any respect do not comply with the city's requirement does not release the Licensee from compliance within.
2. All insurance required under this section shall be primary over any other insurance coverage the City may hold.
3. The parties intend that the Licensee maintain liability insurance coverage not less than amounts prescribed in Section 101.023 of the Texas Civil Practice and Remedies Code as it may be amended from time to time. In the event such amounts increase beyond the limits set forth herein, the Licensee shall obtain such increased coverage and provide the City with the new certificate of insurance. The burden of maintaining proper insurance coverage and compliance with this subsection lies solely with the Licensee. Failure to maintain such insurance coverage is a breach of this Agreement.

D. This license constitutes the entire agreement between Licensor and Licensee on this

subject, and it may be amended only by written instrument executed by both parties. The license runs with ownership of the property currently addressed as 173, 189, and 207 E. San Antonio Street in New Braunfels, Texas (also described as City Block 2003, Lot E 8 of S 110 of 35 & W 16 of E 24, and West 47 of Lot 98, being approximately .45 acres

- E. The Licensor may terminate this license immediately upon Licensees breach of any term in this agreement.

All notices, requests and other communications dealing directly or indirectly with this license shall be in writing and shall be hand delivered by messenger or carrier service, telecommunicated or mailed by registered or certified mail (postage prepaid, return receipt requested, addressed to:

As to Licensor: City Manager
City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

Copy to: City Attorney
City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

As to Licensee: Matt Schumann
ParkHaus, LLC
111 W. San Antonio Street, Suite 200
New Braunfels, Texas 78130

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals on this ____ day of _____, 2021.

City of New Braunfels Texas
550 Landa Street
New Braunfels, Texas 78130

BY: _____
Robert Camareno, City Manager

STATE OF TEXAS §
 §
COUNTY OF COMAL §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Robert Camareno, City Manager, known to me to be the person whose name is subscribed to the foregoing contract and acknowledged that he has the authority and consent to bind the City of New Braunfels, Texas to this Agreement that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public, In and For

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney

ParkHaus, LLC
111 W. San Antonio Street, Suite 200
New Braunfels, Texas 78130

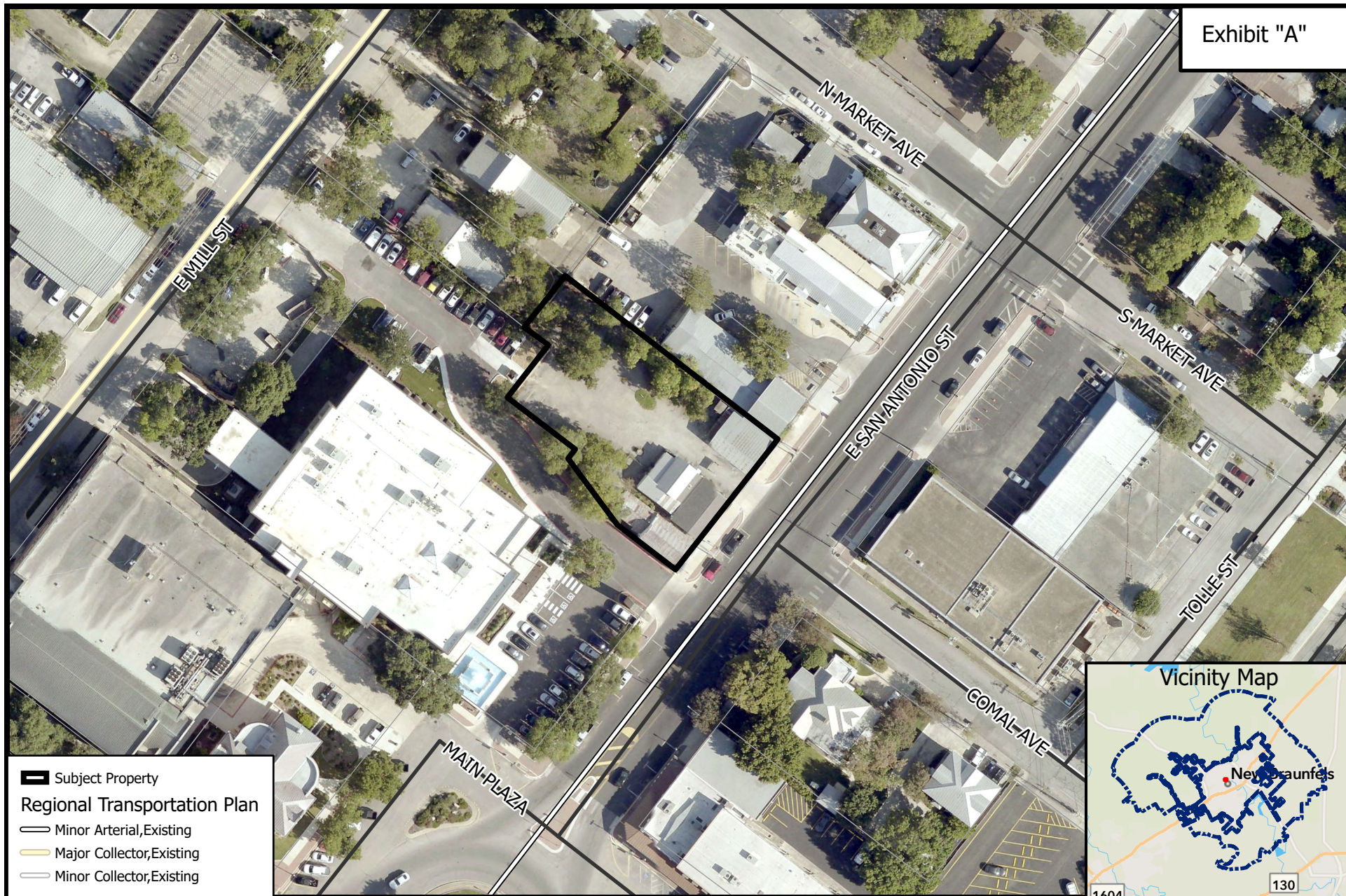
By: _____
Name: Matt Schumann
Title: Authorized Manager

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally Matt Schumann., known to me to be the person whose name is subscribed to the foregoing contract and acknowledged that he has the authority and consent to bind ParkHaus LLC to this Agreement that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day
of _____, 2021.

Notary Public, In and For
The State of Texas.





Excerpt from Approved Construction Drawings showing Balcony Encroachment

Exhibit "B"

9/13/2021

Agenda Item No. Q)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Approval of the appointment of Tina Olcott to the Central Texas Technology Center Advisory Board for an unexpired term ending April 26, 2024.

DEPARTMENT: City Secretary

COUNCIL DISTRICTS IMPACTED: City-wide

BACKGROUND INFORMATION:

The City of New Braunfels in partnership with the City of Seguin established the Central Texas Technology Center Board (CTTC) to assist in the administration of the CTTC and its programs. The CTTC Board is charged with the responsibility of oversight for the CTTC and with keeping both City Council's informed.

The board has a total of 10 members, five appointed from New Braunfels and five appointed from Seguin. The requirements are as follows: 1 4B Board member, 1 New Braunfels Chamber of Commerce representative, 1 New Braunfels Independent School District representative, 1 Comal Independent School District representative, and 1 City of New Braunfels resident.

Ms. Olcott has been recommended by Comal ISD to serve as their representative on the CTTC.

ISSUE:

Central Texas Technology Center Advisory Board appointments require City Council approval.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff recommends the approval of the appointment.

9/13/2021

Agenda Item No. R)

PRESENTER:

Garry Ford, Jr., Assistant Public Works Director/City Engineer

SUBJECT:

Approval of the second and final reading of an ordinance amending Section 126-346 of the City of New Braunfels Code of Ordinances to establish a no parking zone on the south side of Elliot Knox Boulevard between South Peach Avenue and Magnolia Avenue.

DEPARTMENT: Public Works**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:**

City of New Braunfels Police Department has identified a safety concern with vehicles parking along the Texas Department of Transportation (TxDOT) right-of-way on the south side of Elliot Knox Boulevard (Business IH 35) in order to access the Comal Tubes property. Elliot Knox Boulevard is a two-lane roadway at Peach Avenue and transitions to a three-lane roadway at Magnolia Avenue. In front of Comal Tubes, Elliot Knox Boulevard is a five-lane roadway. It is classified as a minor arterial in the 2012 Regional Thoroughfare Plan and has a posted speed limit of 40 mph. Patrons of Comal Tubes have been observed by staff to be jumping the curb to park in the right-of-way and walking across Elliot Knox Boulevard which poses a safety hazard to both those pedestrians crossing and the vehicles in the roadway, and a maintenance concern with vehicles parking on an unimproved area. Staff recommends establishing this area as a no parking zone in the Code of Ordinances and installing appropriate signage. TxDOT is supportive of the ordinance, and the City will be responsible for the installation of the no parking zone.

Staff has received calls from residents in the homes adjacent to Comal Tubes with parking concerns related to customers during the summer this year and in previous years. Parking by permit has been suggested to address the resident concerns, but a completed form has not been received at this time.

This item was presented to the Transportation and Traffic Advisory Board at their meeting on July 8, 2021. The board directed staff to investigate the parking requirements for Comal Tubes and determine if they are met.

Engineering Division staff worked with the city's Planning Division staff to determine the required parking for Comal Tubes as well as the amount of parking available on site. The required parking for tube rental businesses is one parking space for every 100 sq. ft. of building, including tube storage structures, or one space for every four tubes measured by the cubic area of the tube storage area, whichever is greater of the two. There are 40 spaces are provided on the subject property and based on the provided parking, they are restricted to renting a maximum of 144 tubes.

ISSUE:

Proposed parking restriction on Elliot Knox Boulevard across from Comal Tubes to ensure safety for

pedestrians and drivers on Elliot Knox Boulevard in this area.

FISCAL IMPACT:

Traffic control signs cost approximately \$150 each. Sufficient funding is available in the FY 2021 approved streets and drainage budget.

RECOMMENDATION:

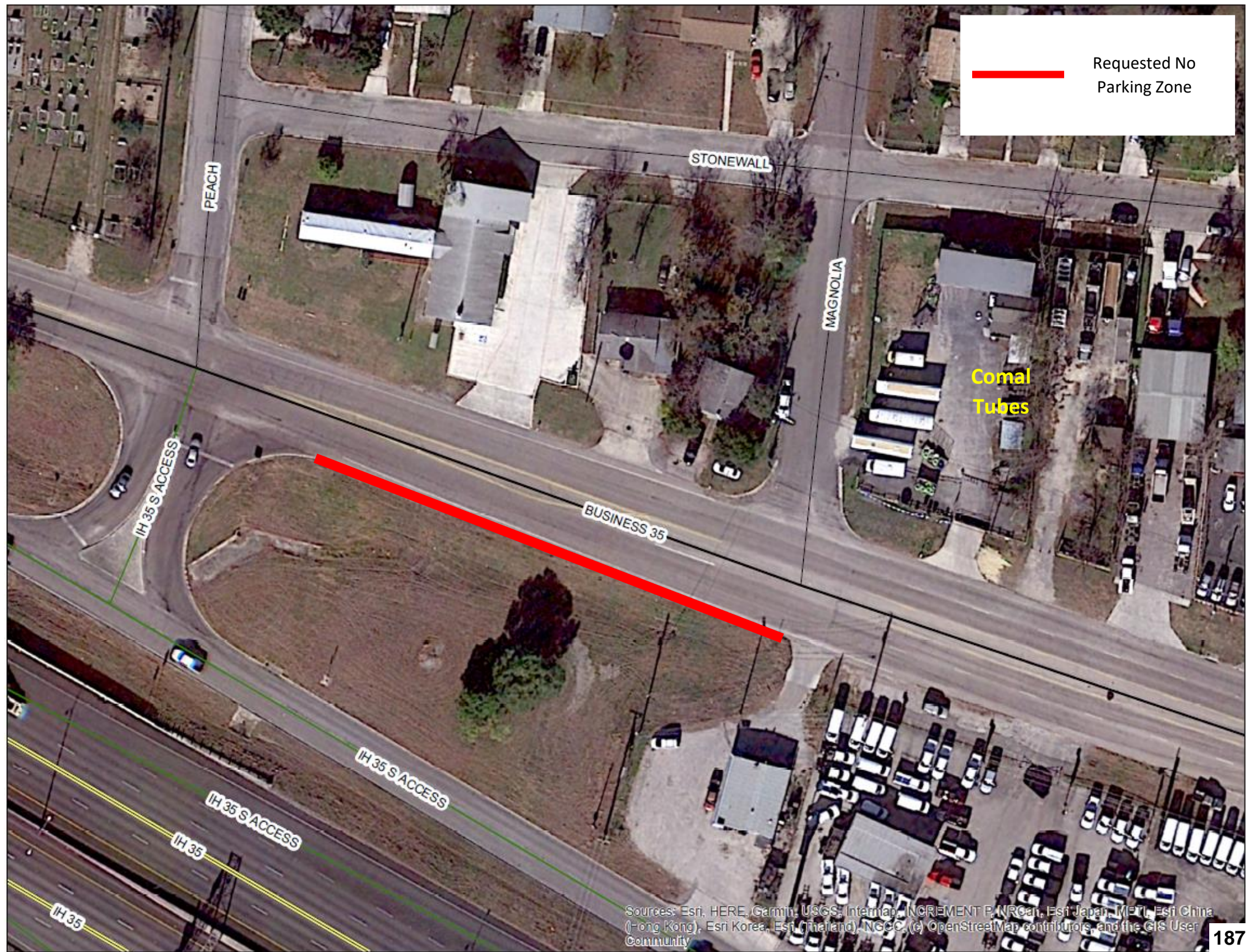
Transportation and Traffic Advisory Board

This item was considered and discussed by the Transportation and Traffic Advisory Board at their meeting on July 8, 2021. The board unanimously voted to recommend the creation of a new parking zone on the south side of Elliot Knox Boulevard between South Peach Avenue and Magnolia Avenue with the requirement that staff first investigate the parking requirements for Comal Tubes.

Staff

Staff recommends revising the city ordinance to establish a no parking zone on the south side of Elliot Knox Boulevard between South Peach Avenue and Magnolia Avenue.

Requested No
Parking Zone



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





ORDINANCE NO. 2021-_____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW
BRAUNFELS, TEXAS, AMENDING SECTION 126-346 TO RESTRICT
PARKING ON THE SOUTH SIDE OF ELLIOT KNOX BOULEVARD
BETWEEN SOUTH PEACH AVENUE AND MAGNOLIA AVENUE.**

WHEREAS, after engineering and field investigation, the Transportation and Traffic Advisory Board and the City Engineer have recommended that traffic control signs be installed on certain streets, avenues, thoroughfares and boulevards within the corporate limits of the City of New Braunfels 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 the City of New Braunfels Code of Ordinances Section 126-346 (f) is hereby amended as follows:

- (131) On the south side of Elliot Knox Boulevard between South Peach Avenue and Magnolia Avenue. Such no parking zone shall be designated as a tow away zone.

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 _____ day of _____, 2021.

PASSED AND APPROVED: Second reading this the _____ day of _____, 2021.

CITY OF NEW BRAUNFELS, TEXAS

RUSTY BROCKMAN, MAYOR

ATTEST:

CAITLIN KROBOT, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, CITY ATTORNEY

9/13/2021

Agenda Item No. S)

PRESENTER:

Jean Drew, AICP, CNU-A; Planning & Development Services Assistant Director

SUBJECT:

Approval of the second and final reading of an ordinance regarding a proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-family District addressed at 2662 Second Street.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Council District 1**BACKGROUND INFORMATION:**

Case No.: SUP21-234

Applicant: Chris Van Heerde
HMT Engineering & Surveying
290 S. Castell Avenue, Suite 100
New Braunfels, TX 78130
(830) 625-8555 chrisvh@hmtnb.com

Owner: Comal County Habitat for Humanity
Kristen Reynolds, Land Development Manager
1269 Industrial Drive
New Braunfels, TX 78130 kreynolds@comalhabitat.org

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

City Council held a public hearing on August 23, 2021 and unanimously approved the first reading of the requested rezoning ordinance. (7-0-0)

The subject vacant property is a through-lot with frontage on both Katy and Second Streets. The Win-Con manufacturing facility is located across Katy Street. This area was platted as the Bergfeld Addition in 1927 with 50-foot wide residential lots, and consists primarily of single-family homes constructed in the 1930s and 40s. Current R-2 standards require a minimum lot width of 60 feet. Habitat for Humanity purchased this vacant lot in 2019.

Surrounding Zoning and Land Use:

North - Across Katy Street, M-1/ Light manufacturing, warehouse
South - Across Second Street, R-2/ Single-family residence

East - R-2/ Single-family residence
West - R-2/ Single-family residence

ISSUE:

Although a duplex in a variety of configurations (including two separate single-family dwelling units) is a permitted use in the R-2 district, current zoning ordinance standards require a minimum lot area of 8,000 square feet to allow a duplex. The subject property is 50 feet wide by 130 feet deep and 6,500 square feet in area. Because it was platted prior to 1967 when the lot area standards were adopted, the ordinance does allow construction of a new single-family home, but not a duplex.

The applicant is requesting this Special Use Permit (SUP) to allow construction of a duplex (two units) on the 6,500 square foot lot.

As part of the implementation of Envision New Braunfels (the Comprehensive Plan), staff is already analyzing minimum lot size requirements to determine whether code revisions to allow duplex development on smaller lots should be considered by City Council.

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

- *Action 1.6:* Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- *Action 1.11:* Update policies and codes to achieve development patterns that implement the goals of this plan.
- *Action 2.1:* Sustain community livability for all ages and economic backgrounds.
- *Action 3.13:* Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- *Action 3.16:* Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives.
- *Action 3.30:* Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.
- *Action 3.31:* Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers.
- *Future Land Use:* The property is situated within the New Braunfels Sub-Area and in close proximity to an existing Civic Center.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Committee Recommendation:

The Planning Commission held a public hearing on August 3, 2021 and recommended approval of the request (7-1-0 with Commissioner Tubb voting no and Commissioner Gibson absent).

Staff Recommendation:

Approval.

Mailed notification pursuant to state statute:

Public hearing notices were sent to 19 owners of property within 200 feet of the request. The City has received two responses in favor (4, 18) and two in opposition (2, 13). Opposition represents 7% of the notification area.

Resource Links:

- Chapter 144, Sec. 3.3-7 (R-2) of the City's Code of Ordinances:

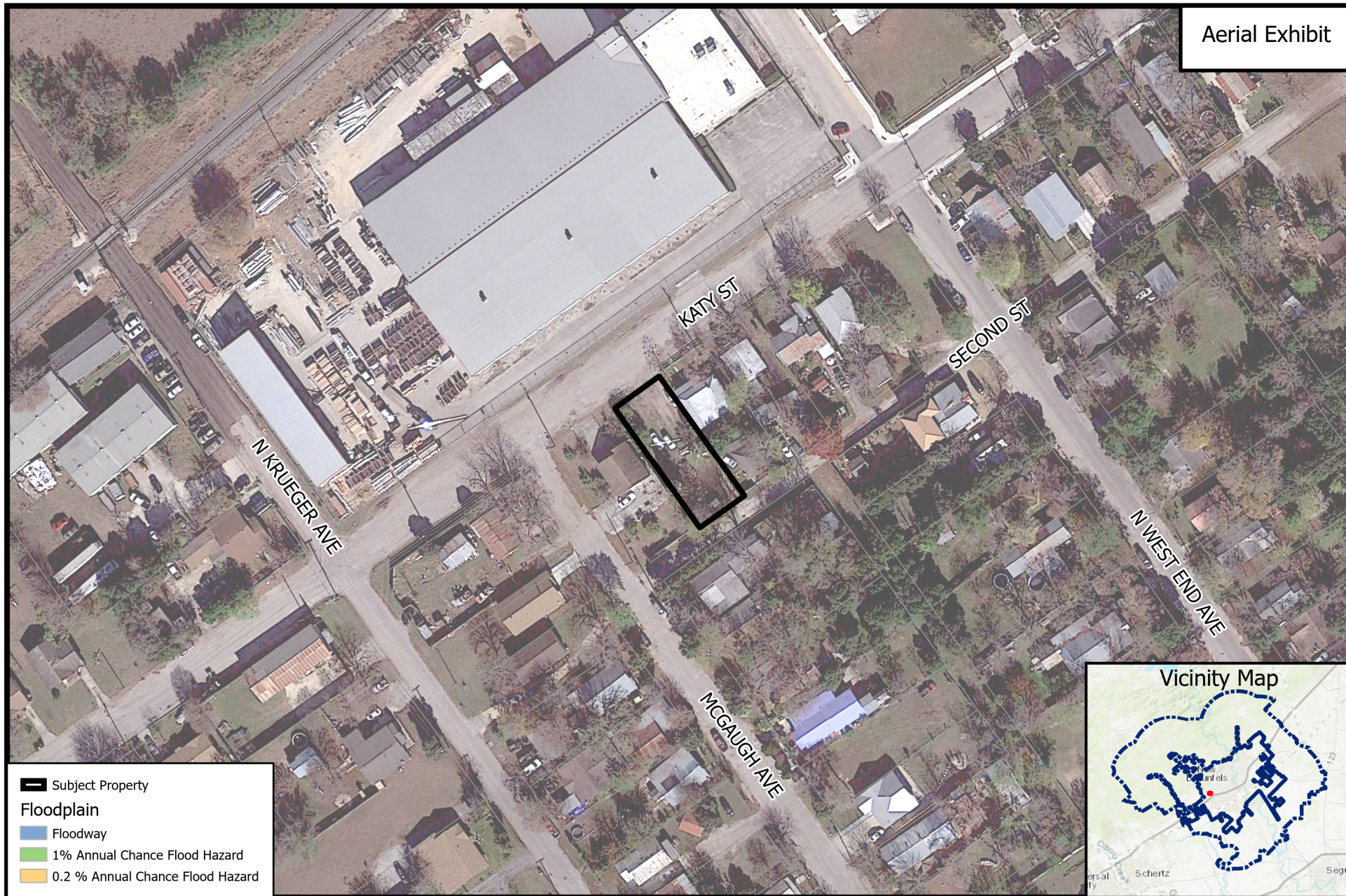
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_C H144ZO_ARTIII ZODI_S144-3.3ZODIREPRZOPRJU221987

- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_C H144ZO_ARTIII ZODI_S144-3.6SPUSPE

Attachments:

1. Aerial Map
2. Request Letter
3. Land Use Maps (Zoning, Existing, Future Land Use)
4. Notification Map
5. Photograph
6. Draft Planning Commission Minutes
7. Ordinance





290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

July 1, 2021

Holly Mullins
City of New Braunfels
550 Landa St.
New Braunfels, TX 78130

RE: SUP Application for 2662 Second Street

We believe that this proposed duplex on 2662 Second Street is in harmony with both the neighborhood and the Envisions New Braunfels comprehensive plan.

This site is currently zoned as R-2 (two-family housing). The proposed duplex use matches that zoning and is compatible with the neighborhood. All adjacent uses are residential homes and the lot directly to the east of the subject tract contains two dwelling units similar to this proposal.

The proposed duplex use is compatible with the Envisions New Braunfels comprehensive plan as a substantial section of that plan contemplates the availability of workforce housing, including action item 3.31:

"Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers."

This Type 1 SUP Application case is being brought by Habitat for Humanity a non-profit that is committed to has a mission of bringing "people together to build homes, communities and hope."

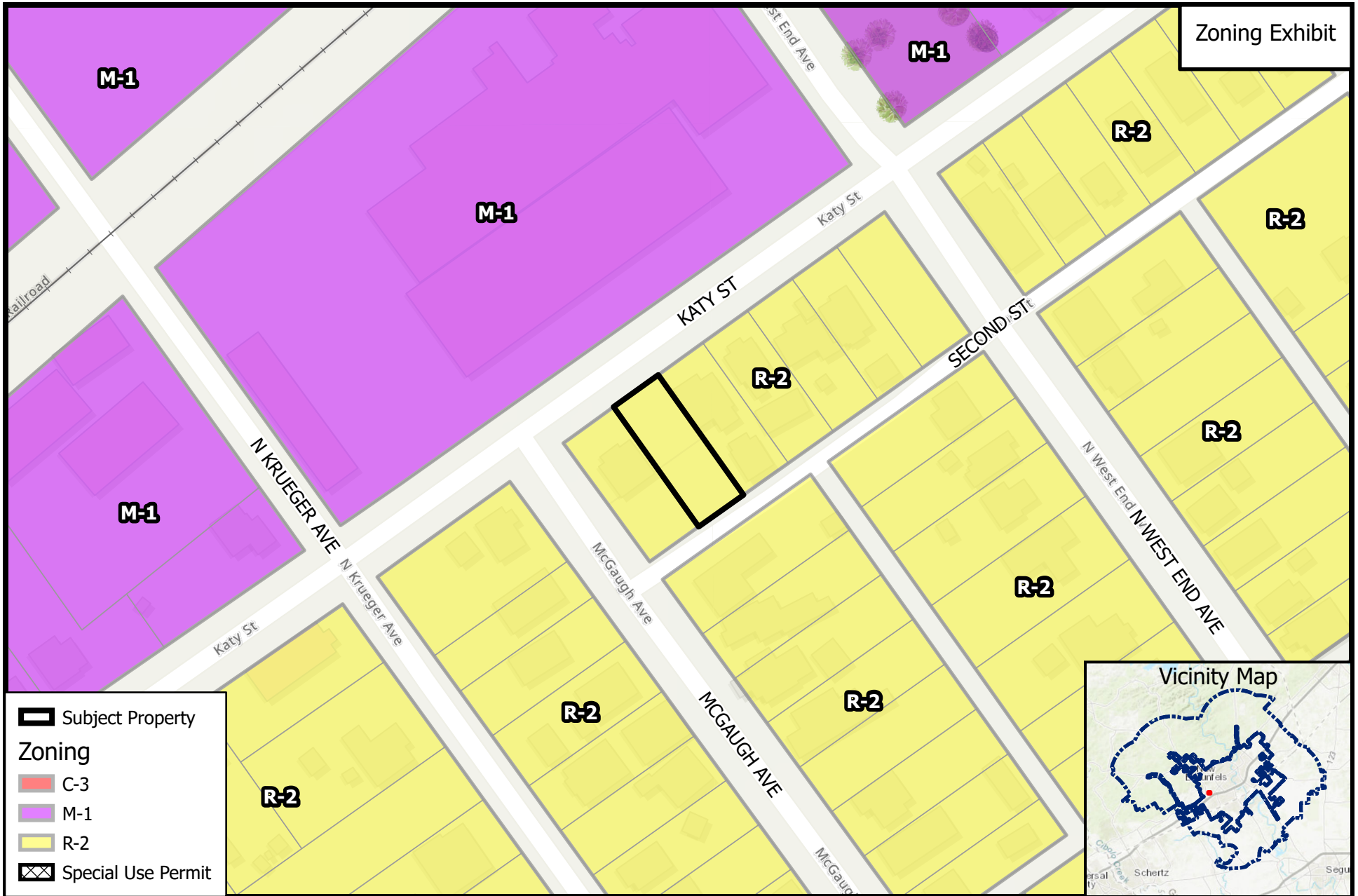
The reason for the submittal of this Type 1 SUP is due to the size of the existing lot. The current lot measures 50' wide by 130' deep with the area of the lot totaling 6,490 SF. The requirements from city code for a duplex lot are 60' width (Chapter 144, 3.3-2 (b)(2)(vi) and 8,000 SF area (Chapter 144, 3.3-2 (b)(2)(vii). We are therefore respectfully requesting this Type 1 SUP for relief from the above stated width and lot area requirements.

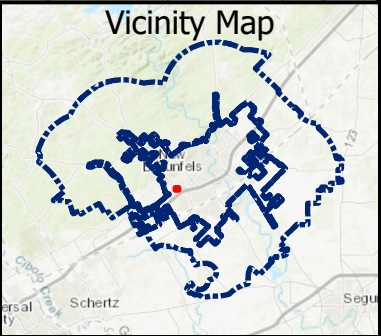
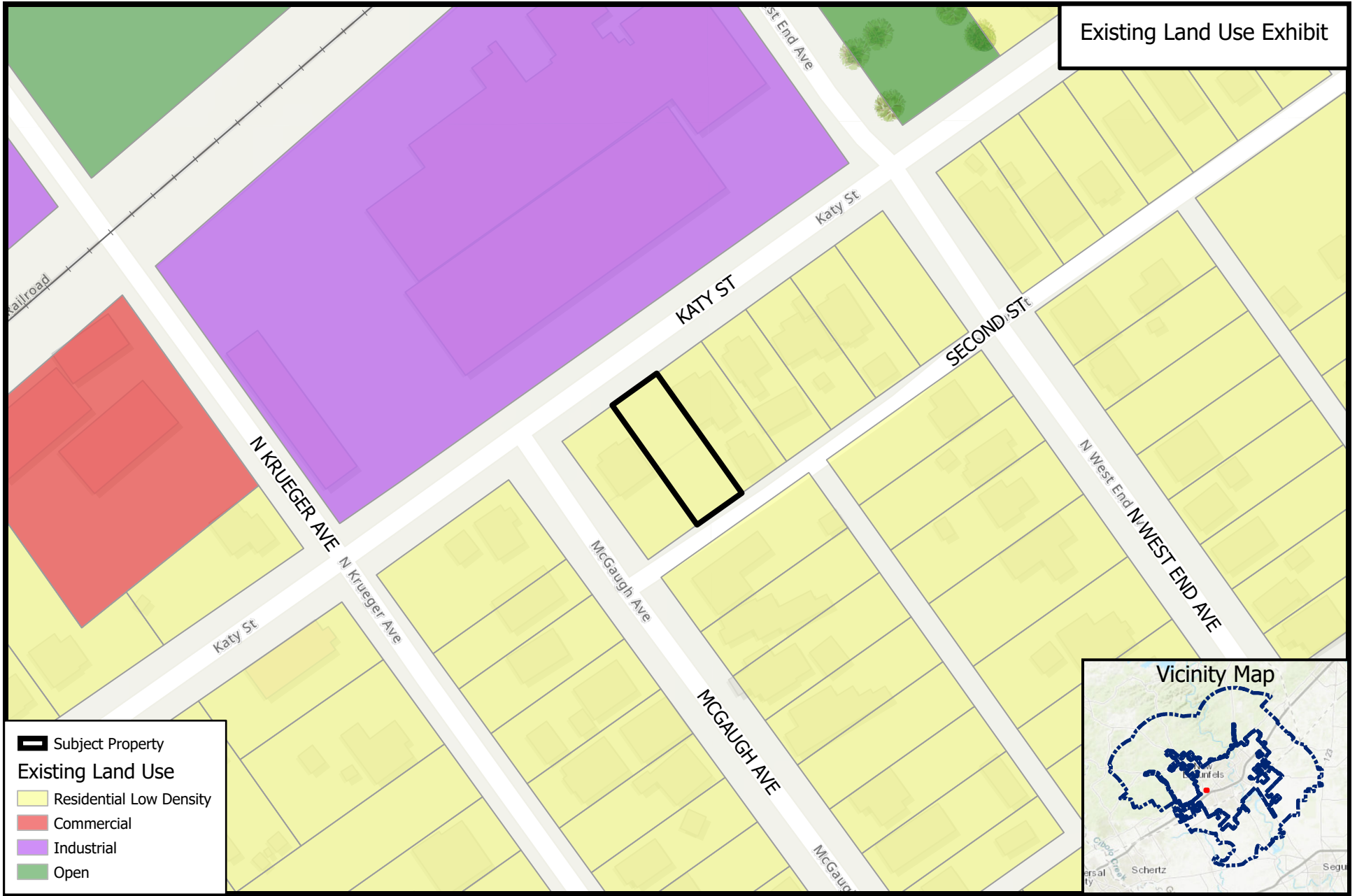
Please let us know if you have any questions or need any additional information.

Sincerely,

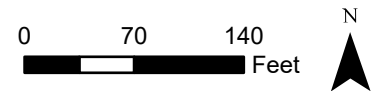
A handwritten signature in black ink that reads "Chris Van Heerde, P.E." in a cursive script.

Chris Van Heerde, P.E.
Managing Partner
HMT Engineering and Surveying





SUP21-234
SUP for duplex



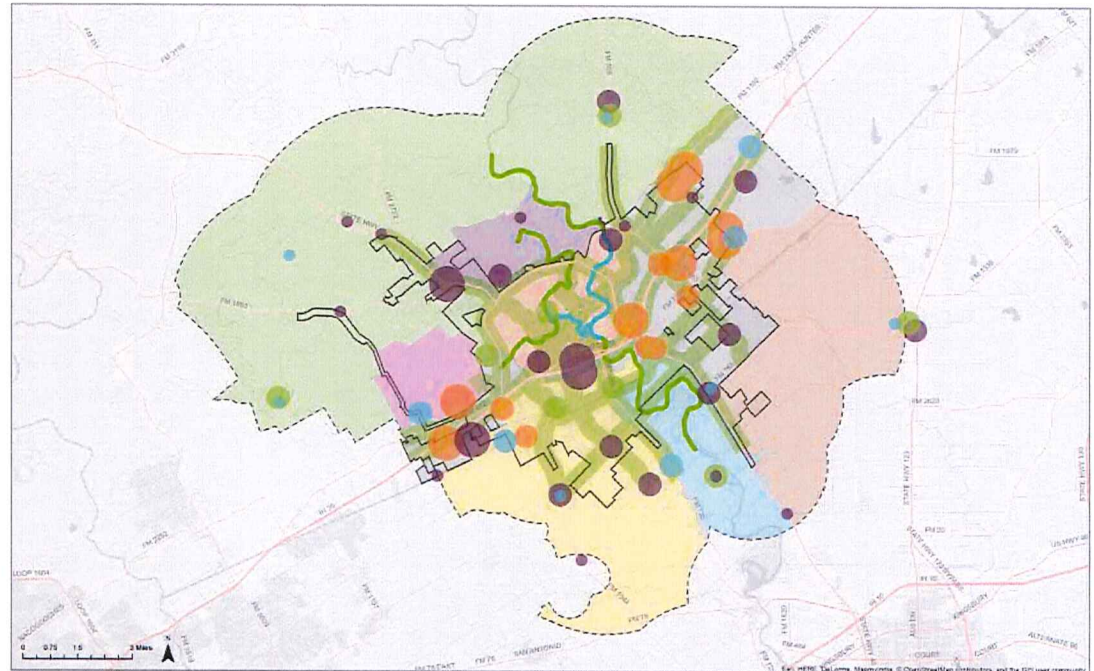
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by any other party is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors,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

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- In the New Braunfels Sub Area
- Near an existing Civic Center
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- **Action 3.16:** Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers.

Future Land Use Map



PLANNING COMMISSION – AUGUST 3, 2021 – 6:00PM

Zoom & City Hall Council Chambers

Applicant/Owner: HMT Engineering & Surveying on behalf of Comal County Habitat for Humanity

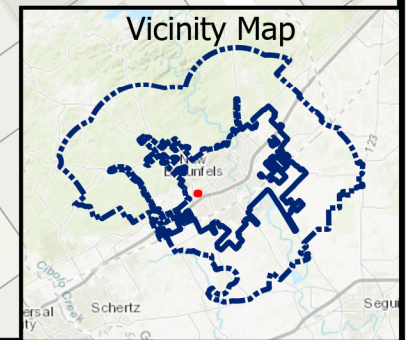
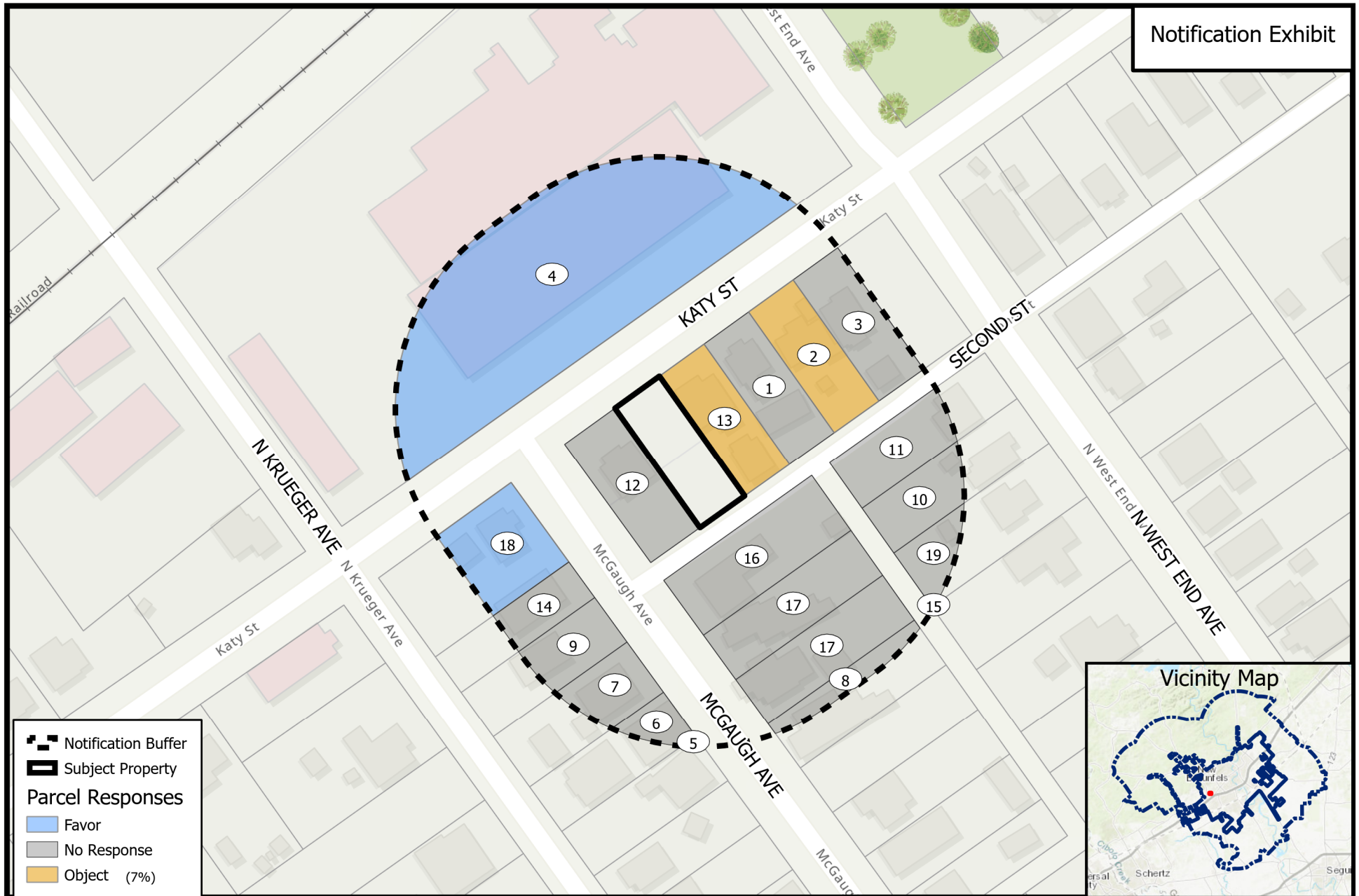
Address/Location: 2662 Second Street

PROPOSED ZONE CHANGE – CASE #SUP21-234

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

1. CASTILLO ISABEL
2. MONTANEZ ANTONIO & MARIA
3. HERNANDEZ CELVIN R
4. WIN CON ENTERPRISES INC
5. SALINAS MARIA
6. EURESTE MARIE G
7. HERRERA ALBERTO O & NORMA O
8. DIAZ CRISTINA M
9. PINA MANUEL
10. REYES IRENE
11. BALLESTEROS ANTONIO JR & MARIA
12. MANDUJANO ALBERTO & AURORA
13. ALEMAN LYDIA R
14. MANDUJANO ROSA
15. RIVERA ANASTACIO G & OFELIA PEREZ DE RIVERA
16. BAYONA FRANCISCO J & ALICIA
17. COMAL COUNTY HABITAT FOR HUMANITY
18. SCRJLP HOLDINGS LTD
19. CARREON ROBERTO & MARIA

SEE MAP



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-234 hm

Name: Win-Con Enterprises, Inc.

Address: 483 N. West End, NB 78130

Property number on map: 4

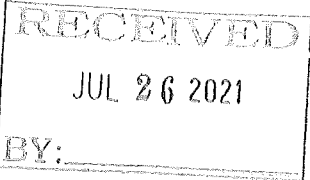
I favor: ☒

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

[Handwritten Signature]



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-234 hm

Name: SCRIP Holdings Ltd

Address: 383 McGough Ave, NB 78130

Property number on map: 18

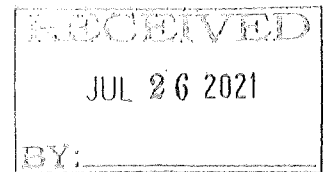
I favor: ☒

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

[Handwritten Signature]



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-234 hm

Name: Antonio & Maria Montano

Address: 2637 W. Katy St.

Property number on map: 2

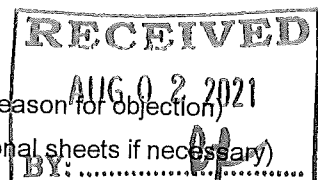
I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

[Handwritten Signature]



1. Katy St. is not a street anywhere, it's a freeway.
2. This alley is not named as 2nd second street never been named
3. Need 4 way stop sign at Katy & West 2nd Street.

Date: Wed, Jul 28, 2021

To the City Board Of New Braunfels:

I, Lydia Aleman, contest the rezoning of the lot next door to my residence located on 2665 Katy Street. The reason for the contestment is due to the fact that while I was owner of said lot, I was not able to build on the lot. The reason behind this is because The City of New Braunfels was admit that the lot in question was not big enough to build any kind of structure because of lack of square footage. After being told this I sold the lot to a Mr. Christino, who was also told the same information by The City of New Braunfels.

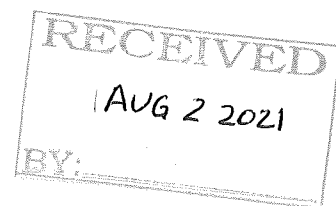
Habitat Of Humanity then hired a surveyor. When that survey was finished, the property line was drawn down the middle of my existing properties' driveway. This has been my driveway for over 44 years and was never part of the lot when sold in the past but was awarded to her. Although this lot has a lack of square footage, there are plans on building two residences. Now that a privacy fence has been put up, I have lost half of my driveway.

Despite the property lot next door remains 100 square feet short, Habitat of Humanity is being taken into consideration as a property to build on. I feel like my property, privacy, and rights as a long time property owner and New Braunfels local have been overlooked and disregarded.

I contest to the rezoning of the lot next door to my residence of 2665 Katy Street. Two residences should not be allowed to be built after two prior owners were told they couldn't and didn't build following the qualifications. Habitat of Humanity should not be the exception, and they too should abide to the rules and regulation set by The City of New Braunfels.

Thank You,

Lydia Aleman #13
2665 Katy St.





Subject Property – 2662 Second Street

Draft Minutes for the August 3, 2021 Planning Commission Regular Meeting

C) SUP21-234 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-Family District addressed at 2662 Second Street. Applicant: HMT Engineering; Owner: Comal County Habitat for Humanity; Case Manager: Holly Mullins.

Mrs. Mullins presented and recommended approval with conditions as stated in staff report.

Chair Edwards asked if there were questions for staff.

Discussion followed on nearby structures and surrounding properties.

Chair Edwards asked if the applicant would like to speak.

Crystal Moore elaborated on the request.

Discussion followed on the total number of floors, ownership structure, parking, price, Second St, and appearance of the project.

Chris Van Heerde provided further clarification.

Chair Edwards asked if anyone would like to speak.

Lydia Aleman, adjacent neighbor, spoke on Second St running behind the subject property, size of the lot, and survey.

Discussion followed on Second St. and access to the alleyway.

William Rodgers brought up a concern not posted on the agenda.

Chris Van Heerde addressed concerns over the driveway which was existing on the property.

Discussion followed on access to the property and the adjacent property.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Mathis, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-Family District addressed at 2662 Second Street. Motion carried (7-1-0) with Commissioner Tubb in opposition.

ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS GRANTING A SPECIAL USE PERMIT TO ALLOW A DUPLEX ON A LOT LESS THAN 8,000 SQUARE FEET IN AREA IN THE R-2 SINGLE AND TWO-FAMILY DISTRICT, ON LOT 17 BLOCK 2, BERGFELD ADDITION, ADDRESSED AT 2662 SECOND STREET; 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 a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety, and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for a duplex; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

WHEREAS, the City Council desires to grant a Special Use Permit on Lot 17 Block 2, Bergfeld Addition, addressed at 2662 Second Street, to allow a duplex on a lot less than 8,000 square feet in area in the R-2 Single and Two-family District; **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 adding the following tract of land as a "Special Use Permit" for the uses and conditions herein described:

Being Lot 17 Block 2, Bergfeld Addition, addressed at 2662 Second Street, as

depicted in Exhibit "A" attached, to allow a duplex on a lot less than 8,000 square feet in area in the R-2 district.

SECTION 2

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

SECTION 3

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 4

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of August, 2021.

PASSED AND APPROVED: Second reading this 13th day of September, 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

ATTEST:

CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



9/13/2021

Agenda Item No. T)

PRESENTER:

Garry L. Ford, Jr., Assistant Public Works Director/City Engineer

SUBJECT:

Approval of the first reading of an ordinance amending Section 126-346 of the City of New Braunfels Code of Ordinances to restrict parking on the east side of Hudson Lane from Hanz Drive to Bellesop Boulevard, on the west side of Hudson Lane from Hanz Drive to the intersection with the first alleyway, and on the north side of Bellesop Boulevard.

DEPARTMENT: Public Works

COUNCIL DISTRICTS IMPACTED: 4

BACKGROUND INFORMATION:

Staff received a written request from the High Cotton homeowner's association for a no parking zone on the east side of Hudson Lane from Hanz Drive to Bellesop Boulevard, on the west side of Hudson Lane from Hanz Drive to the intersection with the first alley, a restriction on overnight parking on the west side of Hudson Lane from the alley in front of 911 Hudson to Bellesop Boulevard, in the alleys, and on the north side of Bellesop Boulevard. The request is to allow enough room for emergency vehicles to drive on the streets within the High Cotton subdivision.

Staff conducted a site visit and measured the street width on Hudson Lane and Bellesop Boulevard at 24 feet for both roadways. The New Braunfels Fire Department was contacted regarding their roadway width needs within this subdivision. The Fire Department stated that a parking restriction on one side of both Hudson Lane and Bellesop Boulevard would be enough to allow emergency vehicles to drive safely on these roads.

Parking along the west side of the entrance to the subdivision, Hudson Lane from Hanz Drive north to the intersection with the first alley, is already restricted for a distance of 30 feet from the stop sign on Hudson Lane at Hanz Drive. However, parking restriction signs are not posted at this time because it is not standard practice to post them for every stop sign within the city.

The alleys within the High Cotton subdivision are private; therefore, an ordinance cannot be used to restrict parking in these locations.

A street area layout showing the proposed no parking zone and photos of vehicles parked in the area submitted by the HOA are attached.

ISSUE:

The High Cotton HOA has requested restricted parking within their subdivision due to concerns about available width for emergency vehicles.

FISCAL IMPACT:

Traffic control signs cost approximately \$150 each. Sufficient funding is available in the FY 2021 approved streets and drainage budget.

RECOMMENDATION:**Transportation and Traffic Advisory Board**

Transportation and Traffic Advisory Board unanimously recommended approval of a no parking zone on the east side of Hudson Lane from Hanz Drive to Bellesop Boulevard, west side of Hudson Lane from Hanz Drive to the intersection with the first alleyway, and on the north side of Bellesop Boulevard at their August 12, 2021 meeting.

Staff

Staff recommends a no parking zone on the east side of Hudson Lane from Hanz Drive to Bellesop Boulevard, west side of Hudson Lane from Hanz Drive to the intersection with the first alleyway, and on the north side of Bellesop Boulevard.





ORDINANCE NO. 2021-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING SECTION 126-346 TO RESTRICT PARKING ON THE EAST SIDE OF HUDSON LANE FROM HANZ DRIVE TO BELLESOP BOULEVARD, ON THE WEST SIDE OF HUDSON LANE FROM HANZ DRIVE TO THE INTERSECTION WITH THE FIRST ALLEYWAY, AND ON THE NORTH SIDE OF BELLESOP BOULEVARD.

WHEREAS, after engineering and field investigation, the Transportation and Traffic Advisory Board and the City Engineer have recommended that traffic control signs be installed on certain streets, avenues, thoroughfares and boulevards within the corporate limits of the City of New Braunfels 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 the City of New Braunfels Code of Ordinances Section 126-346 (f) is hereby amended as follows:

- (135) On the east side of Hudson Lane from Hanz Drive to Bellesop Boulevard. Such no parking zone shall be designated as a tow away zone.
- (136) On the west side of Hudson Lane from Hanz Drive to the intersection with the first alleyway. Such no parking zone shall be designated as a tow away zone.
- (137) On the north side of Bellesop Boulevard. Such no parking zone shall be designated as a tow away zone.

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 _____ day of _____, 2021.

PASSED AND APPROVED: Second reading this the _____ day of _____, 2021.

CITY OF NEW BRAUNFELS, TEXAS

RUSTY BROCKMAN, MAYOR

ATTEST:

CAITLIN KROBOT, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, CITY ATTORNEY

9/13/2021

Agenda Item No. U)

PRESENTER:

Garry Ford, Jr, Assistant Public Works Director/City Engineer

SUBJECT:

Approval of the first reading of an ordinance amending Section 126-346 of the City of New Braunfels Code of Ordinances to establish no parking zones in Prince Solms Park.

DEPARTMENT: Public Works**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:**

The River Operations Manager for the City of New Braunfels has requested that the locations in Prince Solms Park with existing yellow curb be added to the list of no parking zones in city ordinance. Yellow curb was historically used in New Braunfels to mark no parking zones, but is not enforceable. The requested new no parking zones will maintain adequate travel width on Liebscher Drive for emergency responders and allow staff to access the buildings within Prince Solms Park during the river season.

No parking zone signs were authorized by Keith Lane, Chief of Police, on June 22, 2021.

ISSUE:

Proposed parking restriction in Prince Solms Park at the following locations: (1) on both sides of Liebscher Drive from the intersection with S Liberty to the beginning of the paid parking spaces on both sides of Liebscher Drive, (2) on the south side of the Prince Solms Park parking lot, and (3) along the southwest side of Liebscher Drive from the 1-minute parking loading/unloading zone to the entrance to the Prince Solms Park parking lot.

FISCAL IMPACT:

Traffic control signs cost approximately \$150 each. Sufficient funding is available in the FY 2021 approved streets and drainage budget.

RECOMMENDATION:**Transportation and Traffic Advisory Board**

The Transportation and Traffic Advisory Board unanimously recommended establishing no parking zones in Prince Solms Park at their meeting on August 12, 2021.

Parks and Recreation Advisory Board

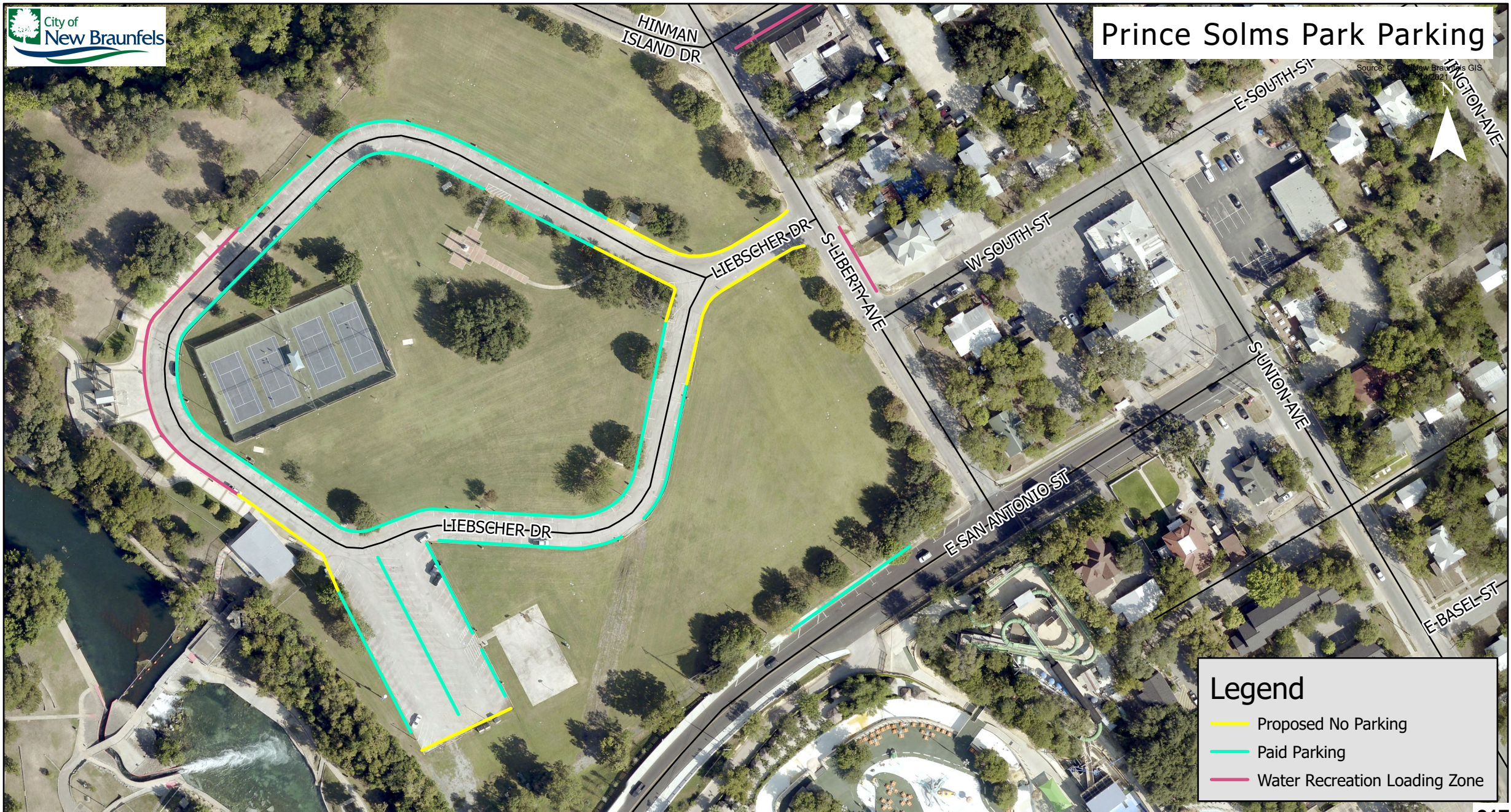
The Parks and Recreation Advisory Board unanimously recommended establishing no parking zones in Prince Solms Park at their meeting on July 20, 2021.

Staff

Staff recommends establishing no parking zones in Prince Solms Park at the following locations: (1) on both sides of Liebscher Drive from the intersection with S Liberty to the beginning of the paid parking spaces on both sides of Liebscher Drive, (2) on the south side of the Prince Solms Park parking lot, and (3) along the southwest side of Liebscher Drive from the 1-minute parking loading/unloading zone to the entrance to the Prince Solms Park parking lot.

Prince Solms Park Parking

Source: City of New Braunfels GIS
Data: 10/1/2021



ORDINANCE NO. 2021-_____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW
BRAUNFELS, TEXAS, AMENDING SECTION 126-346 TO RESTRICT
PARKING IN PRINCE SOLMS PARK.**

WHEREAS, after engineering and field investigation, the Transportation and Traffic Advisory Board and the City Engineer have recommended that traffic control signs be installed on certain streets, avenues, thoroughfares and boulevards within the corporate limits of the City of New Braunfels 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 the City of New Braunfels Code of Ordinances Section 126-346 (f) is hereby amended as follows:

- (132) On both sides of Liebscher Drive from the intersection with S Liberty to the beginning of the paid parking spaces on both sides of Liebscher Drive. Such no parking zone shall be designated as a tow away zone.
- (133) On the south side of the Prince Solms Park parking lot. Such no parking zone shall be designated as a tow away zone.
- (134) On the southwest side of Liebscher Drive from the 1-minute parking loading/unloading zone to the entrance to the Prince Solms Park parking lot. Such no parking zone shall be designated as a tow away zone.

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 _____ day of _____, 2021.

PASSED AND APPROVED: Second reading this the _____ day of _____, 2021.

CITY OF NEW BRAUNFELS, TEXAS

RUSTY BROCKMAN, MAYOR

ATTEST:

CAITLIN KROBOT, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, CITY ATTORNEY

9/13/2021

Agenda Item No. A)

Presenter/ContactJared Werner, Chief Financial Officer
(830) 221-4385 - jwerner@nbtexas.org**SUBJECT:**

Approval of the second and final reading of an ordinance adopting the 2021 ad valorem tax rates.

BACKGROUND / RATIONALE:

City Council held work sessions on the FY 2022 Budget and tax rates on August 10, 12 and 16.

The proposed tax rate of 47.5376 cents is a .8 cent decrease from last year. The Interest & Sinking (I&S - debt service) portion of the rate totals 22.7983 cents while the Operations & Maintenance (O&M - General Fund) portion of the rate totals 24.7393 cents. The total rate of 47.5376 cents is equal to the Voter Approval tax rate for this year as well. As a result of the Voter Approval calculation, the O&M (General Fund) portion of the rate decreases by nearly .8 cents. The I&S Rate remains at the same level as last year, which will provide sufficient revenue to support debt service payments for all existing and recently approved debt obligations. The two most recent issuances were approved at the August 16th Budget Workshop which will support the 2019 Bond Projects as well as provide funding for preliminary engineering for potential 2023 Bond Projects. Following is a summary of the tax rate calculations completed by the Comal County Tax Office.

PROPOSED TAX RATE	\$0.475376 PER \$100
PRECEDING YEAR'S TAX RATE	\$0.483194 PER \$100
NO NEW REVENUE TAX RATE	\$0.449967 PER \$100
VOTER APPROVAL TAX RATE	\$0.475376 PER \$100

State law requires that a public hearing be held by the governing body before adopting the final tax rate.

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

X	Yes	City Plan/Council Priority	Strategic Priorities: Maintain fiscal stability of City operations
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FISCAL IMPACT:

The ad valorem tax revenues provide funding for the FY 2022 Budget in the General Fund and Debt Service Fund.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the first reading of the tax ordinance for the 2021 ad valorem tax rates.

ORDINANCE NO. 2021-

TAX LEVY ORDINANCE

AN ORDINANCE LEVYING TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF NEW BRAUNFELS AND FOR THE TAX DEBT SERVICE FUND FOR PAYMENT OF INTEREST AND PRINCIPAL REQUIREMENTS FOR THE FISCAL YEAR OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022

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

SECTION 1. That there is hereby levied and there shall be collected for the use and benefit of the City's General Operating Fund during the Fiscal Year 2022, the sum of \$0.247393 on each One Hundred Dollars (\$100.00) of the assessed valuation of taxable property, real, personal and mixed, of said City of New Braunfels, which taxes, when collected, shall be paid into the City's General Operating Fund in the City Treasury. In accordance with the provisions and requirements of Section 26.05 (b) (1) of the Texas Property Tax Code, as amended, the City Council hereby states that **THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.**

SECTION 2. That there is hereby levied and there shall be collected for the use and benefit of the City's Tax Debt Service Fund during the Fiscal Year 2022, the sum of \$0.227983 on each One Hundred Dollars (\$100.00) of the assessed valuation of taxable property, real, personal and mixed, of said City of New Braunfels, which taxes, when collected, shall be paid into the City's Debt Service Fund.

SECTION 3. That the governing body of the City of New Braunfels proposes to use the revenue attributable to the tax rate increase for the purpose of funding increases to support increased General Fund service demands, meet the city's debt service commitments as well as other increased expenses related to the growth of the community.

SECTION 4. That for the use and support of the Fiscal Year 2022 Budget, the total tax levy of \$0.475376 on every One Hundred Dollars (\$100.00) assessed valuation of taxable property in the City of New Braunfels as listed and rated above, shall become due and payable on/about October 1st, 2021, and become and be considered delinquent if not paid by January 31st, 2022. In

accordance with the provisions and requirements of Section 26.05 (b) (1) of the Texas Property Tax Code, as amended, the City Council hereby states that **THE TAX RATE WILL EFFECTIVELY BE RAISED BY 5.6 PERCENT AND WILL DECREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$7.85**

After January 31, 2022, such taxes shall become delinquent and the penalty and interest designated herein shall be collected for each month or portion of month that the delinquent taxes remain unpaid:

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
Penalty	6	7	8	9	10	12	12	12	12	12	12	12
Interest	1	2	3	4	5	6	7	8	9	10	11	12
Total	7%	9%	11%	13%	15%	18%	19%	20%	21%	22%	23%	24%

The rate of interest to be collected on delinquent taxes shall be one percent (1%) per month for each month they remain unpaid. On July 1, the total penalty incurred on delinquent taxes shall be twelve percent (12%) without regard to the number of months the tax is delinquent. Accrual of interest at one percent (1%) per month for each month taxes remain unpaid shall continue to accrue until taxes are paid.

Further, after July 1, 2022, an additional Tax Attorney Fee in the amount of fifteen percent (15%) shall be added to penalty and interest as set forth herein on all delinquent taxes forwarded to the designated Delinquent Tax Attorney for collection of said delinquent taxes.

SECTION 5. All monies collected under this Ordinance for the specific items herein named, be and the same are hereby appropriated and set apart for the specific purposes indicated in such items and that the Assessor-Collector of Taxes, the City Secretary and the City Treasurer shall keep these accounts so as to readily and distinctly show the amount collected, the amounts expended and the amount on hand at any time, belonging to such funds, it is hereby made the duty of the Tax Assessor-Collector of Taxes and every person collecting money for the City of New Braunfels, Texas, for delivery to the City Treasurer and the City Secretary at the time of depositing monies, a statement showing to what funds such deposit shall be made and from what sources received. All receipts for the City not specifically apportioned by this Ordinance are hereby made payable to the General Operating Fund of the City.

SECTION 6. The recorded vote on this Ordinance was as follows:

1st Reading 2nd Reading

District One	Council Member Shane Hines
District Two	Mayor Pro Tem Justin Meadows
District Three	Council Member Harry Bowers
District Four	Council Member Lawrence Spradley
District Five	Council Member Jason Hurta
District Six	Councilmember James Blakey
	Mayor Rusty Brockman

SECTION 7. That all ordinances and parts of ordinances in conflict be and same are hereby repealed.

SECTION 8. This ordinance shall become effective immediately upon its passage as provided by the Charter.

PASSED AND APPROVED: First reading this the 9th day of September, 2021.

PASSED AND APPROVED: Second reading this the 13th day of September, 2021.

CITY OF NEW BRAUNFELS, TEXAS

BY: _____
Rusty Brockman, Mayor

ATTEST:

Caitlin Krobot, City Secretary

APPROVED AS TO FORM:

VALERIA ACEVEDO, City Attorney

9/13/2021

Agenda Item No. B)

Presenter/Contact

Jared Werner, Chief Financial Officer
(830) 221-4385 - jwerner@nbtexas.org

SUBJECT:

Approval of the second and final reading of an ordinance adopting the FY 2022 Operating Budget and Plan of Municipal Services.

BACKGROUND / RATIONALE:

City Council held work sessions on the FY 2022 Budget and tax rates on August 10, 12, and 16, 2021. As required by Texas Local Government Code, a public hearing on the budget was also held on September 9, 2021.

The attached ordinance includes the budget order as well. The budget order document describes how the budget will be controlled and managed throughout the fiscal year. At last, the budget order also includes a memo which describes any changes recommended to the proposed budget prior to adoption. The FY 2022 Proposed Operating Budget and Plan of Municipal Services document is adopted with the ordinance, budget order as well as the memo which covers any changes recommended by staff.

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

<input checked="" type="checkbox"/>	Yes	City Plan/Council Priority	Strategic Priorities: Maintain fiscal stability of City operations
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FISCAL IMPACT:

The FY 2022 Operating Budget and Plan of Municipal Services will provide funding for all programs and projects for the new fiscal year.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the first reading of the budget ordinance for the FY 2022 Budget.

ORDINANCE NO. 2021-

AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF NEW BRAUNFELS FOR THE FISCAL YEAR 2022; MAKING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND REGULATING THE PAYMENT OF MONEY OUT OF THE CITY TREASURY.

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

SECTION 1. The annual budget as more detailed in the attached document – City of New Braunfels FY 2022 Proposed Budget and Plan of Municipal Services - by reference and made a part hereof; and the attached Budget Order (including attachments) are hereby ratified and adopted as the budget for Fiscal Year 2022.

SECTION 2. The amounts documented in the City of New Braunfels FY 2022 Proposed Budget and Plan of Municipal Services are hereby appropriated subject as hereinafter set forth in this ordinance for use in maintenance and support of the departments and divisions of the City's government and for the purposes hereinafter mentioned for the fiscal year beginning October 1, 2021 and ending September 30, 2022.

SECTION 3. That revenues included in the City of New Braunfels FY 2022 Proposed Budget and Plan of Municipal Services shall be used to fund the City's required expenditures for FY 2022. The amount of revenue raised by taxation shall constitute a determination of the amount of levy for the City's purposes in the corresponding tax year.

SECTION 4. That expenditures of funds for the City of New Braunfels shall hereafter be made in conformance with this budget as adopted; and as set forth in the Charter and ordinances of the City of New Braunfels, Texas.

SECTION 5. This ordinance shall become effective immediately upon its passage as provided by the Charter.

PASSED AND APPROVED: First reading this the 9th day of September, 2021.

PASSED AND APPROVED: Second reading this the 13th day of September, 2021.

CITY OF NEW BRAUNFELS, TEXAS

BY: _____
Rusty Brockman, Mayor

ATTEST:

Caitlin Krobot, City Secretary

APPROVED AS TO FORM:

VALERIA ACEVEDO, City Attorney

Budget Order

City of New Braunfels FY 2022 Budget

For the period October 1, 2021 through September 30, 2022

Approval of the FY 2022 Budget

City Council approves the FY 2022 Budget as filed with the City Secretary.

Authorized Positions and Salaries

The positions listed in the FY 2022 Budget document under each department or division are the authorized positions for FY 2022. These lists include seasonal, part time regular and part time positions but not temporary positions. Temporary positions are approved during the year at the City Manager's discretion and depend on available budgeted funds. Any increase in the authorized number of positions requires City Council approval.

Salary increases are authorized for FY 2022 and unless otherwise directed by the City Manager, will be effective January 28, 2022. Uniform employees are also eligible for step pay plan adjustments. Step pay plan increases are effective on the employee's anniversary in their current position.

The FY 2022 Budget, as adopted by City Council, controls expenditures by fund, department and at the group level for all funds in these categories. These groups are:

- Employee Expenses
- Operations Expenses
- Capital Expenses
- Interfund Transfers
- Debt Service
- Contingencies

This means that, although funds are allocated into individual line items in each budget and those line-item allocations are adopted as part of the FY 2022 Budget, departments have flexibility in expensing these funds within the group. As long as the total appropriation for a group (for example employee expenses) is not exceeded, one or more-line items in the group (for example certification pay) may exceed its budget allocation. Operating (recurring) and Equipment and Initiatives (one-time), shown separately in the budget appropriations, are considered part of one appropriation - Operations Expenses - for budget control purposes. In the proposed budget document, funding for resource requests are separated from the other expenditure categories. This funding will be incorporated into the adopted budget document in the appropriate expenditure category i.e. employee, operating, capital expenditures.

In the CDBG, Special Revenue, Grants Funds, EARIP/HCP Fund and New Braunfels Economic Development Corporation (NBEDC) Budget, appropriations are controlled at the project level. As the Council accepts federal entitlements and grants, as donations are received from outside sources, and as projects are approved, those proceeds are appropriated and available to departments and to NBEDC to expend for identified City purposes and needs. As projects are completed, appropriations are reconciled to match the actual expenditure, to ensure that funds aren't expended up and above the intent of the specific allocation.

Capital Improvement Funds (as listed in the designated section of the FY 2022 Budget document)

Capital improvement funds are controlled at the project level. Expenditures within the individual projects may span fiscal years. However, budgetary control is not exercised by fiscal year; it is by the total project cost and total project expenditures. This provides a more realistic approach to budgetary control for these types of activities.

Budget Amendment Process

The budget may be changed through a budget transfer or a budget amendment only through an action of the City Manager (transfers) or City Council (amendments). Transfers move appropriations within a fund from one of the appropriation groups listed above to another of those groups, for example from operations expenses to capital expenses. These transfers most often occur within one department but can occur between departments within the same fund. The City Manager has the discretion to approve budget transfers. Budget amendments generally reflect changes in revenues and may allocate additional funds into a budget expenditure appropriation. Staff prepares an agenda item for Council consideration that describes the proposed budget amendment. A vote by the majority of the Council is required for approval of a budget amendment.

Authority of the City Manager

The City Manager and his authorized and designated employees, at his direction, are authorized to sign or release easements, airport leases, permits, and licenses; to authorize change orders of less than \$50,000; to sign interlocal agreements as authorized by state law; to sign documents authorizing the payment of funds, and to expend public funds as authorized by state law unless otherwise authorized by the City Council; to settle paving assessment, weed mowing, demolition, and other disputes based on legal questions of whether the assessments are enforceable or other extenuating factual circumstances. The City Manager is authorized to adjust compensation, within Council policy direction, of any City employee when in his discretion an adjustment needs to be made to hire or retain qualified personnel. The City Manager is authorized to hire temporary employees when needed and if sufficient funds are available within the adopted budget. The intent of this section is to provide the ability to conduct daily affairs of the City, which involves numerous decisions of a routine nature, and to hire and retain qualified personnel.

City Council Approval

The City Council hereby approves grants and contracts that are set out by this budget and authorizes the City Manager and his authorized and designated employees, at his discretion, to sign said federal, state, and other such grant and contract documents, including interlocal agreements, on behalf of the City. The funds for said contracts, agreements, and purchases are hereby approved and appropriated. The intent of this section is to approve and simplify the grant process and approve expenditures that are exempt from the Purchasing and Contracting Authority of Municipalities, Chapter 252 of the Local Government Code.

ATTACHMENT 1

To: City Council

From: Jared Werner, Chief Financial Officer

Date: September 9, 2021

Subject: Recommended Changes to the FY 2022 Proposed Budget

After further staff review of the FY 2022 Proposed Budget document submitted to the City Council for their consideration, the following changes are recommended.

1. General Fund – The Proposed Budget included 3 months of operating costs for the new Police Department Headquarters, which included a Custodial position as well as operating costs such as janitorial supplies, landscaping, etc. The Proposed Budget captured all the cost in the Police Department Budget. This amendment will allocate the appropriate funding from the Police Department to the Public Works and Parks Department for all non-PD related expenses. There is no fiscal impact to this amendment.

New Police Department Headquarters	
<i>Decrease</i> Police Dept operating expenditures	\$41,224
<i>Increase</i> Parks and Rec operating expenditures	\$5,000
<i>Increase</i> Public Works operating expenditures	\$36,224

2. General Fund – The Proposed Budget included funding for a custodial contract within the Das Rec operating budget. As the budget was finalized, city staff was in the process of determining whether to maintain this service under contract or internalize the service with additional staff. As a result of various service issues and deficiencies, City staff have determined it is necessary to cancel the current custodial contract. As a result, this amendment will decrease the Das Rec operating budget to allow for the creation of a new Custodial position (1 FTE).

Parks and Recreation	
<i>Decrease</i> operating expenditures	\$40,000
<i>Increase</i> salary expenditures	\$40,000

Das Rec
Custodian

FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget
2	2	3

3. Enterprise Funds – When the final numbers for the proposed document were developed, there was a formulaic error within the Enterprise Funds budget. The error specifically removed the funding for FICA and TMRS (retirement) benefit expenditures. To address the miscalculation, the following increases to employee expenditure budgets are recommended to be included in the Adopted Budget so that benefit costs are accurately budgeted.

Increase Employee Expenditures	
Solid Waste	\$676,649
Golf Course	\$141,863
Civic/Convention Center Fund	\$90,066
Airport Fund	\$111,286

4. Solid Waste – The Proposed Budget included four additional Solid Waste Operators to allow the residential division to reestablish the number of stops per route in line with industry standards. Three of the new automated side load collection vehicles will be purchased from the Solid Waste Fund, while the fourth will be purchased from the Enterprise Equipment Replacement Fund. After the proposed budget was presented to City Council, staff determined there was an error in the amount allocated for the three vehicles to be purchase from the Solid Waste Fund. The increase referenced below will allocate the additional funds needed to purchase all three vehicles within the Solid Waste fund. The impact to the Fund Balance from the increase will be immaterial. The FY 2022 Adopted Fund Balance is still well above the 25% target required by policy.

Solid Waste	
<i>Increase Capital expenditures</i>	\$565,394

9/13/2021

Agenda Item No. C)

Presenter/Contact

Jared Werner, Chief Financial Officer
(830) 221-4385 - jwerner@nbtexas.org

SUBJECT:

Approval of a resolution of the City of New Braunfels ratifying the increase in revenue generated by the 2021 property tax rate included in the FY 2022 Annual Budget.

BACKGROUND / RATIONALE:

Texas Local Government Code Section 102.007 requires the City Council take a vote to ratify the increase in revenue generated by the 2021 property tax rate. This vote is in addition to and separate from the vote to adopt the budget or to set the tax rate as required by Chapter 26 of the Tax Code.

This resolution ratifies and acknowledges that the adoption of the FY 2022 Annual Budget will require raising more revenue from property tax revenue than in the previous year. This budget will raise more total property taxes than last year's budget by \$2,709,337 or 6.4%, and of that amount \$1,339,530 is tax revenue to be raised from new property added to the tax roll this year.

The increase in revenue is required to fund the programs and services as outlined in the Proposed Budget. The tax rate is effectively 5.6% more than the no new revenue tax rate, which is the rate required to collect the same amount of revenue on the same properties that were on the rolls last year.

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

<input checked="" type="checkbox"/>	Yes	City Plan/Council Priority	Strategic Priorities: Maintain fiscal stability of City Operations
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FISCAL IMPACT:

The ad valorem tax revenues provide funding for the FY 2022 Budget in the General Fund and Debt Service Fund.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the resolution ratifying the increase in revenue generated by the 2021 property tax rate included in the FY 2022 Annual Budget.

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, RATIFYING THAT THE ADOPTION OF THE FY 2022 ANNUAL BUDGET WILL REQUIRE RAISING MORE REVENUE FROM PROPERTY TAXES THAN IN THE PREVIOUS YEAR.

WHEREAS, the Legislature of the State of Texas has amended Section 102.007 of the Local Government Code; and

WHEREAS, a separate vote of the City Council is required to ratify that the adoption of the FY 2022 Annual Budget will require raising more revenue from property taxes than the previous year; and

WHEREAS, this resolution represents such action.

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

SECTION 1. The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

SECTION 2. The Tax Year 2020 notification statement that states, "This Budget will raise more total property taxes than last year's budget by \$2,709,337 or 6.4%, and of that amount \$1,339,530 is tax revenue to be raised from new property added to the tax roll this year" has been made."

SECTION 3. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest. This resolution shall be effective immediately upon adoption.

SECTION 4. The recorded vote on this resolution was as follows:

District One	Councilmember Shane Hines
District Two	Councilmember Justin Meadows
District Three	Councilmember Harry Bowers
District Four	Councilmember Lawrence Spradley
District Five	Councilmember Jason Hurta
District Six	Councilmember James Blakey
	Mayor Rusty Brockman

PASSED AND APPROVED: This the 13th day of September, 2021.

CITY OF NEW BRAUNFELS, TEXAS

BY: _____
Rusty Brockman, Mayor

ATTEST:

Caitlin Krobot, City Secretary

9/13/2021

Agenda Item No. D)

PRESENTER:

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

SUBJECT:

Consideration of the second and final reading of an ordinance regarding a proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from “SND-1” Special Neighborhood District - 1 to “C-2A” Central Business District.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 6**BACKGROUND INFORMATION:**

Case #: PZ21-0233

Owner/

Applicant: Seals Family Properties, LLC
Kelly Garcia
392 W. Mill St.
New Braunfels, TX 78130
(210) 807-0288 kelly@furtherholdings.com

Staff Contact: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

City Council held a public hearing on August 23, 2021 and approved the first reading of the applicant’s requested rezoning (4-3 with Councilmembers Bowers, Hurta and Spradley in objection).

The 7,406 square foot (0.17-acre) tract is located approximately 250 feet southeast of the intersection of W. San Antonio Street and S. Guenther Avenue. The subject property is developed with a single-family residence and is oddly configured, completely surrounded by another tract.

The applicant is requesting a change of the base zoning district from “SND-1” Special Neighborhood District to “C-2A” Central Business District. The applicant intends to combine the subject lot with the 1.36-acre tract that surrounds it, currently zoned Central Business District (C-2), to facilitate its redevelopment. A district comparison chart (attached) shows the proposed zoning for this lot will allow for a variety of uses that are compatible with surrounding central business district uses, and consistent with zoning in this block and corridor.

Surrounding Zoning and Land Use:

North - C-2 / Antique Store and Warehouse
South - C-2 / Private driveway and single-family residences
East - C-2 / Antique Store and Warehouse

ISSUE:

The current SND-1 zoning district is a Special Zoning District that was intended for development of detached single-family residences. It was created by the Sophienburg Hill Neighborhood with development standards and allowed uses that were consistent with the historic layout and development of this neighborhood.

The proposed C-2A district is intended to be utilized within the downtown and its environs and allows for commercial, residential and mixed-use development. C-2A, as well as C-2 zoning are required to comply with setback/buffer standards outlined in sections 3.3-8 and 3.4-14 of the Zoning Ordinance, which require a setback of at least 20 feet plus one foot for each foot of building height over 20 feet, when adjacent to existing residential uses or residential zoning.

The proposed rezoning is consistent with the following actions from Envision New Braunfels and the Workforce Housing Study:

- *Action 1.3:* Encourage balanced and fiscally responsible land use patterns.
- *Action 1.15:* Implement Downtown area improvements planned in the adopted 2010 Downtown Implementation Plan, and further envisioned in the South Castell Avenue Visioning Plan, including but not limited to a downtown hotel, increased downtown residential units, and expansion of the Civic/Convention Center.
- *Action 2.33:* Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and to discourage sprawl.
- *Action 2.5:* Encourage diversification of commercial activity Downtown to build on and sustain existing historic resources and maximize structure utilization for economic expansion.
- *Action 3.1:* Plan for healthy jobs/ housing balance.
- *Action 3.2:* Consider multiple factors for guiding community growth, such as our downtown and the natural environment.
- *Action 3.13:* Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- *Action 3.4:* Revitalize the core of New Braunfels to ensure balanced development.
- *Workforce Housing Study Recommendations:* Ensure through city zoning and other required legal entitlements related to housing construction that new types of housing products (small lot, duplex, townhome, etc.) are allowed by regulations.

The property is situated in the New Braunfels Sub-Area, within a Transitional Mixed-Use Corridor and Existing Employment, Market, Civic, Outdoor Recreation and Education Centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

The Planning Commission held a public hearing on July 6, 2021 and recommended approval (8-0) with Commissioner Gibson absent.

Staff recommends approval. The proposed rezoning of this lot would facilitate continuity of any abutting redevelopment. The allowed uses in C-2A would create opportunities for encouraged walkable mixed use, would be compatible with uses along West San Antonio Street, and would be consistent with ongoing redevelopment in Downtown and the general area.

Mailed notification pursuant to state statute:

Public hearing notices were sent to owners of 12 properties within 200 feet of the request. The City has received one response in favor (#11) and six responses in objection (#2, 3, 4, 6, 8 & 12) from owners of property within the notification area. The City has also received two responses (one in favor and one in objection) from owners of properties outside of the notification area. **Opposition represents 20% of the notification area. Pursuant to state statute, a $\frac{3}{4}$ majority of City Council (6 votes) will be required to approve the applicant's request unless that opposition changes.**

Resource Links:

Chapter 144, Section 3.8. (SND-1) of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.8SPDI

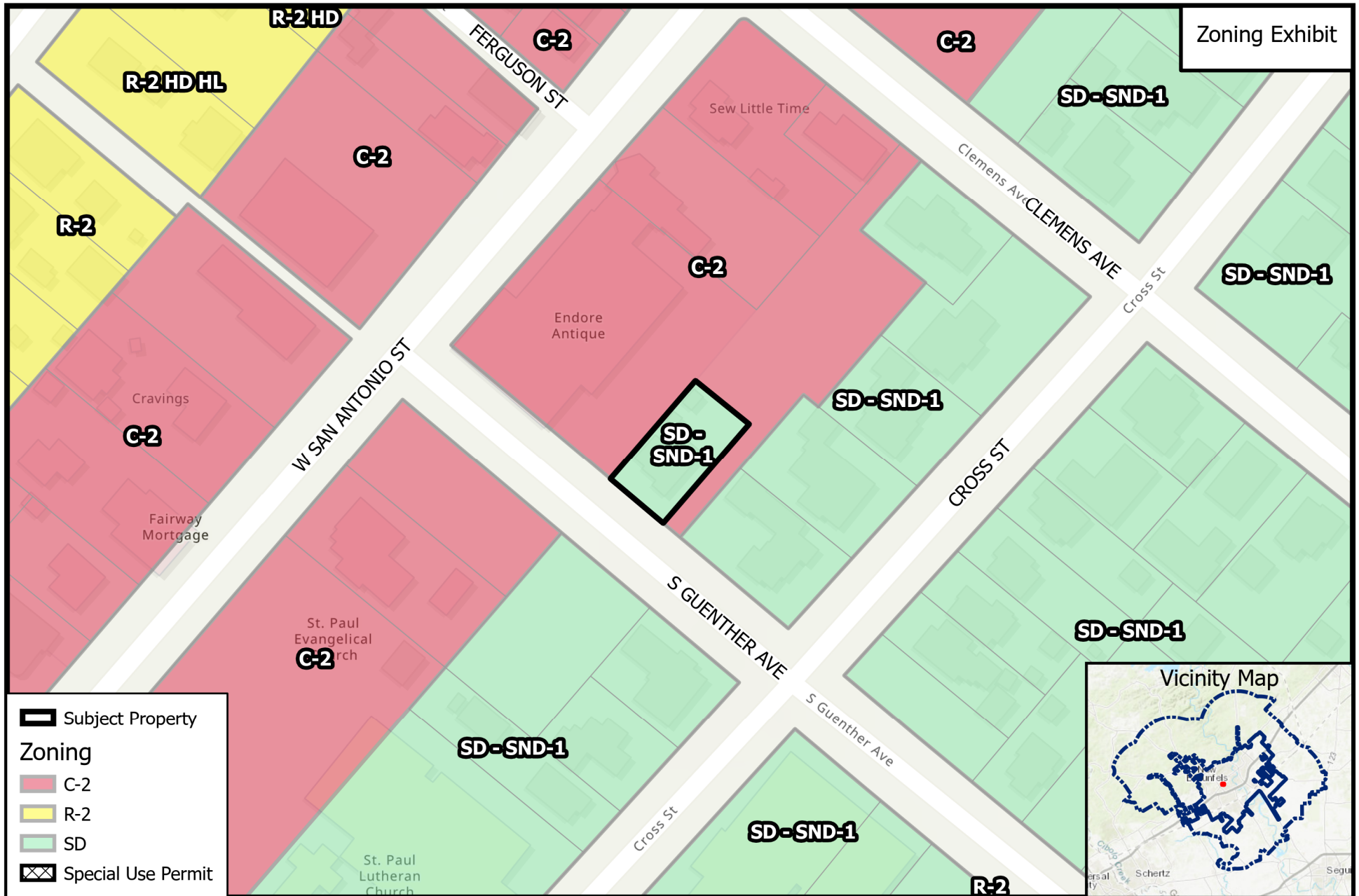
- Chapter 144, Section 3.4-14. (C2-A) of the City's Code of Ordinances:

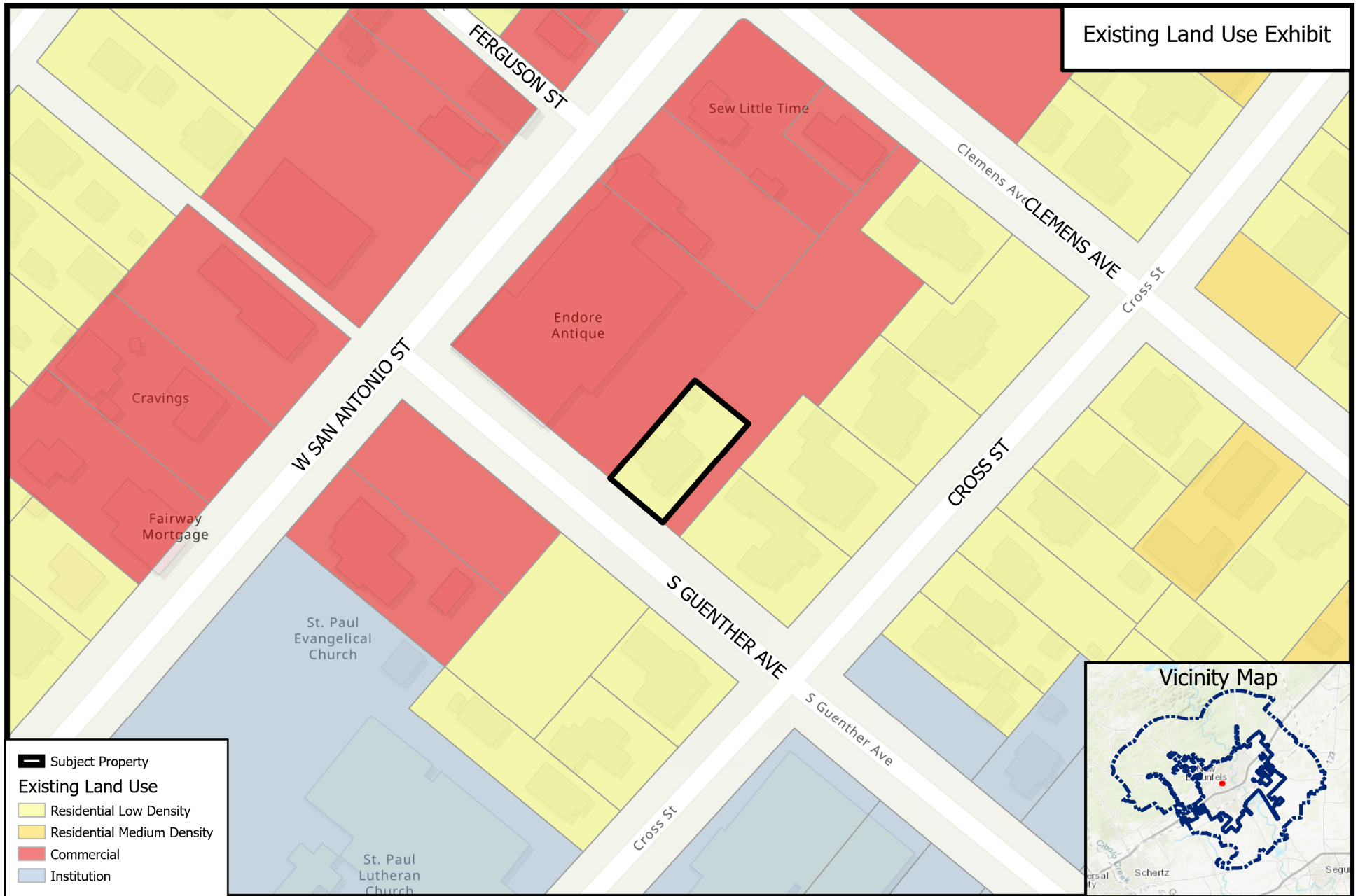
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing Land Use, Future Land Use Plan)
3. District Comparison Chart
4. Traffic Impact Analysis (TIA) Worksheet
5. Notification List, Map and Responses
6. Draft Planning Commission Meeting Minutes
7. Ordinance





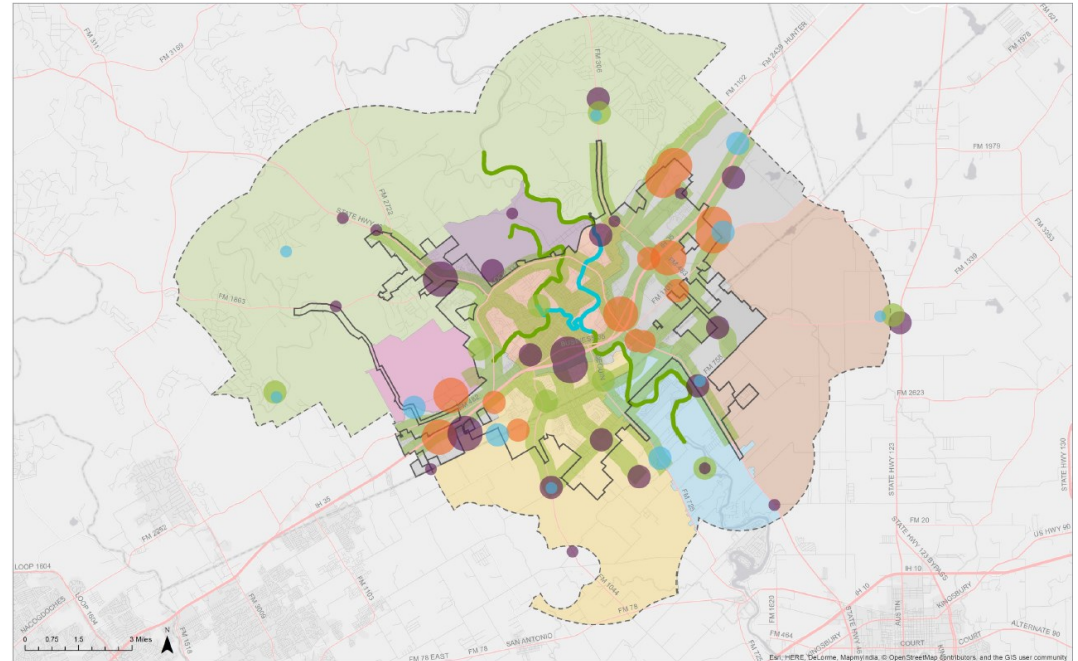




Envision New Braunfels

A SPECIAL PLACE BY DESIGN

- ◆ Located in the New Braunfels Sub-Area
- ◆ Within a Transitional Mixed-Use Corridor
- ◆ Within Existing Employment, Market, Civic, Outdoor Recreation and Education Centers



- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.15:** Implement Downtown area improvements planned in the adopted 2010 Downtown Implementation Plan, and further envisioned in the South Castell Avenue Visioning Plan, including but not limited to a downtown hotel, increased downtown residential units, and expansion of the Civic/Convention Center.
- **Action 2.33:** Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and to discourage sprawl.
- **Action 2.5:** Encourage diversification of commercial activity Downtown to build on and sustain existing historic resources and maximize structure utilization for economic expansion.
- **Action 3.1:** Plan for healthy jobs/ housing balance.
- **Action 3.2 :** Consider multiple factors for guiding community growth, such as our downtown and the natural environment.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- **Action 3.4:** Revitalize the core of New Braunfels to ensure balanced development.
- **Workforce Housing Study Recommendation:** Ensure through city zoning and other required legal entitlements related to housing construction that new types of housing products (small lot, duplex, townhome, etc.) are allowed by regulations.

	Existing Surround	Existing	Proposed
	C-2	SND-1	C-2A
Accessory building/structure (see section 144-5.4)	P	P	P
Accessory dwelling (one accessory dwelling per lot, no kitchen)	P	P	
Accounting, auditing, bookkeeping, and tax preparations	P		P
Adult day care (no overnight stay)	P		P
Adult day care (with overnight stay)	P		P
All-terrain vehicle (ATV) dealer/sales	P		P
Ambulance service (private)	P		P
Amphitheaters (outdoor live performances)	P		P
Amusement devices/arcade (four or more devices)	P		P
Amusement services or venues (indoors) (see section 144-5.13)	P		P
Animal grooming shop	P		P
Answering and message services	P		P
Antique shop	P		P
Appliance repair	P		P
Armed services recruiting center	P		P
Art dealer/gallery	P		P
Artist or artisans studio	P		P
Assembly/exhibition hall or areas	P		P
Auto body repair, garages (see section 144-5.11)	P		P
Auto leasing	P		P
Auto or trailer sales rooms or yards (see section 144-5.12)	P		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)	P		P
Auto repair as an accessory use to retail sales	P		P
Auto repair garage (general) (see section 144-5.11)	P		P
Auto supply store for new and factory rebuilt parts	P		P
Auto tire repair/sales (indoor)	P		P
Automobile driving school (including defensive driving)	P		P
Bakery (retail)	P		P
Bank, savings and loan, or credit union	P		P
Bar/tavern (no outdoor music)	P		P
Bar/tavern	P		P
Barber/beauty college (barber or cosmetology school or college)	P		P
Barber/beauty shop, haircutting (non-college)	P		P
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station	P		P
Bed and breakfast inn (see section 144-5.6)	P		P
Bicycle sales and/or repair	P		P
Billiard/pool facility	P		P
Bingo facility	P		P
Bio-medical facilities	P		P
Blacksmith or wagon shops			P
Boarding house/lodging house	P		P
Book binding	P		P
Book store	P		P

Bowling alley/center (see section 144-5.13)	P		P
Broadcast station (with tower) (see section 144-5.7)	P		P
Bus barns or lots			P
Bus passenger stations	P		P
Cabin or cottage (rental)			P
Cabin or cottage (rental for more than 30 days)			P
Cafeteria/cafe/delicatessen	P		P
Campers' supplies	P		P
Car wash (self-service; automated)	P		P
Car wash, full service (detail shop)	P		P
Carpenter, cabinet, or pattern shops			P
Caterer	P		P
Cemetery and/or mausoleum	P		P
Check cashing service	P		P
Child day care/children's nursery (business)	P		P
Church/place of religious assembly	P	P	P
Civic/conference center and facilities	P		P
Cleaning, pressing and dyeing (non-explosive fluids used)	P		P
Clinic (dental)	P		P
Clinic (emergency care)	P		P
Clinic (medical)	P		P
Club (private)	P		P
Coffee shop	P		P
Commercial amusement concessions and facilities	P		P
Communication equipment—Installation and/or repair	P		P
Community building (associated with residential uses)	P	P	
Community home (see definition)	P	P	P
Computer and electronic sales	P		P
Computer repair	P		P
Confectionery store (retail)	P		P
Consignment shop	P		P
Contractor's office/sales, with outside storage including vehicles			P
Contractor's temporary on-site construction office	P	P	P
Convenience store with gas sales	P		P
Convenience store without gas sales	P		P
Credit agency	P		P
Curio shops	P		P
Custom work shops	P		P
Dance hall/dancing facility (see section 144-5.13)	P		P
Day camp	P		P
Department store	P		P
Dormitory (in which individual rooms are for rental)			P
Drapery shop/blind shop	P		P
Drug store/pharmacy	P		P
Duplex/two-family/duplex condominiums	P		P
Electrical repair shop	P		P
Electrical substation	P		P

Exterminator service	P		P
Family home adult care	P	P	
Family home child care	P	P	
Farmers market (produce market—wholesale)	P		P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store	P		P
Filling station (gasoline tanks must be below the ground)	P		P
Florist	P		P
Food or grocery store with gasoline sales	P		P
Food or grocery store without gasoline sales	P		P
Fraternal organization/civic club (private club)	P		P
Frozen food storage for individual or family use	P		P
Funeral home/mortuary	P		P
Furniture sales (indoor)	P		P
Garden shops and greenhouses	P		P
Golf course (public or private)	P	P	P
Golf course (miniature)	P		P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P
Greenhouse (commercial)	P		P
Handicraft shop	P		P
Hardware store	P		P
Health club (physical fitness; indoors only)	P		P
Heating and air-conditioning sales/services	P		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)			P
Heliport			P
Home occupation (see section 144-5.5)	P	P	
Home repair and yard equipment retail and rental outlets			P
Hospice	P		P
Hospital, general (acute care/chronic care)	P		P
Hospital, rehabilitation	P		P
Hotel/motel	P		P
Hotels/motels—Extended stay (residence hotels)	P		P
Ice delivery stations (for storage and sale of ice at retail only)	P		P
Kiosk (providing a retail service)	P		P
Laundromat and laundry pickup stations	P		P
Laundry, commercial (without self-serve)	P		P
Laundry/dry cleaning (drop off/pick up)	P		P
Laundry/washateria (self-serve)	P		P
Lawnmower sales and/or repair	P		P
Limousine/taxi service	P		P
Locksmith	P		P
Maintenance/janitorial service			P
Major appliance sales (indoor)			P
Martial arts school	P		P
Medical supplies and equipment	P		P

Micro brewery (onsite mfg. and/or sales)	P		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P		P
Motion picture studio, commercial film	P		P
Motion picture theater (indoors)	P		P
Motorcycle dealer (primarily new/repair)	P		P
Moving storage company			P
Multifamily (apartments/condominiums)	P		P
Museum	P	P	P
Needlework shop	P		P
Nursing/convalescent home/sanitarium	P		P
Offices, brokerage services	P		P
Offices, business or professional	P		P
Offices, computer programming and data processing	P		P
Offices, consulting	P		P
Offices, engineering, architecture, surveying or similar	P		P
Offices, health services	P		P
Offices, insurance agency	P		P
Offices, legal services, including court reporting	P		P
Offices, medical offices	P		P
Offices, real estate	P		P
Offices, security/commodity brokers, dealers, exchanges and financial services	P		P
One-family dwelling, detached	P	P	
Park and/or playground (private and public)	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)	P		P
Parking structure/public garage	P		P
Pawn shop	P		P
Pet shop/supplies (less than 10,000 sq. ft.)	P		P
Pet store (over 10,000 sq. ft.)			P
Photographic printing/duplicating/copy shop or printing shop	P		P
Photographic studio (no sale of cameras or supplies)	P		P
Photographic supply	P		P
Plant nursery (no retail sales on site)	P		P
Plant nursery (retail sales/outdoor storage)	P		P
Plumbing shop	P		P
Propane sales (retail)			P
Public recreation/services building for public park/playground areas	P	P	P
Publishing/printing company (e.g., newspaper)	P		P
Quick lube/oil change/minor inspection	P		P
Radio/television shop, electronics, computer repair	P		P
Recreation buildings (private)	P		P
Recreation buildings (public)	P	P	P
Refreshment/beverage stand	P		P
Rental or occupancy for less than one month (see section 144-5.17)	P		P
Research lab (non-hazardous)			P

Residential use in buildings with non-residential uses permitted in the district	P		P
Restaurant/prepared food sales	P		P
Restaurant with drive-through service	P		P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P		P
Retirement home/home for the aged	P		P
RV/travel trailer sales	P		P
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)	P		P
Security monitoring company (no outside storage or installation)	P		P
Security systems installation company	P		P
Shoe repair shops	P		P
Shopping center			P
Single-family industrialized home (see section 144-5.8)	P	P	
Specialty shops in support of project guests and tourists			P
Storage in bulk	P		P
Studio for radio or television, without tower (see zoning district for tower authorization)	P		P
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P		P
Tailor shop (see home occupation)	P		P
Taxidermist			P
Telemarketing agency	P		P
Telephone exchange buildings (office only)	P		P
Tennis court (commercial)	P		P
Theater (non-motion picture; live drama)	P		P
Tire sales (outdoors)	P		P
Tool rental	P		P
Travel agency	P		P
Truck or transit terminal			P
University or college (public or private)	P		P
Upholstery shop (non-auto)	P		P
Used or second hand merchandise/furniture store	P		P
Vacuum cleaner sales and repair	P		P
Veterinary hospital (no outside animal runs or kennels)			P
Video rental/sales	P		P
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P		P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P
Wholesale sales offices and sample rooms	P		P
Woodworking shop (ornamental)	P		P

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

Complete this form to determine Traffic Impact Analysis requirements.
A site exhibit must be with this form to be considered a complete submittal.

Section 1: General Information

General Information			
Project Name:			Date:
Subdivision Plat Name:		Project Address/Location:	
Location?	<input type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	<input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name:		Owner Email:	
Owner Address:		Owner Phone:	
Preparer Company:			
Preparer Name:		Preparer Email:	
Preparer Address:		Preparer Phone:	
Application Type or Reason for TIA Worksheet/Report			
<input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input type="checkbox"/> Zoning			
TIA Submittal Type (A TIA Worksheet is required with <u>all</u> zoning, plan and plat applications)			
<input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)		<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)	
<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)		<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)	
TxDOT Access Approved?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable			

Section 2: Proposed Land Use and Trip Information for Application

Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
<i>Total from additional tabulation sheet (if necessary):</i>									
Total:									

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent

²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by:		Date:
	<input type="checkbox"/> TIA Worksheet only.	<input type="checkbox"/> TIA Report required.	<input type="checkbox"/> Additional information required to make a determination.

PLANNING COMMISSION – AUGUST 3, 2021 – 6:00PM

Zoom & City Hall Council Chambers

Applicant/Owner: Seals Family Properties LLC (Geoffrey Bley), owner

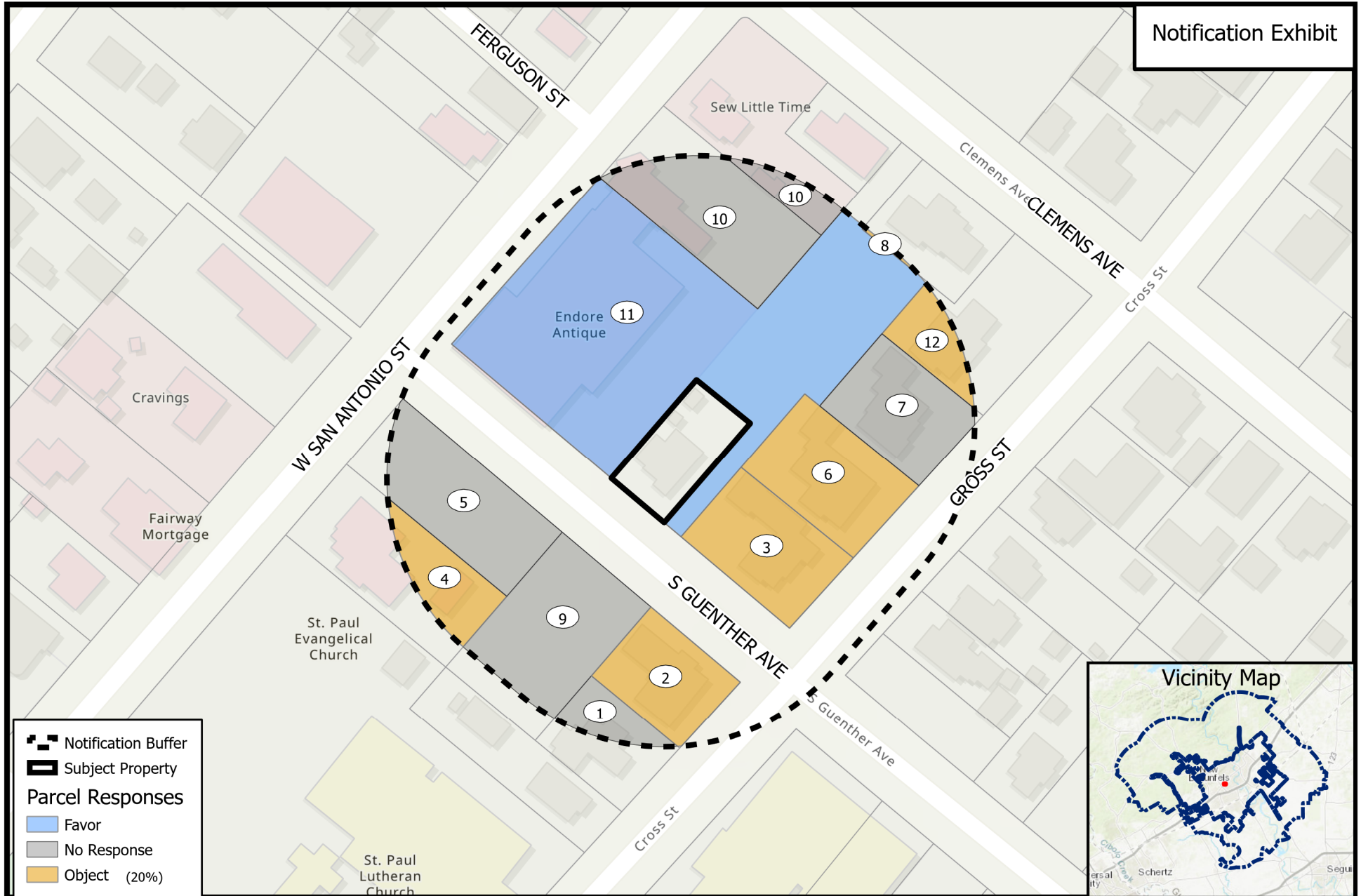
Address/Location: Approximately 0.167 acres located at 157 S Guenther Ave

PROPOSED ZONE CHANGE – CASE #PZ21-0233

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

1. ST PAULS EVANGELICAL LUTHERAN CONGREGATION OF NEW BRAUNFELS
2. PETERMAN ROBERT H & CINDY S
3. MCGURK GARY L & SUE
4. RANGEL NORMA & RANGEL RENE
5. ST PAUL LUTHERAN CHURCH
6. TURNER JEFFERY S & MARIA G
7. RABE RICHARD
8. EQUITY TRUST COMPANY
9. ST PAULS EVANGELICAL
10. PROVENANCE GROUP LLC
11. SEALS FAMILY PROPERTIES LLC
12. PROPERTY OWNER

SEE MAP



PZ21-0233
SND-1 to C-2A



0 60 120
 Feet



Source: City of New Braunfels Planning
 Date: 8/31/2021

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

#2

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

AUG 30 2021

Case: #PZ21-0233 ms

Name: ROBERT H. PETERMAN

I favor: _____

Address: 714 CROSS ST.I object: ☒ (State reason for objection) BY: _____Property number on map: 2

Comments: (Use additional sheets if necessary)

CANGING THE ZONING OF THIS PROPERTY FROM A SPECIAL NEIGHBORHOOD TO A PART OF THE CENTRAL BUSINESS DISTRICT IS A MOVE IN THE WRONG DIRECTION. BECAUSE IT IS ALREADY SURROUNDED BY C2-A PROPERTY IS NO JUSTIFICATION AND IS A THREAT TO OUR VERY SPECIAL NEIGHBORHOOD!

Signature: Robert H. Peterman

#3

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

AUG 30 2021

Case: #PZ21-0233 ms

Name: Sue McQuaid

I favor: _____

Address: 686 Cross StI object: ☒ (State reason for objection) BY: _____Property number on map: 3

Comments: (Use additional sheets if necessary)

Signature: Sue McQuaid

I am concerned about parking as 50 units and possibly gas per occupant. not enough parking. Then with a restaurant and multiple businesses located on lower level, if Vicki's has a event I will lose →

even parking in front of my house. This plan was not thought out very well and I really wish it would be reconsidered back to a business of some sort,

Shards

Sue McQuaid

686 Cross St
DB TX 78130

#4

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #PZ21-0233 ms

Name: Norme Rangel

Address: 719 W. San Antonio

Property number on map: 4

I favor: _____

I object: X (State reason for objection)

Comments: (Use additional sheets if necessary)

AUG 31 2021

Initial: _____

Signature: [Signature]

#6

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #PZ21-0233 ms

Name: Maria Turner

Address: 672 Cross St.

Property number on map: #6

I favor: _____

I object: ✓ (State reason for objection)

Comments: (Use additional sheets if necessary)

AUG 31 2021

Initial: _____

Signature: Maria Turner

#8

From: Larry Hensley
To: Matthew W. Simmont
Subject: Zoning Change 157 Guenther Ave
Date: Tuesday, August 24, 2021 6:44:29 PM
Attachments: zoning changeDocument_2021-08-24_183513.pdf

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Simmont, attached you will find my response to the zoning change notification. I am not in favor of this change.

Houses near downtown are in short supply and this change effectively will reduce affordable housing in the area.

From the plans I saw parking is woefully inadequate for the proposed building which means residential streets will be affected.

Please let me know anything else I can do to prevent this change.

Larry Hensley
830-387-4478

#8

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #PZ21-0233 ms

Name:

Larry Hensley (Equity Trust) ~~for~~ Larry Hensley

I favor:

AUG 24 2021

Address:

425 Guadalupe

I object: ☒ (State reason for objection)

Property number on map: 8

Comments: (Use additional sheets if necessary)

Another case of commercial property displacing affordable housing.

Signature:

Larry Hensley
166 Clematis

11

Seals Family Properties, LLC

Matthew W. Simmont, AICP
Planning and Development Services
550 Landa St.
New Braunfels, TX 78130

RECEIVED

AUG 31 2021

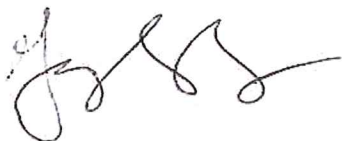
Initial: _____

RE: PROPOSED ZONE CHANGE – CASE #PZ21-0233

Dear Matthew,

I am writing on behalf of Seals Family Properties, LLC, the owner of 699 W. San Antonio St, New Braunfels, TX 78130. I **support** the Proposed Zone Change.

Sincerely,



Gary Seals
Manager

From: [Brad Worley](#)
To: [James Blakey](#); [Justin Meadows](#); [Matthew W. Simmont](#)
Subject: Change of zoning Case# PZ21-0233 ms
Date: Sunday, August 22, 2021 3:58:17 PM

12

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear sir,

I am Brad Worley. My family and I live at 622 Cross Street NBTX (property #12 on the zoning notification map). **We oppose** the zoning change for the property located at 157 S. Guenther Ave. The property owners, Seals Family properties LLC, want this change as this property will be the same as the property they own around it. (Encore Antiques). A public hearing on this matter is scheduled for Monday August 23, 2021 at 6:00PM in the council chambers.

The Seals Family Properties have shared with a few of the neighboring property owners that they intend to build a 4 story building with mixed use Retail and Apartments.

Many residents in and around the Carl Schurz Elementary neighborhood have voiced their concerns that they do not want this type of structure in our neighborhood. Other concerns voiced would be that additional nearby properties would also seek to have the zoning changed for potential expansion of this project.

I want to keep our neighborhood as is and **DO NOT support this zoning change request**

**The following responses are from owners of
property outside of the Notification Area**

From: [Barron Casteel](#)
To: [Matthew W. Simmont](#)
Subject: PZ21-0233 South Guenther
Date: Friday, August 27, 2021 1:19:10 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am the owner of 128 Ferguson, and 144 Ferguson and in favor.

Barron Casteel
Casteel & Casteel, P.L.L.C.
Attorneys and Counselors at Law
254 East Mill Street
New Braunfels, Texas 78130
Tel: (830) 608-1611
Fax: (830) 608-0449
barron@casteellaw.com



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From: [Christopher J. Looney](#)
To: [Rusty Brockman](#); [Robert Camareno](#); [Jordan Matney](#); [Jeff Jewell](#); [Matthew W. Simmont](#)
Cc: [Jean Drew](#); [Stacy Snell](#)
Subject: RE: Zoning change 21-775 (Guenther St)
Date: Tuesday, August 24, 2021 3:06:05 PM

Thanks Mayor.
Matthew, please see below and include in the case file.
Thanks, Chris

Christopher J. Looney, AICP
Planning and Development Services Director | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4055 | CLooney@nbtexas.org
#OneCityOneTeam

From: Rusty Brockman <rbrockman@nbtexas.org>
Sent: Tuesday, August 24, 2021 3:03 PM
To: Robert Camareno <RCamareno@nbtexas.org>; Jordan Matney <JMatney@nbtexas.org>; Jeff Jewell <jjewell@nbtexas.org>; Christopher J. Looney <CLooney@nbtexas.org>
Subject: Fwd: Zoning change 21-775 (Guenther St)

FYI

Sent from my iPhone

Rusty Brockman
Mayor | City Council
550 Landa St | New Braunfels, TX 78130
| rbrockman@nbtexas.org
#OneCityOneTeam

Begin forwarded message:

From: Scott Walker <walkstx@gmail.com>
Date: August 24, 2021 at 2:56:59 PM CDT
To: Rusty Brockman <rbrockman@nbtexas.org>
Subject: Zoning change 21-775 (Guenther St)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Brockman,

Regarding the zoning change 21-775, from SND-1 to C-2A, I am writing to you in opposition.

While I support mixed use, infill development, and multi-family housing, I believe this zoning change paves the path for a four-story building that is inconsistent with the neighborhood and the Central Business District in terms of both form and style, that is, the planned development does not “fit” into this area of town.

Specifically, the zoning change...

- Opens the area to a hotel should the developer’s funding for their current project fall through.
- C-2A zoning is supposed to support the *Workforce Housing Study* for new types of housing such as “small lots, duplexes, and townhomes.” NOT a monolithic 4-story apartment building that is out of character with the historic nature of our neighborhood.
- C-2A zoning is intended to support vertical growth, however, common sense prevailing it would not be 4-stories tall in what is essentially the edge of a neighborhood.
- Contrary to staff recommendations, the change in zoning opens the way for development that is NOT consistent with “ongoing development in the area.” I fail to see how a 4-story building is consistent with any development in the CBD or our neighborhood.
- Contrary to staff recommendations, the change in zoning is NOT supported by the Workforce Housing Study that specifically reads development of alternative housing such as small lots, duplexes, and townhomes, not 4-story apartments.

Therefore, I ask that you not vote in favor of this zoning change upon second reading.

Regards,

Scott Walker, EdD
397 Willow Avenue
New Braunfels
512 665-1681

Draft Minutes for the August 3, 2021 Planning Commission Regular Meeting

A) PZ21-0233 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from “SND-1” Special Neighborhood District – 1 to “C-2A” Central Business District. Applicant: Geoffrey Bley; Owner: Seals Family Properties, LLC.; Case Manager: Matthew Simmont.

Mr. Simmont presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Discussion followed on if the current structure on the property will be demolished.

Chair Edwards asked if the applicant would like to speak.

Jeff Bley elaborated on the intent of the request.

Discussion followed on the current structure on the property.

Chair Edwards asked if anyone would like to speak in favor of the request.

Rick Robby, 652 Cross St, number 7, asked for clarification on the project.

Discussion followed.

William Rodgers, 16 La Mesa Dr, asked about the posting of the meeting online.

Discussion followed.

Chair Edwards asked if there were any questions for the applicant.

Chair Edwards asked if there were further discussion or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from “SND-1” Special Neighborhood District – 1 to “C-2A” Central Business District. Motion carried (8-0-0).

ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 7,406 SQUARE FEET (0.17 ACRE), BEING PARTS OF LOTS 6 & 7, BLOCK 46, NEW CITY BLOCK 4002, GUENTHER ADDITION, FROM “SND-1” SPECIAL NEIGHBORHOOD DISTRICT - 1 TO “C-2A” CENTRAL BUSINESS DISTRICT; 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 “C-2A” Central Business District, the City Council has given due consideration to all components of said districts; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City’s Comprehensive Plan; and

WHEREAS, the City Council desires to amend the Zoning Map by rezoning approximately 7,406 square feet (0.17 acre), being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, from “SND-1” Special Neighborhood District – 1 to “C-2A” Central Business District; **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 rezoning the following described tract of land from “SND-1” to:

“C-2A” Central Business District: 7,406 square feet (0.17 acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, as illustrated in Exhibit “A” and described in Exhibit “B”, 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 in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of August, 2021.

PASSED AND APPROVED: Second reading this 13th day of September, 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

ATTEST:

CAITLIN KROBOT, Assistant City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

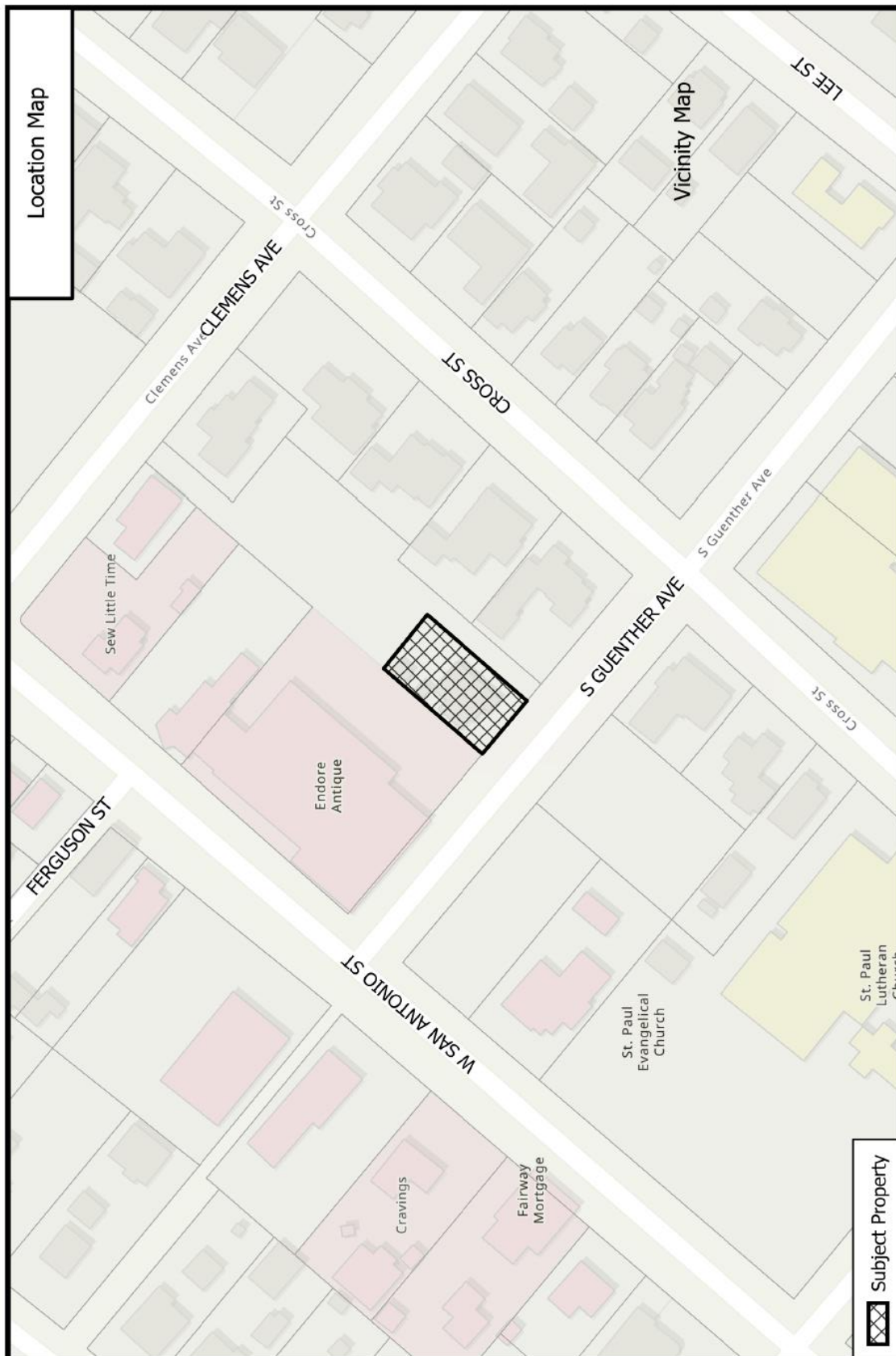


EXHIBIT "A"

Legal Description

BEING A 0.167 OF AN ACRE TRACT OF LAND, BEING PART OF LOTS 6 AND 7, BLOCK 46, NEW CITY BLOCK 4002, GUENTHER ADDITION, NEW BRAUNFELS, TEXAS, RECORDED IN VOLUME 34, PAGE 59, DEED RECORDS, COMAL COUNTY, TEXAS AND BEING COMPRISED OF THOSE CERTAIN TRACTS RECORDED IN VOLUME 1011, PAGE 160 AND VOLUME 1011, PAGE 162, BOTH OF OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS; SAID 0.167 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 3/4" IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF S. GUENTHER AVE. FOR THE WEST CORNER OF THIS TRACT AND A RE-ENTRANT CORNER OF THE FERGUSON TRACT, CALLED 2.067 ACRES (TRACT 1) RECORDED IN VOLUME 679, PAGE 15, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAME BEING THE SOUTH CORNER OF LOT 5 AND THE WEST CORNER OF LOT 6;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE COMMON LINE OF SAID LOTS 5, 6 AND AN UNIDENTIFIED TRACT IN SAID BLOCK 46, SAME BEING A COMMON LINE OF THIS TRACT AND SAID FERGUSON TRACT, N 41 DEGREES 45' 00" E, A DISTANCE OF 114.52 FEET (CALLED N 41 DEGREES 45' E, 114.85') TO A 1/2" IRON ROD SET FOR THE NORTH CORNER OF THIS TRACT AND AN INTERIOR CORNER OF SAID FERGUSON TRACT:

THENCE DEPARTING THE NORTHWEST BOUNDARY LINE OF SAID LOT 6, CONTINUING ALONG A COMMON LINE OF THIS TRACT AND SAID FERGUSON TRACT, S 48 DEGREES 53' 44" E, AT APPROXIMATELY 50' PASSING THE COMMON LINE OF SAID LOTS 6 AND 7, IN ALL A DISTANCE OF 64.13 FEET (CALLED S 49 DEGREES 37' E, 64') TO A 1/2" IRON ROD FOUND AT AN INTERIOR CORNER OF A CONCRETE CURB FOR THE EAST CORNER OF THIS TRACT AND AN INTERIOR CORNER OF SAID FERGUSON TRACT;

THENCE CONTINUING ALONG A COMMON LINE OF THIS TRACT AND SAID FERGUSON TRACT, S 41 DEGREES 45' 00" W (BASIS OF BEARINGS), A DISTANCE OF 114.52 FEET (CALLED S 41 DEGREES 45' W, 114.85') TO A 1/2" IRON ROD FOUND IN THE AFOREMENTIONED RIGHT-OF-WAY LINE OF S. GUENTHER AVE. FOR THE SOUTH CORNER OF THIS TRACT AND A RE-ENTRANT CORNER OF SAID FERGUSON TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAID NEW CITY BLOCK BEARS S 49 DEGREES 03' 10" E, A DISTANCE OF 143.35 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND SAID RIGHT-OF-WAY LINE, N 48 DEGREES 53' 44" W, A DISTANCE OF 64.13 FEET (CALLED N 49 DEGREES 37' W. 64") TO THE POINT OF BEGINNING AND CONTAINING 0.167 OF AN ACRE OF LAND.

EXHIBIT "B"

9/13/2021

Agenda Item No. E)

PRESENTER:

Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director

SUBJECT:

Consideration of the second and final reading of an ordinance regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family house and garage apartment in the C-1 Local Business District addressed at 556 N. Union Avenue.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Council District 5**BACKGROUND INFORMATION:**

Case No.: SUP21-230

Applicant/Owner: Cindy Espinosa
1101 Green Acres Drive
Wimberley, TX 78676
(713) 201-4155
cindy@esposervices.com

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

City Council held a public hearing on August 23, 2021 and approved the first reading of this requested rezoning ordinance (6-1-0).

The subject property is located on North Union Avenue, near Christus Santa Rosa Hospital, and is zoned "C-1" Local Business District. The property contains a two-bedroom residential structure originally built in the 1920s, plus a detached two-story garage with a one-bedroom apartment on the second floor.

The applicant is requesting this SUP to allow short term rental (STR) of both the house and garage apartment. With one bathroom in each dwelling, the maximum occupancy of the house will be 5 guests and the maximum occupancy of the apartment will be 4 guests (2 per bedroom plus 2 additional guests). At least three off-street parking spaces are required. The driveway is large enough to accommodate three or more vehicles; however, it is currently gravel with a concrete apron. The applicant is willing to pave the required parking spaces with concrete or asphalt prior to operating the short term rental.

Surrounding Zoning and Land Use:

North - C-1/ Commercial (medical professional building)
South - C-1/ Commercial
East - C-1, R-2/ Single-family residence
West - Across Union Avenue, C-1/ Single-family residence; professional office

ISSUE:

When the driveway is paved, the proposed SUP meets all Zoning Ordinance requirements for a short-term rental, and is consistent with the following actions from Envision New Braunfels:

- *Action 1.3:* Encourage balanced and fiscally responsible land use patterns.
- *Action 1.14:* Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.
- *Future Land Use:* The property is situated within the New Braunfels Sub-Area, in close proximity to Medical and Outdoor Recreation Centers.

The proposed STR is centrally located inside Loop 337, within walking distance to Christus Santa Rosa Hospital and Schlitterbahn, and a short drive to many visitor attractions. The neighborhood is a transitional area that contains a mix of residential and commercial uses. There are 11 approved short term rental SUPs within one-half mile of the subject property; 5 of those are currently active STRs (see attachment).

Short term rental standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety and neighboring properties. If the SUP is approved, the registration of the short-term rental and online payment of hotel occupancy taxes are required.

FISCAL IMPACT:

If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

Committee Recommendation:

The Planning Commission held a public hearing on August 3, 2021 and recommended approval of the request with staff recommendations. (8-0-0 with Commission Gibson absent)

Staff Recommendation:

Staff recommends approval with the following conditions:

1. Paved off-street parking for at least three vehicles to be provided in accordance with City standards.
2. The residential character of the property must be maintained.
3. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.
4. Occupancy is limited to a maximum of 5 guests in the main house and 4 guests in the garage apartment.
5. The applicant will register the short-term rental and create an account for online payment of hotel occupancy taxes.
6. All other standards of the Zoning Ordinance will also be met.

Mailed notification pursuant to state statute:

Public hearing notices were sent to 14 owners of property within 200 feet of the request. To date, the City has received no responses in favor and one in opposition (#7).

Resource Links:

- Chapter 144, Sec. 3.3-7 (C-1) of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_C H144ZO_ARTIIIZODI_S144-3.3ZODIREPRZOPRJU221987

• Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_C H144ZO_ARTIIIZODI_S144-3.6SPUSPE

• Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:

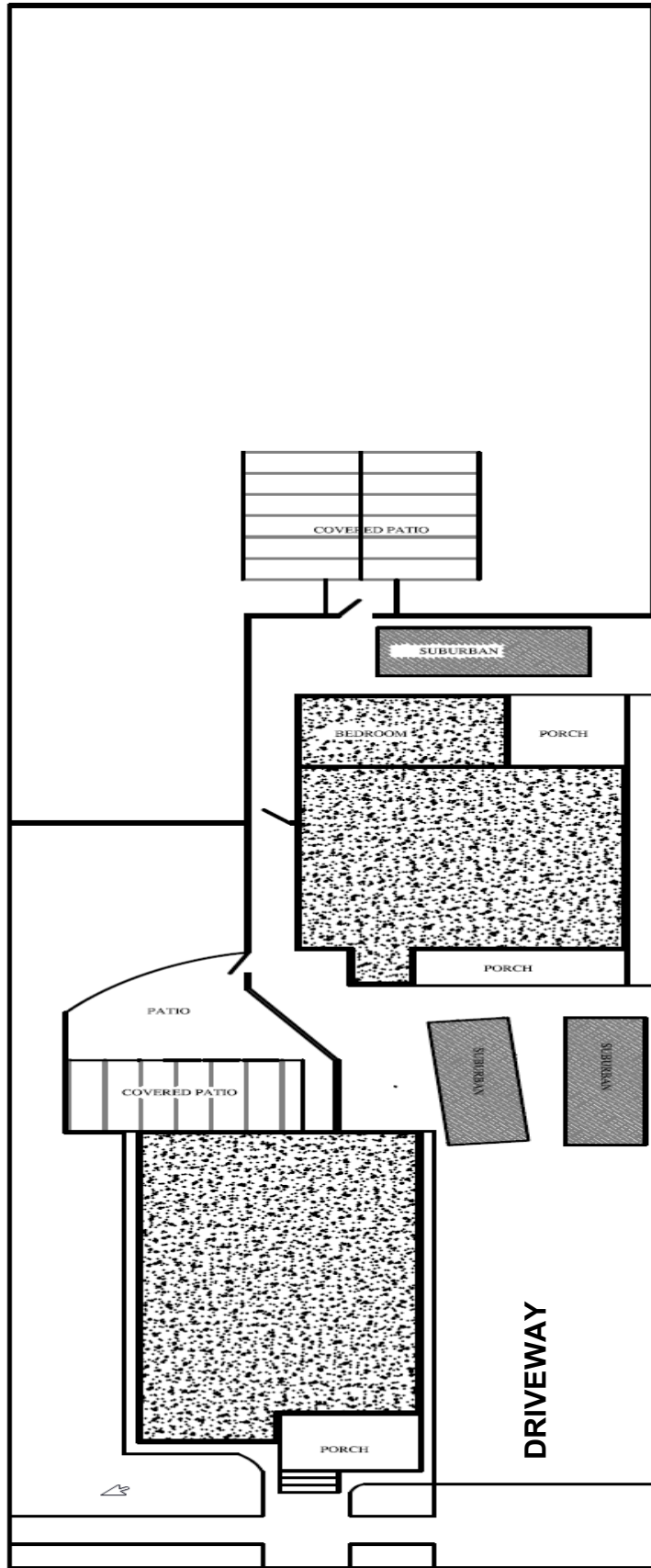
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_C H144ZO_ARTVDEST_S144-5.17SHTEREOC

Attachments:

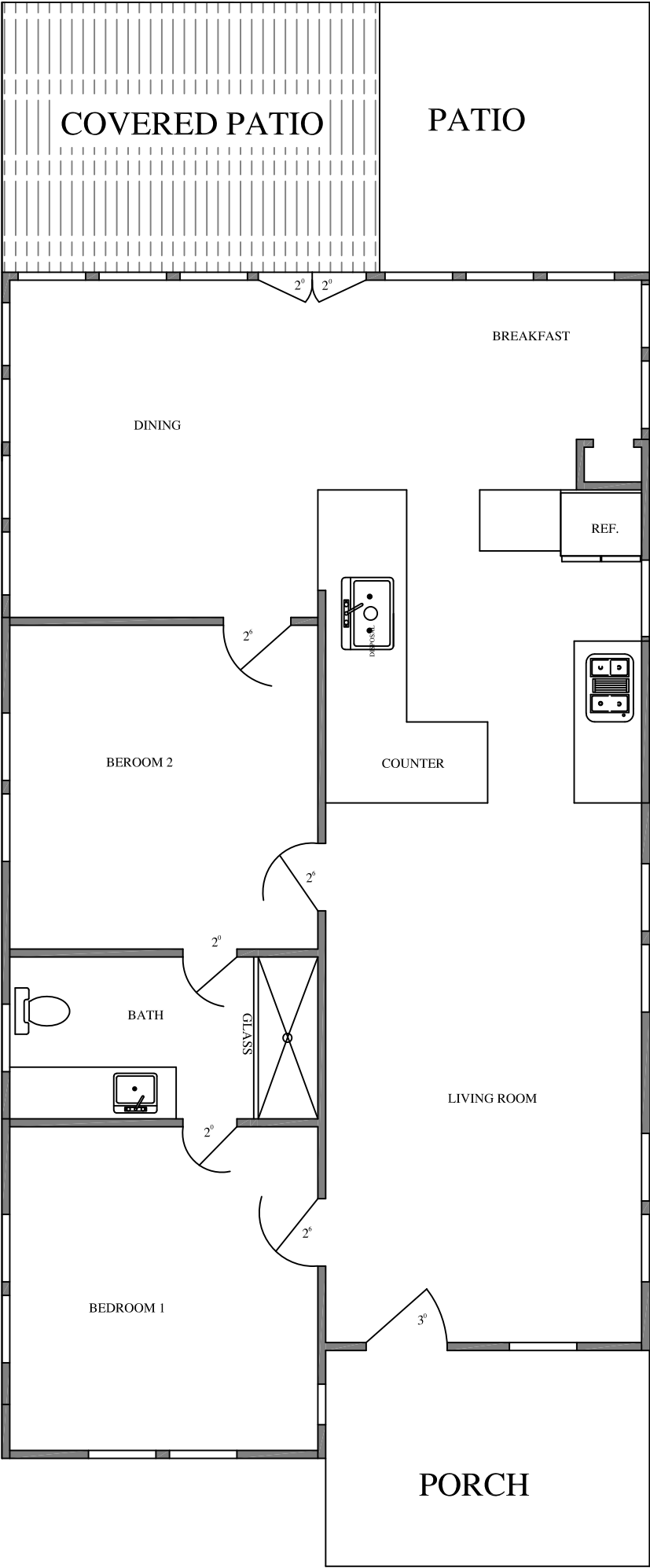
1. Aerial Map
2. Site Plan and Floor Plan
3. Land Use Maps (Zoning, Existing, Future Land Use)
4. Short Term Rental Vicinity Map
5. Notification Map
6. Photograph
7. Draft Minutes from Planning Commission
8. Ordinance



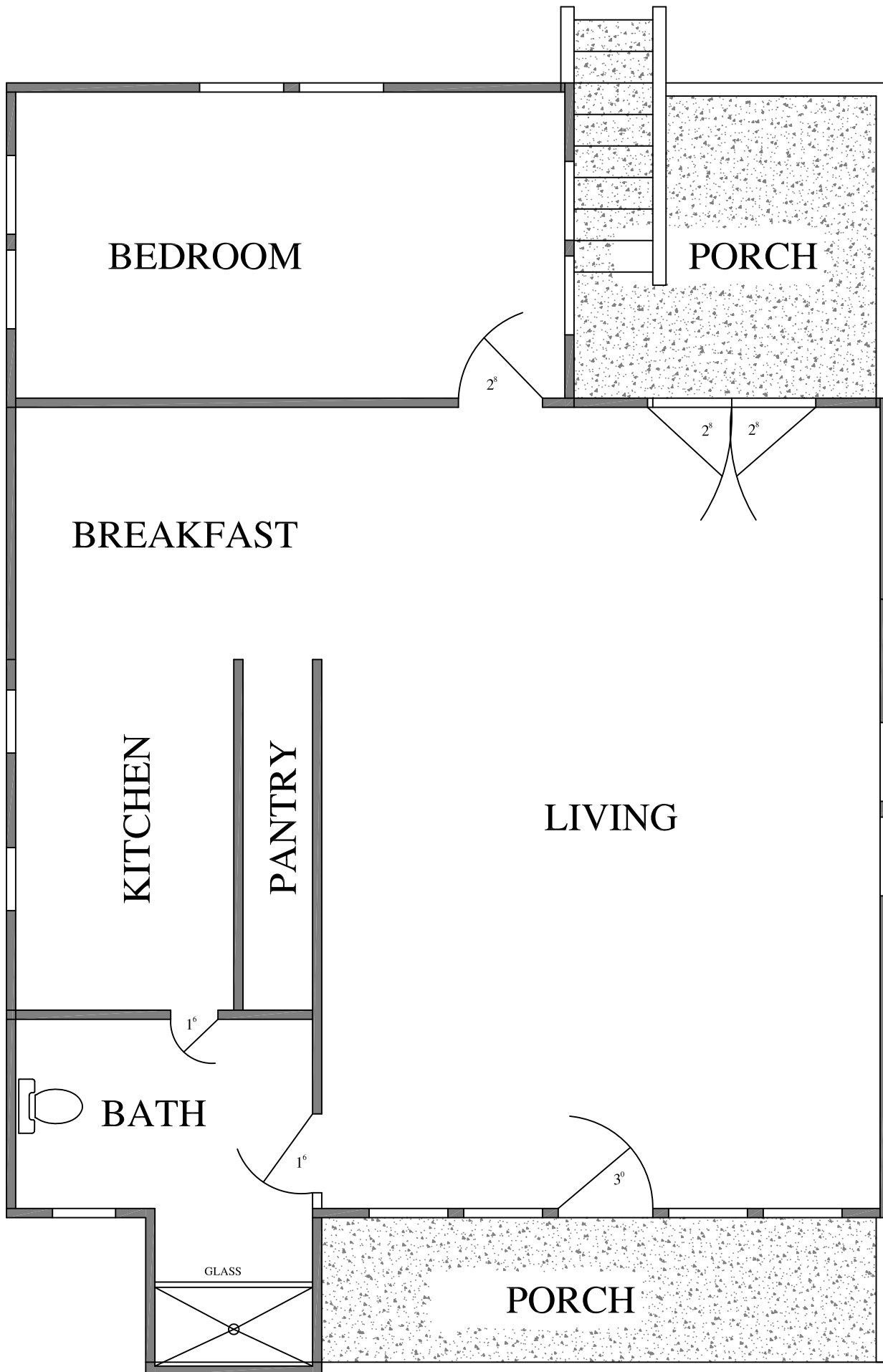
Site Plan



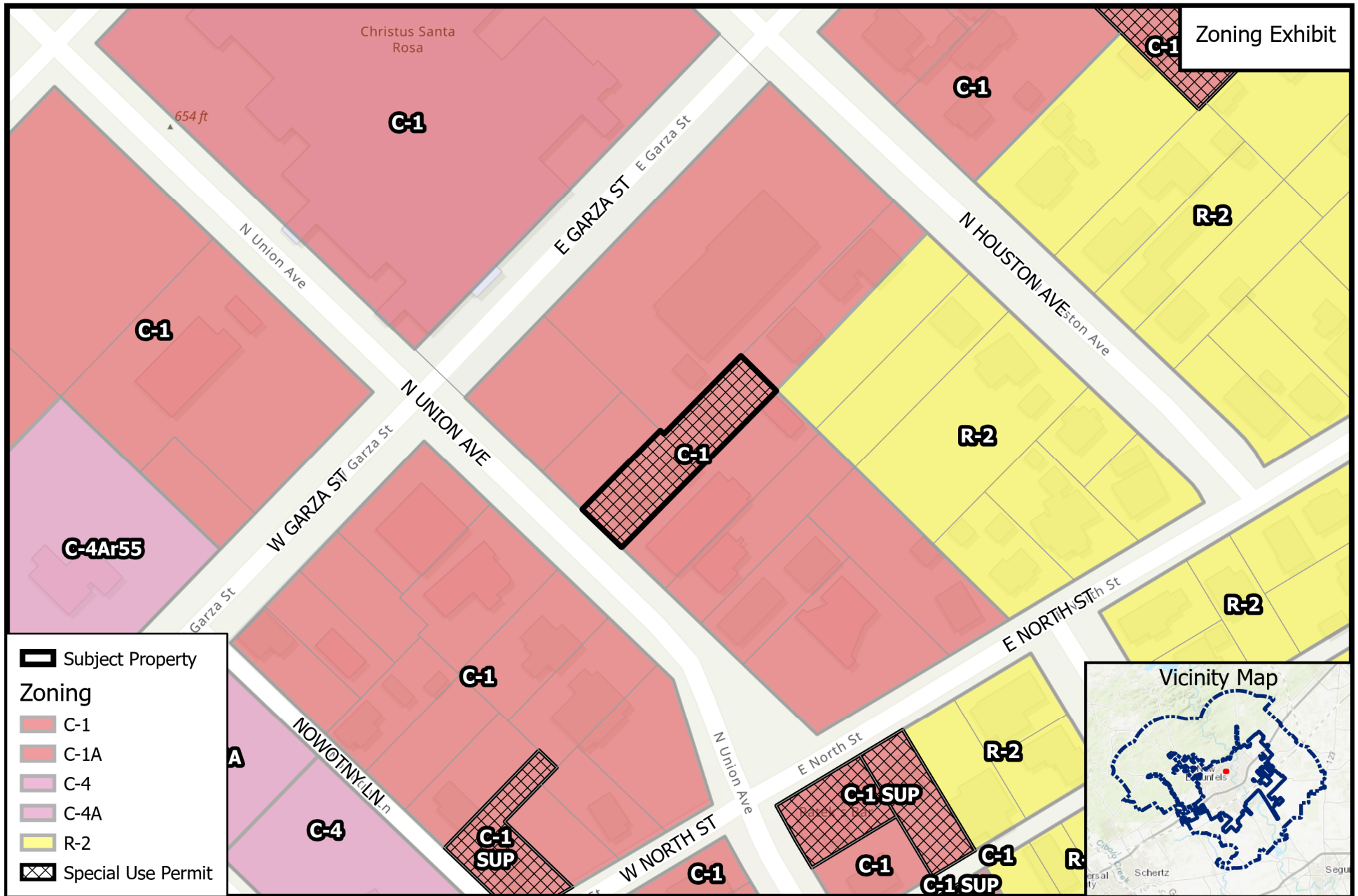
N. Union Avenue

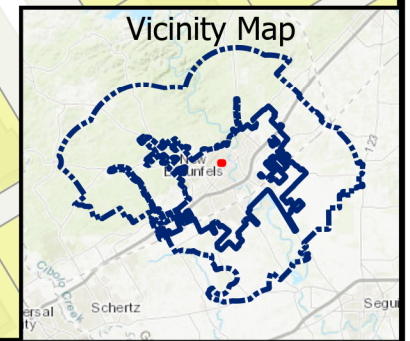
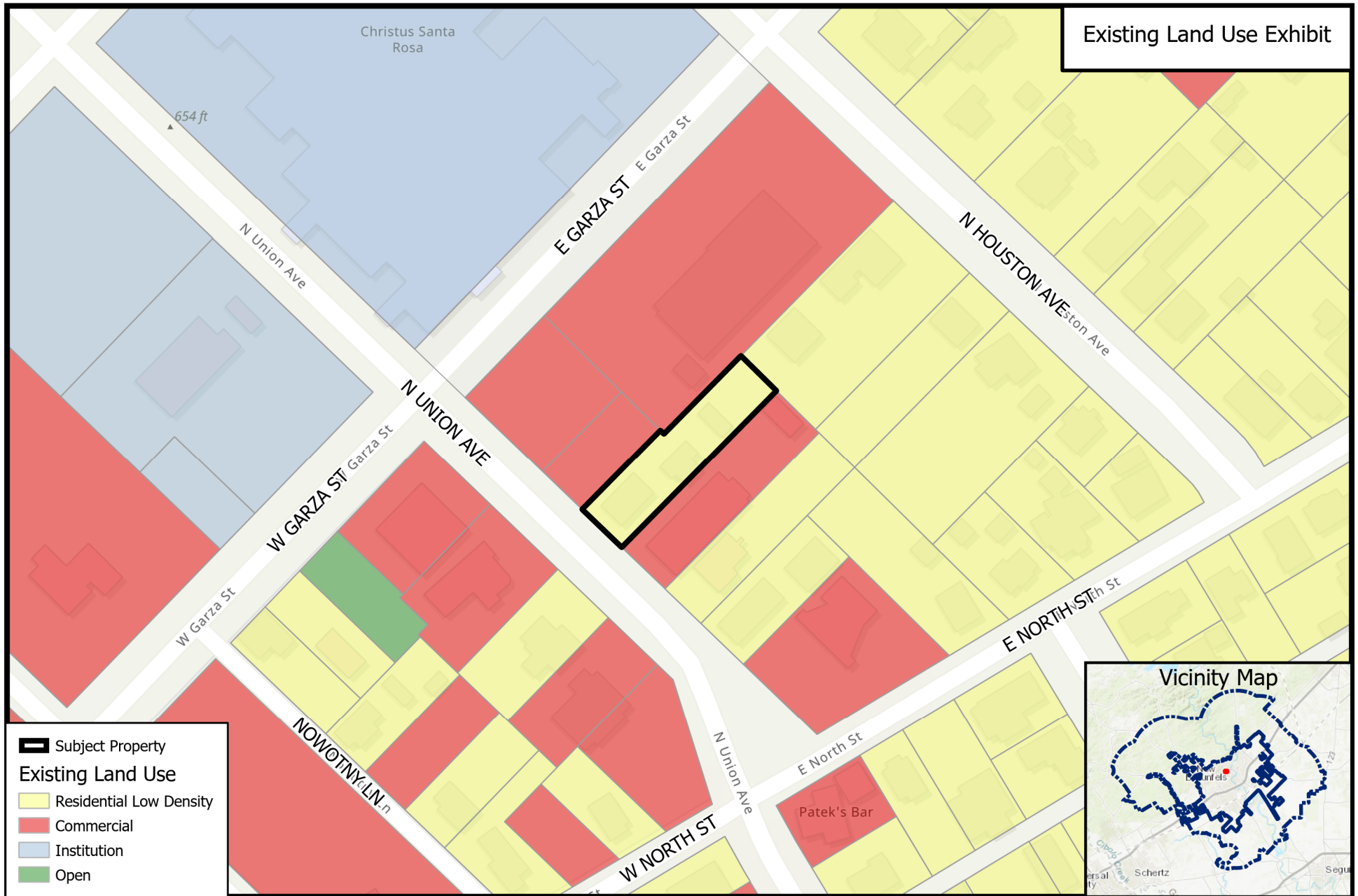


House Floor Plan



Apartment Floor Plan





SUP21-230 SUP for STR

0 75 150
Feet

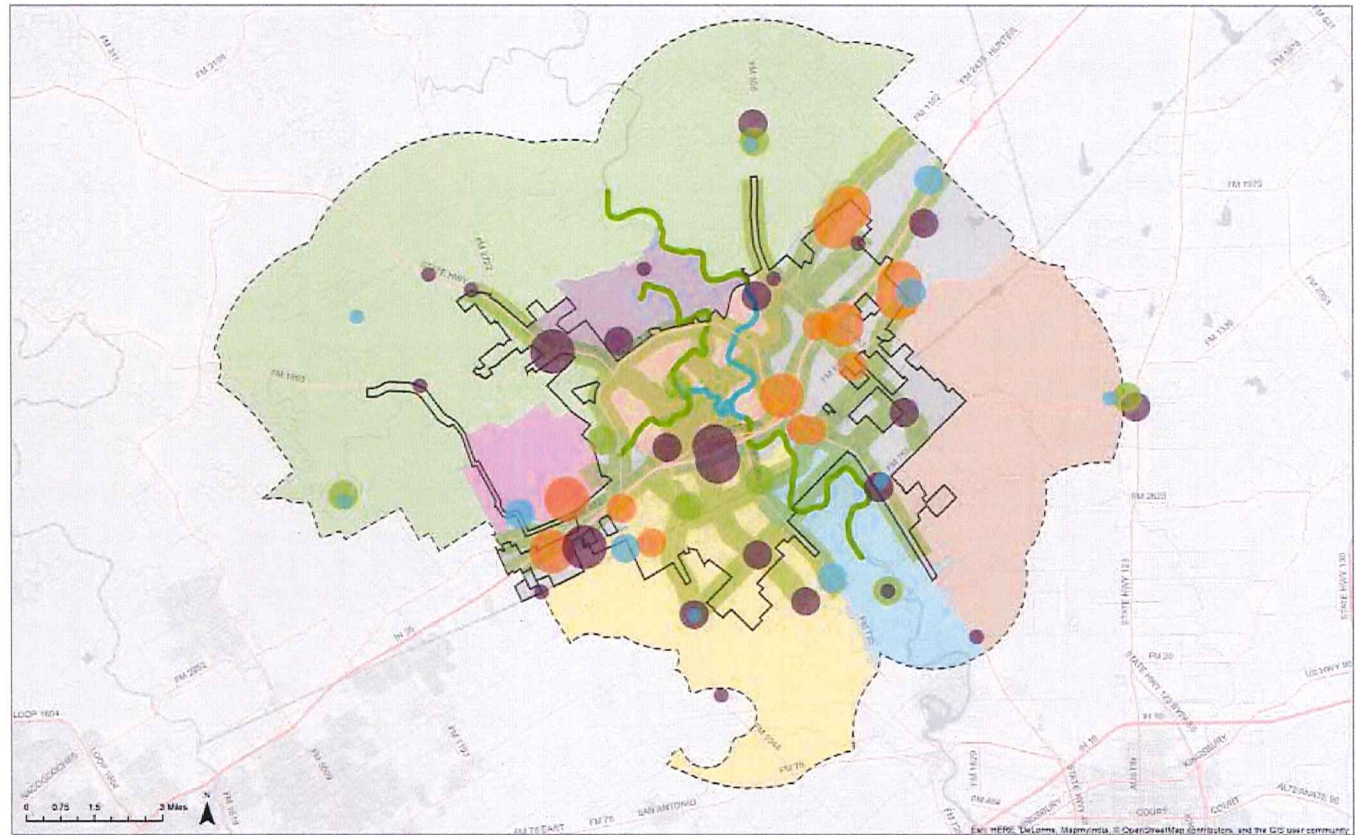


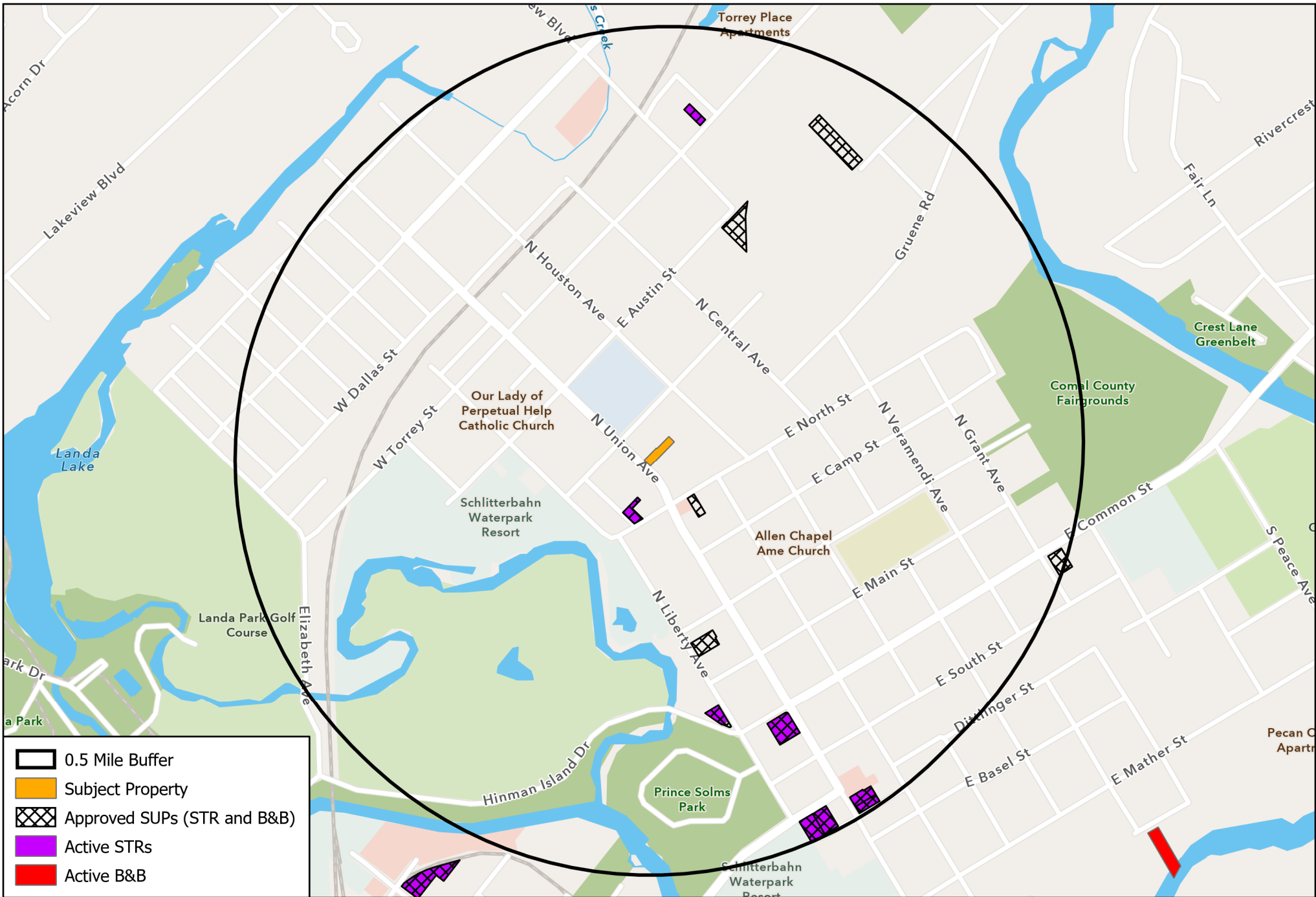


Envision
New Braunfels
A SPECIAL PLACE BY DESIGN

- In the New Braunfels Sub Area
- Near existing Medical and Outdoor Recreation Centers
- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

Future Land Use Map





SUP21-230 SUP for STR

PLANNING COMMISSION – AUGUST 3, 2021 – 6:00PM

Zoom & City Hall Council Chambers

Applicant/Owner: Cindy Espinosa

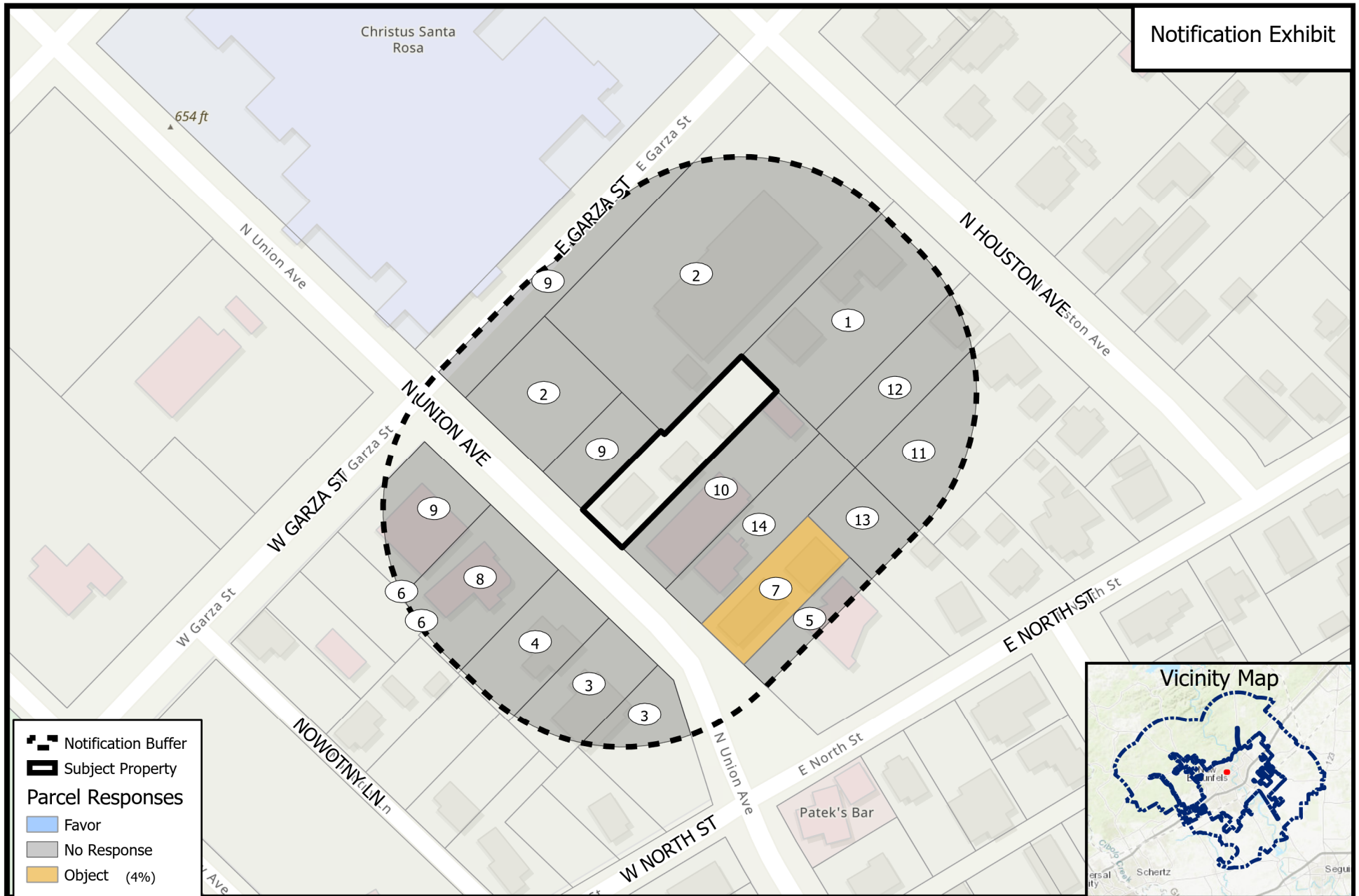
Address/Location: 556 N Union Ave

PROPOSED ZONE CHANGE – CASE #SUP21-230

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

1. WESCH DARRELL
2. PROPERTY OWNER
3. NOSUBI LTD
4. SUMALROT VERASAK
5. ALI NOORUDDIN Y & SANDRA M
6. FUNDIS CHARLENE E
7. CLITHEROE DEBORAH H
8. TEXCAL LAND CO
9. CHRISTUS SANTA ROSA HEALTH CARE CORP
10. NEW BRAUNFELS CITY PHARMACY INC
11. AGUIRRE JESUS
12. PEREZ RAMON G & SARAH
13. AMARO JOHN D
14. MENDEZ RAYMOND JR & YOLANDA

SEE MAP



To: The New Braunfels Planning Commission

From: N. M. Haynes with Deborah Clitheroe, Owner #7

Re: Zoning Request for Short Term Rental of 556 N. Union
Avenue

Case # sup 21

For immediate consideration —

556 Union Avenue should not be zoned for short-term rental due to the current surge of Covid and the Delta Variance. As long as the pandemic flourishes world-wide we must protect hospitals and doctor's offices from the continuing spread. Both the Olympics and Cruise Ships found Covid cases in spite of precautions!

For long term plans —

This area is a neighborhood. People work close at the hospital and other opportunities. They live close and know each other. I worked 15 years at the hospital (walking to work and back) and retired a few years ago. People walk and jog in the early morning or walk with their families and/or dogs in the evening. They pass my porch and wave.

It is not a worthy plan to admit those who will not give to our neighborhood and care about it.

Sincerely,

N. M. Haynes

8-3-21

#7



Subject Property – 556 N. Union Avenue

Draft Minutes for the August 3, 2021 Planning Commission Regular Meeting

B) SUP21-230 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a residential structure and garage apartment in the C-1 Local Business District addressed at 556 N Union Avenue. Applicant/Owner: Cindy Espinosa; Case Manager: Holly Mullins.

Mrs. Mullins presented and recommended approval with conditions as stated in staff report.

Chair Edwards asked if there were questions for staff.

Discussion followed on prior SUP requests on this property.

Cindy Espinosa, Owner, 1101 Green Acres clarified the paving of the driveway.

Discussion followed on the occupancy and the paving of the driveway.

Chair Edwards asked if anyone would like to speak.

William Rodgers, 16 La Mesa, spoke on the meeting posting.

Discussion followed.

Chair Edwards asked if there were further discussion or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow short term rental of a residential structure and garage apartment in the C-1 Local Business District addressed at 2262 Second Street with staff conditions. Motion carried (8-0-0).

ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS GRANTING A SPECIAL USE PERMIT TO ALLOW THE SHORT-TERM RENTAL OF A SINGLE_FAMILY HOUSE AND GARAGE APARTMENT IN THE “C-1” LOCAL BUSINESS DISTRICT, ON LOTS I AND P, CITY BLOCK 5086, ADDRESSED AT 556 N. UNION AVENUE; 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 a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for short term rentals; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

WHEREAS, the City Council desires to grant a Special Use Permit at 556 N. Union Avenue, to allow short term rental of a single-family house and garage apartment in the “C-1” Local Business District; **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 adding the following tract of land as a “Special Use Permit” for the uses and conditions herein described:

Being Lots I & P, City Block 2008, addressed at 556 N. Union Avenue, as depicted in Exhibit “A” attached, to allow a short-term rental of a single-family house and garage apartment in the “C-1” Local Business District.

SECTION 2

THAT the Special Use Permit be subject to the following conditions:

1. Paved off-street parking for at least three (3) vehicles must be provided in accordance with City standards.
2. The residential character of the property must be maintained.
3. The property will remain in compliance with the approved site plan illustrated in Exhibit "B". Any significant changes to the site plan will require a revision to the SUP.
4. Occupancy of the short-term rental is limited to five (5) guests in the main house and 4 guests in the garage apartment.
5. The applicant will register the short-term rental and create an account for online payment of hotel occupancy taxes.
6. All other standards of the Zoning Ordinance will also be met.

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 in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of August, 2021.

PASSED AND APPROVED: Second reading this 13th day of September, 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

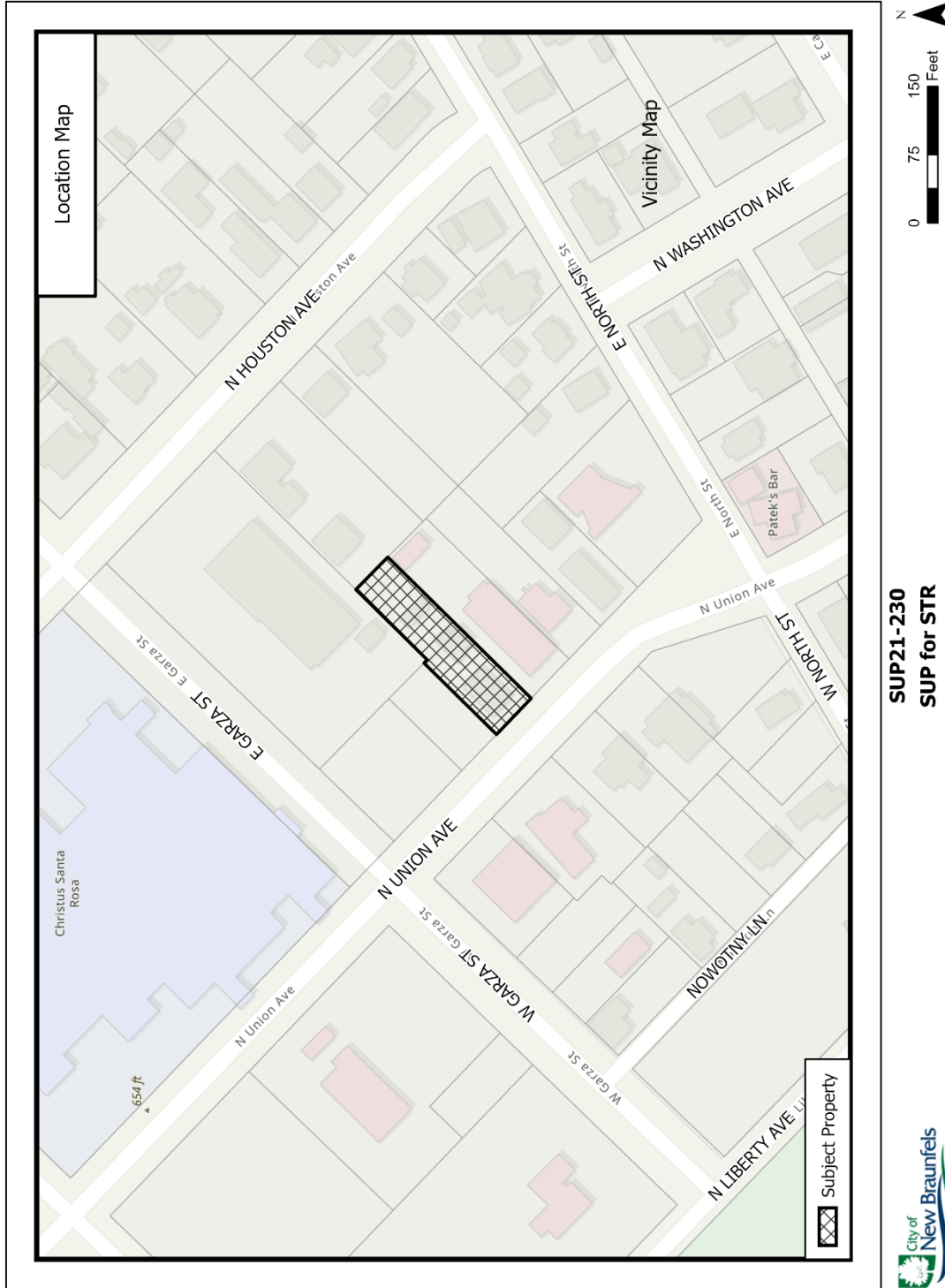
ATTEST:

CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



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

SUP21-230
SUP for STR

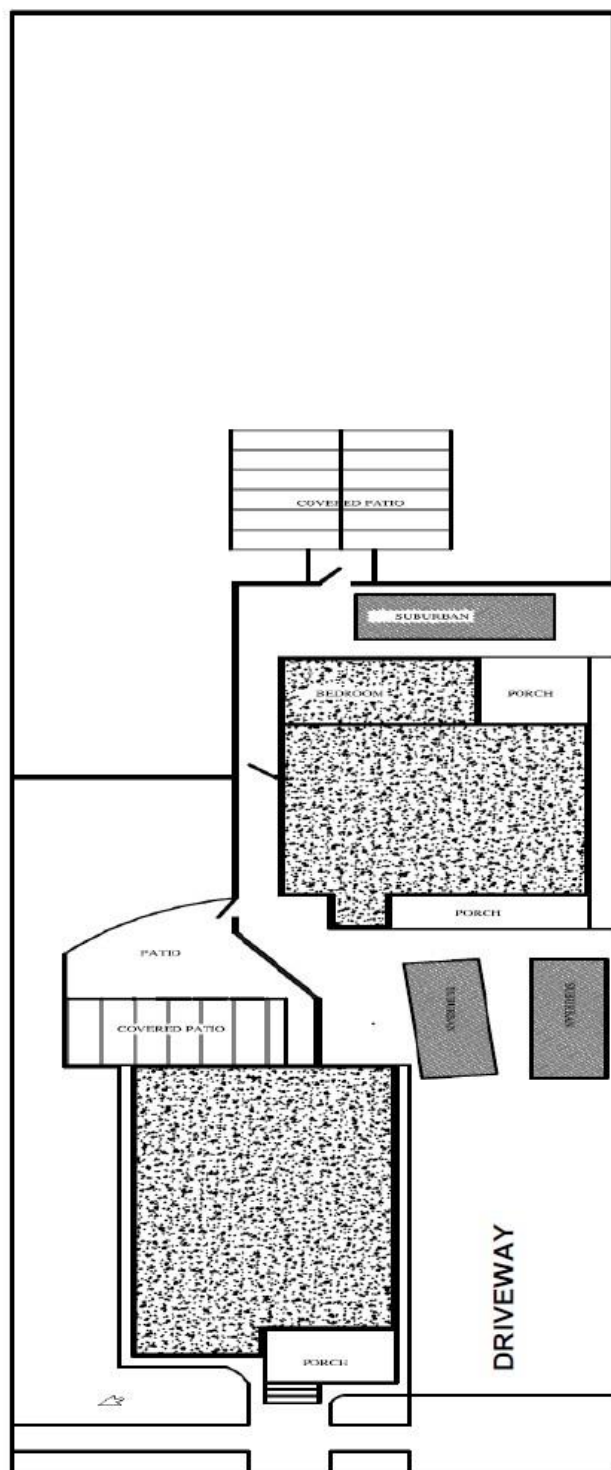
Source: City of New Braunfels Planning
Date: 8/3/2021



Path: \\CHFS-1\Departments\Planning\ZoneChange-SUP-Replats\2021\SUP21-230 - 556 N Union

EXHIBIT "B"

Site Plan



N. Union Avenue

9/13/2021

Agenda Item No. F)

Presenter/Contact

Jeff Jewell, Director of Economic and Community Development
(830) 221-4621 - jjewell@nbtexas.org

SUBJECT:

Public hearing and first reading of an ordinance designating a geographic area within the City of New Braunfels as a reinvestment zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code to be known as Tax Increment Reinvestment Zone Number Three (3), City of New Braunfels; describing the property parcels included in the zone; containing findings and provisions related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; providing for publication; and declaring an effective date.

DEPARTMENT: Economic and Community Development

COUNCIL DISTRICTS: 1, 5, 6

ISSUE:

The proposed ordinance would create a Tax Increment Reinvestment Zone (TIRZ) Number 3 in the Downtown area for a 25-year period. The TIRZ would allow the City to use the incremental increase in property taxes above the base (2021) year collections for designated improvements in the zone area. A TIRZ works to capture a portion of the new tax revenue occurring within the defined zone and then making this "Tax Increment Fund" available to assist in financing identified projects. Projects and methods of payment are identified in the attached Preliminary Project and Finance Plan. The proposed TIRZ #3 will cover approximately 182.91 acres (including rights of way). The 2021 baseline taxable property value of the TIRZ is approximately \$168M and a map is included in the Preliminary Project and Financing Plan. The Plan fulfills the legal requirements of designating a TIRZ, which are located in Chapter 311 of the State of Texas Tax Code. Notice of the public hearing was published on August 28, 2021 in the Herald-Zeitung, which requires notice at least seven days prior to the public hearing.

The 2010 Downtown Implementation Plan identified the need for a permanent funding source to finance Downtown projects and revitalization activities and fund public improvements. The 2017 Economic Development Strategic Plan identifies Improving the Quality of Place and implementing the 2010 Downtown Plan as key strategies to foster the City's economic growth and support the quality of life for citizens.

The majority of potential TIRZ revenue would be used to upgrade and improve public infrastructure such as roadways, public utilities, sidewalks, and other pedestrian and bicycling facilities. The Preliminary Project and Finance Plan also allocates potential revenue to economic development activities such as historic preservation façade grants, environmental remediation, and fire safety improvements and parking improvements.

The Preliminary Project and Finance Plan calls for 85% of the City's property tax to be directed into the TIRZ fund for a 25-year period. No other entities are contributing a portion of their tax increment into the fund and no sales tax is proposed to be directed into the fund.

TIRZ boundaries, increment percentages, and project and finance plans can be amended with action by the TIRZ Board and City Council. The City Council, after adopting the Preliminary Project and Finance Plan and ordinance, will consider adoption of a final project plan and appoint seven (7) members to the mandated TIRZ #3 Board.

The current City Council action establishes the TIRZ boundaries, establishes the initial incremental percentages to the TIRZ fund, and forecasts the anticipated revenues and project expenditures. No commitments or obligations to expend project funds or fund projects or initiatives identified in the Preliminary Project and Finance Plan are being considered as part of tonight's action.

FISCAL IMPACT:

Over a 25-year term, the TIRZ is anticipated to generate approximately \$14.8M in total City property tax for Downtown improvements as specified in the Preliminary Project and Finance Plan.

COMMITTEE RECOMMENDATION:

The New Braunfels Downtown Board met on January 19, 2021 and recommended approval.

STAFF RECOMMENDATION:

Staff recommends approval.

New Braunfels Downtown
Tax Increment Reinvestment Zone
Preliminary Project & Financing Plan

City of New Braunfels, Texas

September 13, 2021



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Appendix – Survey and Associated Data.....	Error! Bookmark not defined.

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FIGURE 1: PROPOSED TIRZ #3 GEOGRAPHIC BOUNDARY	3
FIGURE 2: EXISTING LAND USE WITHIN THE PROPOSED TIRZ #3	ERROR! BOOKMARK NOT DEFINED.

PROJECT PLAN

OVERVIEW

The City of New Braunfels, Texas is considering implementing a tax increment reinvestment zone (TIRZ) to fund redevelopment projects and programs in Downtown New Braunfels. The proposed new zone would be named TIRZ #3 – Downtown Tax Increment Reinvestment Zone (TIRZ #3).

This document is designed to meet the legal requirements of designating a TIRZ. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

EXISTING TAX INCREMENT FINANCING DISTRICTS IN THE CITY OF NEW BRAUNFELS

There are two existing City of New Braunfels TIRZs. The existing the first is the Creekside TIRZ (TIRZ #1) and the second is the Rivermill TIRZ (TIRZ#2). According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new reinvestment zone is used for residential purposes at the time of designation. The proposed TIRZ #3 complies with these state rules.

DESCRIPTION OF TAX INCREMENT REINVESTMENT ZONE #3

The proposed TIRZ #3 will cover approximately 183 acres (including roads and right of way). The 2021 baseline taxable property value of the TIRZ is approximately \$167,638,727.00.

TABLE 1: EXISTING LAND USE OF PROPOSED TIRZ #3

Land Use	Acres	Percentage
Commercial	68.52	
Government	12.10	
Industrial	5.35	
Institution	16.52	
Open	7.43	
Residential High Density	2.52	
Residential Low Density	23.61	
Residential Medium Density	0.68	
Schools	3.57	
Rights of Way	40.62	
Total Area	180.91	
Non-public	117.19	
Total Residential	26.81	23%
Maximum Residential	35.16	30%

Source: City of New Braunfels Existing Land Use Map

**CITY OF NEW BRAUNFELS
TAX INCREMENT REINVESTMENT ZONE**

EXISTING ZONING AND LAND USE GUIDELINES APPLICABLE TO TIRZ #3

Existing City of New Braunfels land use, zoning guidelines, and policies would apply to all properties within the city limits.

TAXING JURISDICTIONS APPLICABLE TO TIRZ

The proposed TIRZ #3 is located within the following taxing jurisdictions:

- City of New Braunfels
- Comal County
- Comal ISD

PROPOSED CHANGES IN MASTER PLANS, ZONING ORDINANCES, AND BUILDING CODES

There are no current master plans or anticipated changes to master plans or zoning ordinances.

RELOCATION OF DISPLACED PERSONS

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.

PROJECT PLAN IMPROVEMENTS

TIRZ #3 will provide support for catalytic infrastructure and incentives that will facilitate the redevelopment of the Downtown area. The Downtown area faces barriers to continued redevelopment as much of the pedestrian infrastructure in the zone is insufficient. Additionally, new development in the zone has been stifled due to a lack of convenient and adequate parking given the built-out nature of the development pattern. Finally, aging building systems and utility connections are a barrier to redevelopment as the majority of the existing building stock was constructed over 50 years ago and is out of compliance with modern requirements such as building codes, life safety, and Americans with Disabilities Act (ADA) access requirements.

Public infrastructure investments and additional enhancements are required to successfully redevelop the TIRZ #3 area. In addition, other projects might be added to the list as future development projects and related opportunities present themselves.

Table 2: Downtown Development Costs Funded by TIRZ #3

Project	Cost	Description
Public Infrastructure Improvements	\$7,500,000	Sidewalk construction/repair, installation of bicycle facilities, pedestrian amenities, enhanced crossings, roadway restriping and reconfiguration and other right-of-way improvements with direct community benefits.
Economic Development Incentives	\$4,000,000	Environmental Remediation, Interior/Exterior Demolition, Historic Façade Restoration Improvements/Easements and Fire Safety Improvements/Grants
Parking Improvements	\$2,000,000	Land assembly, leases, and other projects that subsidize or otherwise provide public parking in strategic areas.
Administration and Implementation	\$1,000,000	
Total	\$14,500,000	

ELIGIBLE PROJECT COSTS

1. PUBLIC INFRASTRUCTURE IMPROVEMENTS

This category includes TIRZ-eligible expenditures for improvements to local streets, including paving, utility infrastructure upgrades/relocation (water, wastewater, storm water), burial of overhead utilities as well as lighting improvements, street trees/planters, and sidewalk improvements for enhancing pedestrian linkages between throughout the historic downtown core.

2. ECONOMIC DEVELOPMENT INCENTIVES

Downtown New Braunfels has several buildings that contribute to the character and fabric of the community, but these buildings sometimes are financially unfeasible to properly redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants, interior and exterior demolition costs, façade improvement costs and fire and ADA accessibility issues. Interior and exterior demolition expenses are tied directly to the remediation expenses. These costs are TIRZ-eligible expenditures. Remediation of environmentally hazardous materials and associated improvements, using TIRZ funds, greatly improves the marketability of these buildings. This budget category is necessary for attracting highly desired mixed-use and adaptive reuse projects to the Downtown TIRZ, including attracting new retail, office, and residential uses. Historic façade improvements and new construction under this program will be reviewed for compliance with any adopted design standards to ensure compatibility with other improved structures and investment in the Downtown area.

3. ADMINISTRATION & IMPLEMENTATION

Administration costs, including reasonable charges for time spent by City of New Braunfels employees, will be eligible for reimbursement as project costs. Administration costs are estimated at \$40,000 per year.

SUMMARY OF PROJECT COSTS

The total estimated cost of TIRZ #3 public infrastructure investment in the district is in excess of \$8 million. These costs will be refined in the final project and finance plan that will need to be adopted by the TIRZ #3 Board and New Braunfels City Council.

FINANCING PLAN

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. Cities can also designate a portion of sales tax. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

COMPLIANCE & REPORTING

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

PUBLIC SECTOR ENTITIES PARTICIPATING IN TIRZ #3

All project costs will be paid through the contribution of incremental property and sales taxes collections. This preliminary plan assumes that the City of New Braunfels will contribute a portion of their total tax rate (maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate for 25 years. The proposed TIRZ #3 does not include any sales tax increment.

FINANCIAL FORECAST ASSUMPTIONS

- **TIRZ Duration** – It is assumed the TIRZ will have a 25-year lifespan.
- **TIRZ Allocation** – assumes that the City of New Braunfels will contribute 85% of their total incremental property tax collections.
- **Tax Rate** – While tax rates do change over time, the 2021 tax rates were held constant for the purposes of forecasting anticipated property tax revenue for the duration of the TIRZ.
- **Existing Properties** – The 2021 baseline property value of the TIRZ is approximately \$168 million but varies slightly by taxing jurisdiction based on exemptions offered.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for the value of improvements is 5.0 percent per year.

- **Net Present Value** – The net present values of the tax increment were calculated at a discount rate of 5.0 percent.
- **Future Development Patterns** – These assumptions do not include adjustments for future development. It is anticipated that TIRZ improvements will induce an organic growth in property values through induced development. These developments are currently undefined, and their value is not known. It is noted that the values shown in this plan are a conservative estimate and it is somewhat likely that revenues will exceed those presented in this forecast.

FINANCIAL FORECAST SUMMARY RESULTS

The following table depicts the anticipated revenue generated over 25 years. The revenue forecast assumes the TIRZ is established in 2021 (baseline year). The first TIRZ increment will occur in 2022.

Table 3: Preliminary TIRZ #3 Forecast for City Contribution

Calendar Year	Projected Tax Collections	Available for Fiscal Year Ending 30-Sep
2021	\$0	2022
2022	\$32,705	2023
2023	\$67,044	2024
2024	\$103,101	2025
2025	\$140,961	2026
2026	\$180,713	2027
2027	\$222,454	2028
2028	\$266,281	2029
2029	\$312,299	2030
2030	\$360,619	2031
2031	\$411,355	2032
2032	\$464,627	2033
2033	\$520,563	2034
2034	\$579,295	2035
2035	\$640,965	2036
2036	\$705,718	2037
2037	\$773,708	2038
2038	\$845,098	2039
2039	\$920,057	2040
2040	\$998,765	2041
2041	\$1,081,408	2042
2042	\$1,168,183	2043
2043	\$1,259,296	2044
2044	\$1,354,966	2045
2045	\$1,455,419	2046
Total	\$14,865,599	2046

CONCLUSION

Based on the preliminary development plans for this area and anticipated tax revenue, a TIRZ is economically and financially feasible. The TIRZ should generate revenue to pay for infrastructure and redevelopment costs. Over the next 25 years, the TIRZ could generate approximately \$14.8 million to fund target improvements and incentives.

These projections are based on the best available datasets and information related to market conditions in the region. Given the high visibility of this area, for example, the substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), which easily could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.

Appendix

Survey and Associated Data

METES AND BOUNDS DESCRIPTION
FOR A 182.91 ACRE TRACT
CITY OF NEW BRAUNFELS TAX INCREMENT REINVESTMENT ZONE (TIRZ)

Being a Political Boundary Description for 182.91 acres of land located within the Juan Martin De Veramendi Survey, A-2, in the City of New Braunfels, Comal County, Texas. Said boundary is comprised of 359 parcels of land and being more particularly described as follows:

BEGINNING at a point in the Southeast line of West Mill Street at it's intersection with an alley for the West corner of Lot 10, Block 44, New City Block (NCB) 3002, conveyed to the Patricia Blankenship Wyatt Revocable Trust, recorded in Document No. 201906022022 of the Official Public Records of Comal County Texas, Prop Id. 1051;

THENCE with the Northwest line of said Lot 10, NCB 3002, Lot 9 conveyed to Suzanne Marie Slovak, recorded in Document No. 201406034073 of the Official Public Records of Comal County Texas, Prop Id. 1050 and Lot 8 conveyed to Susan C. Milburn, recorded in Volume 204, Page 716 of the Comal County Deed Records, Prop Id. 1049, North 38°26'24" East, a distance of 262.81 feet to a point for the North corner of said Lot 8 and the West corner Ferguson Street (25' R.O.W.);

THENCE continuing with the Southeast line of West Mill Street, crossing Ferguson Street, North 38°33'11" East, a distance of 25.02 feet to a point for the North corner of Ferguson Street and the West corner of Lot 7, NCB 3001, conveyed to Celeste M. Forres, recorded in Document No. 200506003047 of the Official Public Records of Comal County Texas, Prop Id. 1030;

THENCE continuing with the Southeast line of West Mill Street, and the North line of NCB 3001, along the West line of the following five properties,

1. said Lot 7, NCB 3001
2. the property conveyed to First Methodist Church in Volume 422, Page 795 of the Comal County Deed Records, Prop Id. 1024,
3. Lot 12 conveyed to First United Methodist Church of New Braunfels, recorded in Document No. 201106032720 of the Official Public Records of Comal County, Texas, Prop Id. 1032,
4. Lot 14, conveyed to Leslie J. Lammers and Thomas E. Tumlinson recorded in Document No. 201706033702 of the Official Public Records Comal County Texas, Prop Id. 1034,
5. Lot 15, conveyed to Neil & Debbie Jo Allen, recorded in Document No. 201606021969 of the Official Public Records of Comal County Texas, Prop Id. 1035, North 38°17'23" East, a distance of 629.02 feet to a point for the North corner of said Lot 15;

THENCE crossing West Mill Street (66.66' R.O.W.) North 52°50'56" West, a distance of 66.51 feet to a point for the South corner Lot 216, NCB 3020, owned by New Braunfels Independent School District, no recording information found, Prop Id. 1292, and the East corner of Lot E NCB 3020;

THENCE with the Southwest line of Lot 216 and the Northeast line of Lot E and F, NCB 3020, North 52°57'12" West, a distance of 189.08 feet to a point in the Southeast line of West Bridge Street for the West corner of Lot 216 and the North corner of Lot F, NCB 3020;

THENCE with the Southeast line of West Bridge Street and the Northwest line of Lot 215 and Lot 215, owned by New Braunfels Independent School District, Prop Id. 1292, North 37°56'42" East, a distance of 195.27 feet to a point for the North corner of said Lot 215 and the West corner of North Academy Avenue;

THENCE with the Southeast line of West Bridge Street, crossing North Academy Ave (66.66' R.O.W.), North 37°50'05" East, a distance of 65.00 feet to a point for the West corner of a portion of Lot 103, NCB 2010 conveyed to Mary Ann Autry, recorded in Volume 141, Page 266 of the Comal County Deed Records, Prop Id. 924 and the North corner of North Academy Avenue;

THENCE continuing with the Southeast line of West Bridge Street, and the Northwest line of NCB 2010, the following 3 tracts,

1. said portion of Lot 103,
2. a portion of Lot 104, conveyed to James E. Glasgow Jr. and Carolyn M. Glasgow, recorded in Document No. 202006020515 of the Official Public Records of Comal County Texas, Prop Id. 925,
3. a portion of Lot 105, conveyed to Carr 2 Casa, LLC, recorded in Document No. 202106001621 of the Official Public Records of Comal County Texas, Prop Id. 927, North 37°46'59" East, a distance of 274.04 feet to a point for the North corner of said Lot 105, lying in the Southwest line of the Mo Pac Railroad (100' R.O.W.);

THENCE continuing with the Southeast line of West Bridge Street, crossing said Mo Pac Railroad R.O.W., North 37°46'58" East, a distance of 100.00 feet to a point in the Northeast Mo Pac Railroad R.O.W. for the West corner of Lot 107, NCB 2010, no deed information found, Prop Id. 931;

THENCE crossing West Bridge Street (66.66' R.O.W.), North 38°48'47" West, a distance of 66.82 feet to a point for the South corner of NCB 2011, a tract of land conveyed to Hilmar W. Rust, recorded in Volume 417, Page 786, Comal County Deed Records, Prop Id. 939;

THENCE with the West line of said Rust property, the following three calls:

- 1.) North 52°00'00" West, a distance of 109.44 feet to a point;
- 2.) North 24°46'30" West, a distance of 95.05 feet to a point;
- 3.) North 38°42'00" East, a distance of 48.50 feet to a point for the North corner of said Rust property, lying in the Southwest line of Lot 1, Block 1, Sts. Peter and Paul Catholic Church Subdivision, recorded in Volume 12, Page 233 of the Map Records of Comal County Texas, Prop Id. 54551;

THENCE with the West line of said Lot 1, North 52°00'00" West, a distance of 32.29 feet to a point in the East line of the M & KT Railroad R.O.W.;

THENCE with the East line of said railroad and the East line of Lot 1, Sts. Peter and Paul Subdivision and a tract conveyed to the Archbishop of San Antonio, recorded in Volume 152, Page 205 of the Comal County Deed Records, Prop Id. 1014, the following two calls:

- 1.) North 09°02'53" West, a distance of 140.44 feet to a point



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 TBPE-FIRM F-10961
 TBPLS FIRM 10153600

- 2.) North 02°00'58" West, a distance of 357.85 feet to a point for the North corner of said Prop Id. 1014, lying in the South line of a tract conveyed to the Archbishop of San Antonio, recorded in Volume 614, Page 563 of the Comal County Deed Records, Prop. Id. 1016;

THENCE with the West line of said Prop Id. 1016, the following two calls:

- 1.) North 74°48'08" West, a distance of 21.53 feet to a point;
- 2.) North 02°44'13" West, a distance of 166.08 feet to a point for the North corner of said Prop. Id 1016, lying in the South line of Landa Street - State Highway 46 (60' R.O.W.);

THENCE crossing Landa Street – State Highway 46, North 18°34'25" East, a distance of 60.12 feet to a point for the Southwest corner of NCB 2018, a 0.436 of an acre tract conveyed to Hayes & Reno, LLC, recorded in Document No. 200406038372 of the Official Public Records of Comal County, Texas, Prop Id. 1012;

THENCE with the West line of said 0.436 acre tract, NCB 2018 and the East line of said M & KT Railroad R.O.W., North 02°25'50" West, a distance of 248.35 feet to a point for the Northwest corner of said 0.436 of an acre tract, NCB 2018, lying in the Southwest line of North Seguin Avenue;

THENCE crossing North Seguin Avenue (93.72' R.O.W.), North 57°10'49" East, a distance of 99.52 feet to a point for the West corner of NCB 2017, Lot 4A, conveyed to Agile Key, LLC, recorded in Document No. 202006024772 of the Official Public Records of Comal County Texas, Prop Id 999, at the Southeast intersection of Meusebach Street and North Seguin Avenue;

THENCE with the Southwest line of Meusebach Street and the Northwest line of NCB 2017, and the Northwest line of the following 4 tracts,

1. said Lot 4A,
2. a portion of Lot 4, conveyed to Charles W. and Catherine Reger, recorded in Document No. 201406011069, of the Official Public Records of Comal County, Texas, Prop Id. 1000,
3. a portion of Lot 5, conveyed to Hayes & Reno, LLC, recorded in Document No. 200906007159 of the Official Public Records of Comal County Texas, Prop Id. 1001,
4. a portion of Lots 5 and 6, conveyed to Matthew Pusateri and Katherine Lynch, recorded in Document No. 202006005968 of the Official Public Records of Comal County Texas, Prop Id. 1002, North 38°01'54" East, a distance of 382.05 feet to a point for the North corner of NCB 2017, lying in the Southwest line of North Market Street;

THENCE with the Southeast line of Meusebach Street, crossing North Market Avenue (66.66' R.O.W.) North 34°23'13" East, a distance of 61.83 feet to a point for the West corner of Lot 32R, NCB 2016, a subdivision recorded in Document No. 201706014260 of the Official Public Records of Comal County Texas, Prop Id. 981, being the West corner of the intersection of Meusebach and North Market Street;

THENCE with the West line of NCB 2016, said Lot 32R and the Southeast line of a railroad spur track, the following eleven calls:

- 1.) North 38°10'09" East, a distance of 24.58 feet to a point;
- 2.) North 51°34'56" East, a distance of 13.45 feet to a point;
- 3.) North 51°34'57" East, a distance of 7.29 feet to a point;



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- 4.) North 55°34'35" East, a distance of 9.80 feet to a point;
- 5.) North 55°34'35" East, a distance of 37.97 feet to a point;
- 6.) North 59°05'47" East, a distance of 47.58 feet to a point;
- 7.) North 65°09'32" East, a distance of 32.79 feet to a point;
- 8.) North 65°09'32" East, a distance of 16.33 feet to a point;
- 9.) North 71°08'49" East, a distance of 47.93 feet to a point;
- 10.) North 73°25'53" East, a distance of 48.98 feet to a point;
- 11.) North 74°40'15" East, a distance of 131.63 feet to a point for the North corner of said Lot 32R and the a Northwest corner of a portion of Lot 7, NCB 216 conveyed to Jason E. Hurta, recorded in Document No. 201306023835 of the Official Public Records of Comal County Texas, Prop Id. 989;

THENCE with the Northwest line of said portion of Lot 7, North 71°07'45" East, a distance of 31.13 feet to a point for the North corner of said portion of Lot 7 and the West corner of Lot 1 & 2, Hays Subdivision, recorded in Document No. 9706009482 of the Official Public Records of Comal County Texas, Prop Id. 30483;

THENCE with the South line of the Railroad Spur Track and the North line of said Hayes Subdivision, along a non-tangent curve to the right, said curve having a radius of 566.93 feet, a central angle of 23°51'55", a chord bearing and distance of North 86°59'00" East, 234.44 feet, for an arc distance of 236.14 feet to a point for the East corner of said subdivision and NCB 2016, lying in the West line of East Zink Street (66.66' R.O.W.);

THENCE crossing East Zink Street, South 78°25'28" East, a distance of 84.29 feet to a point for the South corner of the intersection of East Zink Street and North Gibert Avenue, (49.5' R.O.W.), now closed and conveyed to ADM Milling Co., recorded in Document No. 9606001284 of the Official Public Records of Comal County Texas, Prop Id. 883, also being the North corner of NCB 2014;

THENCE with the Southeast line of East Zink Street and the Northwest line of North Gilbert Avenue and the Northwest line of NCB 2015, a tract conveyed to ADM Milling Co. in "Exhibit A, Tract 6", recorded in Volume 284, Page 817, Comal County Deed Records, Prop Id. 980, North 38°42'00" East, a distance of 277.84 feet to a point for the Northwest corner of said ADM Tract 6, lying in the South line of the Comal River;

THENCE with the North line of said ADM Tract 6 and the meanders of the South line of the Comal River, the following seven calls:

- 1.) North 72°20'49" East, a distance of 99.38 feet to a point;
- 2.) North 79°52'57" East, a distance of 40.73 feet to a point;
- 3.) North 90°00'00" East, a distance of 101.72 feet to a point;
- 4.) South 84°11'54" East, a distance of 106.33 feet to a point;
- 5.) South 75°47'44" East, a distance of 34.85 feet to a point;
- 6.) South 54°59'01" East, a distance of 51.84 feet to a point;
- 7.) South 70°13'18" East, a distance of 45.99 feet to a point for the Northeast corner of said ADM Tract 6 at the Northwest intersection of the Comal River and East Bridge Street;

THENCE with the Comal River and the end of East Bridge Street (66.66' R.O.W.), South 48°47'29" East, a distance of 67.91 feet to a point for the Northwest corner of a tract of land, owned by the City of New Braunfels, known as Prince Solms Park, Prop Id. 886;

THENCE with the Northeast line of said Prince Solms Park, the end of East Mill Street (66.66' R.O.W.) and the South line of the Comal River, the following eight calls:

- 1.) South 29°00'55" East, a distance of 116.96 feet to a point;
- 2.) South 03°00'46" West, a distance of 48.43 feet to a point;
- 3.) South 45°00'00" East, a distance of 32.40 feet to a point;
- 4.) South 12°05'39" East, a distance of 18.22 feet to a point;
- 5.) South 57°05'44" East, a distance of 6.96 feet to a point;
- 6.) South 57°05'40" East, a distance of 18.81 feet to a point;
- 7.) North 77°19'11" East, a distance of 52.18 feet to a point;
- 8.) South 55°00'25" East, a distance of 13.52 feet to a point for the End of East Mill Street at the Comal River and the North corner of NCB 2005, a 1.004 acre tract, conveyed to Fountaineer Investments, LLC, recorded in Document No. 201906026762 of the Official Public Records of Comal County Texas, Prop Id. 885;

THENCE with the North line of said 1.004 acre tract and the South line of the Comal River the following four calls:

- 1.) South 55°36'21" East, a distance of 89.91 feet to a point;
- 2.) South 35°05'46" East, a distance of 57.55 feet to a point;
- 3.) South 12°51'04" East, a distance of 59.47 feet to a point;
- 4.) South 24°55'00" West, a distance of 22.49 feet to a point in the East line of said 1.004 acre tract and the North corner of a tract conveyed to ADM Milling Co. in "Exhibit A 1. (a.)", recorded in Volume 284, Page 817 of the Comal County Deed Records, Prop Id. 431524;

THENCE with the North line of said ADM Milling Co., Tract 1. (a.), and the South line of the Comal River, the following seven calls:

- 1.) South 04°17'53" West, a distance of 24.64 feet to a point;
- 2.) South 48°44'33" East, a distance of 27.30 feet to a point;
- 3.) South 36°19'35" East, a distance of 43.40 feet to a point;
- 4.) South 01°18'42" East, a distance of 28.34 feet to a point;
- 5.) South 32°10'01" East, a distance of 24.48 feet to a point;
- 6.) South 58°45'51" East, a distance of 32.97 feet to a point;
- 7.) South 30°57'14" East, a distance of 36.96 feet to a point for the East corner of said ADM Milling Co. Tract 1. (a.), lying in the Northwest line of East San Antonio Street;

THENCE with the South line of the Comal River crossing East San Antonio Street (93.72' R.O.W.) South 80°51'44" East, a distance of 100.98 feet to a point in the Southeast line of East San Antonio Street for the North corner of NCB 1043, a 1.608 acre tract, conveyed to Auferstehung, Inc., recorded in Document No. 9806024551 of the Official Public Records of Comal County, Texas, Prop Id. 515;

THENCE with the North line of said 1.608 acre tract and the South line of the Comal River, the following three calls:

- 1.) South 81°19'51" East, a distance of 78.90 feet to a point;
- 2.) South 87°15'51" East, a distance of 98.50 feet to a point;
- 3.) South 13°17'51" East, a distance of 150.98 feet to a point for the Northeast corner of said 1.608 acre tract, lying in the West line of Tolle Street (67.56" R.O.W.);

THENCE with the West line of Tolle Street and the Southeast line of said 1.608 acre tract, South 38°11'09" West, a distance of 215.80 feet to a point at the North corner of the intersection of Tolle Street and South Gilbert Avenue;

THENCE with the North line of South Gilbert Avenue and the Southwest line of said 1.608 acre tract, North 52°30'51" West, a distance of 70.31 feet to a point in the Southwest line of said 1.608 acre tract;

THENCE crossing South Gilbert Avenue (60' R.O.W.) South 38°20'17" West, a distance of 57.68 feet to a point in the Southwest line of South Gilbert Avenue and the East corner of Lot 143 and a portion of Lot 142, NCB 1007, conveyed to ESA Partners, LLC., recorded in Document No. 202106016449 of the Official Public Records of Comal County Texas, Prop Id 431522, also being the North corner of Lot A, NCB 1007, Prop Id 107;

THENCE with the West line of said Lot A, NCB 1007 and the East line of the following 6 tracts,

1. said Lot 143 and a portion of Lot 142,
2. a tract conveyed to Greg Korman, recorded in Document No. 200806021412 of the Official Public Records of Comal County Texas, Prop Id 104,
3. a tract conveyed to Sheri Ann Jentsch, recorded in Document No. 200406040799 of the Official Public Records of Comal County Texas, Prop Id. 105,
4. a tract conveyed to Cabana Social Club, recorded in Document No. 201106012145 of the Official Public Records of Comal County Texas, Prop Id. 103,
5. a tract conveyed to Bob and Betty Kiesling, recorded in Document No. 200706051883 of the Official Public Records of Comal County Texas, Prop Id. 102,
6. a tract conveyed to Avis E. & Nancy Field, described in Document No. 200506047553 of the Official Public Records of Comal County Texas, Prop Id. 100, South 38°20'17" West, a distance of 384.65 feet to a point for the North corner of the intersection of Tolle Street and South Market Street, being the South corner of NCB 1007;

THENCE crossing South Market Street (66.66' R.O.W.) South 38°20'17" West, a distance of 65.00 feet to a point for the South corner of the intersection of South Market Street and Tolle Street, being the East corner of NCB 1006;

THENCE with the Northwest line of Tolle Street and the Southeast line of NCB 1006 and the following two tracts:

1. a tract conveyed to Layton L. Leissner, No Deed information found, Prop Id. 96,

2. Lot 38 and a portion of Lot 39 conveyed to Southwestern Bell Tx, No Deed information found, Prop Id. 431521, South 38°20'17" West, a distance of 220.41 feet to a point for the South corner of NCB 1006 and the North corner of the intersection of Comal Avenue and Tolle Street;

THENCE crossing Comal Avenue (66.66' R.O.W.) South 40°28'43" West, a distance of 65.11 feet to a point for the East corner of Lot 37, NCB 1005, conveyed to Kenneth D. Brazle and David G. Pfeuffer, recorded in Document No. 9706006117 of the Official Public Records of Comal County Texas, Prop Id. 37;

THENCE with the Southwest line of Comal Avenue and the Northeast line of the following 14 tracts, 1. said Lot 37,

2. a tract conveyed to the City of New Braunfels, No Deed information found, Prop Id. 69,
3. a tract conveyed to Naeglins Bakery Inc, recorded in Volume 677, Page 398 of the Comal County Deed Records, Prop Id. 70,
4. a tract conveyed to 4K Mayo Property LLC., recorded in Document No. 201906010636 of the Official Public Records of Comal County Texas, Prop Id. 72,
5. a tract conveyed to Stadt Corp., recorded in Document No. 200606001808 of the Official Public Records of Comal County Texas, Prop Id. 77,
6. a tract conveyed to T.L. Marglin#6, LLC., recorded in Document No. 201506028574 of the Official Public Records of Comal County Texas, Prop Id. 76,
7. a tract conveyed to Guadalupe Amaro Partnership, recorded in Document No. 202006059688 of the Official Public Records of Comal County Texas, Prop Id. 78,
8. a tract conveyed to Guadalupe Amaro Partnership, Prop Id. 82, recorded in Document No. 202006059689 of the Official Public Records of Comal County Texas, Prop. Id. 82,
9. a tract conveyed to Guadalupe Amaro Partnership, recorded in Document No. 202006059687 of the Official Public Records of Comal County Texas, Prop Id. 83,
10. a tract conveyed to Natman Investments, LLC., recorded in Document No. 201906016789 of the Official Public Records of Comal County Texas, Prop Id. 95,
11. a tract conveyed to the Duettra Georgia B. Exempt Trust, recorded in Document No. 201106039865 of the Official Public Records of Comal County Texas, Prop Id. 92,
12. a tract conveyed to Daniel and Mikki Tharp, recorded in Document No. 200406042582 of the Official Public Records of Comal County Texas, Prop Id. 90,
13. a tract conveyed to Julie and Greeson Taylor, recorded in Document No. 9906005966 of the Official Public Records of Comal County Texas, Prop Id. 89,
14. a tract conveyed to Chris and Heather Allen, recorded in Document No. 201906000593 of the Official Public Records of Comal County Texas, Prop Id. 88, South 52°33'38" East, a distance of 772.64 feet to a point for the East corner of NCB 1005 and the West corner of the intersection of Comal Avenue and East Coll Street;

THENCE with the Southwest line of Comal Avenue, crossing East Coll Street (66.66' R.O.W.) South 52°31'46" East, a distance of 65.01 feet to a point for the South corner of the intersection of Comal Avenue and East Coll Street and the North corner of NCB 1011, being the North corner of a property conveyed to Julie A. Glisky, recorded in Document No. 200706020402 of the Official Public Records of Comal County Texas, Prop Id. 153;

THENCE with the Southwest line of Comal Avenue and the Northeast line of NCB 1011 and the following 5 tracts;

1. said Glisky tract,
 2. a tract conveyed to Frederick Frueholz, Jr., recorded in Volume 212, Page 44 of the Comal County Deed Records, Prop Id. 155,
 3. a 1.477 acre tract conveyed to Elks 2279 of NB BPOE, recorded in Volume 184, Page 934 of the Comal County Deed Records, Prop Id. 149,
 4. Lot 164, conveyed to Greg and Leslie Baenziger, recorded in Volume 608, Page 630 of the Comal County Deed Records, Prop Id. 156,
 5. a portion of Lot 88, conveyed in a Death Certificate to Carola M. Davis, recorded in Document No. 200106040183 of the Official Public Records of Comal County Texas, Prop Id. 152,
- South 52°24'50" East, a distance of 482.55 feet to a point for the West corner of the intersection of Comal Avenue and East Garden Street, and the East corner of NCB 1011;

THENCE with the Northwest line of East Garden Street and the Southeast line of NCB 1011 and the Southeast line of the following 4 tracts,

1. said Carola M. Davis tract,
2. a portion of Lot 88, conveyed to Michael & Rhonda Neel, recorded in Document No. 9806014444 of the Official Public Records of Comal County Texas, Prop Id. 151,
3. a portion of Lot 79 conveyed to Richard M. Wangenheim Jr., recorded in Document No. 201806033352 of the Official Public Records of Comal County Texas, Prop Id. 147,
4. a portion of Lot 79 conveyed to William and Diane Mehrer, recorded in Document No. 9806000302 of the Official Public Records of Comal County Texas, Prop Id. 146, South 38°16'20" West, a distance of 386.20 feet to a point for the North corner of the intersection of East Garden Street and South Seguin Avenue, also being the South corner of NCB 1011;

THENCE with the Northwest line of East Garden Street, crossing South Seguin Street, (93.72' R.O.W.) South 38°11'55" West, a distance of 93.73 feet to a point for the West corner of the intersection of East Garden Street and South Seguin Avenue, also being the East corner of NCB 1012, and the East corner of a tract conveyed to the City of New Braunfels, recorded in Volume 172, Page 820 of the Comal County Deed Records, Prop Id. 159;

THENCE with the Southwest line of South Seguin Avenue, crossing East Garden Street (66.66' R.O.W.) South 52°36'25" East, a distance of 65.01 feet to a point for the South corner of the intersection South Seguin Avenue and East Garden Street, also being the North corner of NCB 1017 and the North corner of a Lot 181 conveyed to Marion & Robbie Borchers, recorded in Volume 1017, Page 28 of the Comal County Deed Records, Prop Id. 213;

THENCE with the Southwest line of South Seguin Ave. and the Northeast line of the following 5 tracts, 1. said Lot 181,

2. Lot 180 conveyed to Mario Borchers, recorded in Document No. 200406042893 of the Official Public Records of Comal County Texas, Prop Id. 212,
3. Lot 179 conveyed to 448 S. Seguin, LLC., recorded in Document No. 202006016856 of the Official Public Records of Comal County Texas, Prop Id. 211,

4. Lots 178 & 185, conveyed to Communication Professionals, Ltd., recorded in Document No. 200206002205 of the Official Public Records of Comal County Texas, Prop Id. 208,
5. Lot 177 and a portion of Lot 160 conveyed to Jahn Building Development LLC., et al, recorded in Document No. 201206036421 of the Official Public Records of Comal County Texas, Prop Id. 207, South 52°35'59" East, a distance of 482.87 feet to a point for the Southwest corner of the intersection of South Seguin Avenue and Butcher Street, also being the East corner of NCB 1017;

THENCE with the South line of South Seguin Avenue, crossing Butcher Street (30' R.O.W.), South 52°33'56" East, a distance of 30.00 feet to a point for the Southeast corner of the intersection of South Seguin Avenue and Butcher Street, also being the North corner of NCB 1021, and the North corner of a tract conveyed to Dunverking Real Estate, Ltd., recorded in Document No. 201006008905 of the Official Public Records of Comal County Texas, Prop Id. 281;

THENCE with the Southwest line of South Seguin Avenue and the Northeast line of NCB 1021 and the Northeast line of the following 5 tracts,

1. said Dunverking Real Estate, LLC. Tract,
2. a tract conveyed to Troy D. Burch, Jr., recorded in Document No. 200706019362 of the Official Public Records of Comal County Texas, Prop Id. 282,
3. Lot 7R conveyed to D'Ann Harper Development Corp, recorded in Document No. 200506001310 of Official Public Records of Comal County Texas, Prop Id. 283,
4. Lot 14 conveyed to Becker Investments, Lp, recorded in Document No. 201406031140 of the Official Public Records of Comal County Texas, Prop Id. 285,
5. a tract conveyed to Big Diamond Inc., recorded in Document No. 201006026405 of the Official Public Records of Comal County Texas, Prop Id. 286, South 52°33'56" East, a distance of 516.88 feet to a point for the Northwest corner of the intersection of Jahn Street and South Seguin Avenue, also being the East corner of NCB 1021 and the East corner of said Big Diamond Inc. tract;

THENCE with the Northwest line of Jahn Street and the Southeast line of NCB 1021 and the Southeast line of the following 5 tracts,

1. said Big Diamond LLC tract,
2. a tract conveyed to William M. Norris, recorded in Document No. 200706003522 of the Official Public Records of Comal County Texas, Prop Id. 267,
3. a tract conveyed to CMF Real Estate Holdings, LLC, recorded in Document No. 201506026255 of the Official Public Records of Comal County Texas, Prop Id. 288,
4. Lots 3 & 4, Block 13 of the Re-subdivision of Jahn Addition, recorded in Volume 52, Page 351 of the Comal County Map Records, Prop Id. 273, conveyed to Yawn Group, LLC, recorded in Document No. 201806003260 of the Official Public Records of Comal County Texas
5. Lots 1 & 2, Block 13 of said Re-subdivision of Jahn Addition, as conveyed to My Little Girl, LLLC, recorded in Document No. 201106036607 of the Official Public Records of Comal County Texas, Prop Id. 272, South 37°32'43" West, a distance of 385.32 feet to a point for the North corner of the intersection of Jahn Street and South Castell Avenue, also being the South corner of NCB 1021;

THENCE with the Northwest line of Jahn Street, crossing South Castell Avenue (66.66' R.O.W.) South 37°32'43" West, a distance of 65.00 feet to a point for the West corner of the intersection of South Castell Avenue and Jahn Street and the East corner of NCB 1022;

THENCE with the Northwest line of Jahn Street and the Southeast line of NCB 1022, and the following 2 tracts and a street,

1. Lot 10, NCB 1022 conveyed to Katherine Truesdell, recorded in Document No. 201106030712 of the Official Public Records of Comal County Texas, Prop Id. 298,
2. the South line of Colvin Street (20' R.O.W.),
3. Lots 11,12 & 13, NCB 1022 conveyed to Jahn Street Properties, LLC., recorded in Document No. 201206041187 of the Official Public Records of Comal County Texas, Prop Id. 299, South 37°40'03" West, a distance of 268.68 feet to a point for the Northwest corner of the intersection of Jahn Street and the International Great Northern Railroad (100' R.O.W.);

THENCE with the North line of the International Great Northern Railroad R.O.W. and the Southwest line of said Jahn Street Property, North 66°14'32" West, a distance of 206.14 feet to a point for the Northwest corner of said Jahn Property and the Southeast corner a tract conveyed to the City of New Braunfels, in Parcel 1, recorded in Document No. 9706007700 of the Official Public Records of Comal County Texas, Prop Id. 167;

THENCE with the Railroad R.O.W. and the Southwest line of said City of New Braunfels tract, the following two calls:

- 1.) North 62°40'55" West, a distance of 190.28 feet to a point;
- 2.) North 61°36'04" West, a distance of 127.92 feet to a point in the Southwest corner of said City of New Braunfels tract, being the Southeast corner of the intersection of said railroad and Butcher Street;

THENCE with the Northeast line of said Railroad and crossing Butcher Street (30' R.O.W.) North 55°33'40" West, a distance of 32.30 feet to a point for the Northwest corner of Butcher Street and the South corner of a tract conveyed to the City of New Braunfels, in Parcel 2, recorded in Document No. 9706007700 of the Official Public Records of Comal County Texas, Prop Id. 410103;

THENCE with the Northeast line of said Railroad R.O.W. and the Southwest line of said Parcel 2, North 58°04'38" West, a distance of 53.79 feet to a point for the Southwest corner of said Parcel 2;

THENCE with the Northeast line of said Railroad 100' wide R.O.W., North 53°31'48" West, a distance of 438.20 feet to a point for the Southwest corner of the intersection of East Garden Street and said Railroad R.O.W.;

THENCE with the Railroad R.O.W., crossing East Garden Street (66.66' R.O.W.) North 52°28'19" West, a distance of 65.00 feet to a point for the South corner of NCB 1013, being the West corner of the intersection of said Railroad R.O.W. and East Garden Street;

THENCE with the Northeast line of said Railroad R.O.W. and the Southwest line of NCB 1013, North 52°49'35" West, a distance of 480.14 feet to a point for the West corner of NCB 1013 and the East corner of the intersection of said Railroad R.O.W. and West Coll Street (66.66' R.O.W.);

THENCE with the Northeast line of said 100' wide Railroad R.O.W., North 53°16'43" West, a distance of 637.05 feet to a point in the Northeast line of said Railroad R.O.W. and the Southwest line of Hill Avenue;

THENCE crossing said Railroad R.O.W., South 37°29'34" West, a distance of 100.00 feet to a point for the West corner of the intersection of said Railroad R.O.W. and Cross Street, and the East corner of NCB 1001 and the East corner of a tract conveyed to Donald and Lynn Forbes, recorded in Document No. 9706017179 of the Official Public Records of Comal County Texas, Prop Id. 9;

THENCE with the Northwest line of Cross Street and the Southeast corner of the following 3:

1. said Donald and Lynn Forbes tract,
2. a tract conveyed to Allegiant Senior Living, LLC, recorded in Document No. 201706039281 of the Official Public Records of Comal County Texas, Prop Id. 4,
3. a tract conveyed to Edward and Charlotte Cavanaugh Family Trust, recorded in Document No. 201806001171 of the Official Public Records of Comal County Texas, Prop Id. 378760, South 38°24'08" West, a distance of 265.63 feet to a point for the North corner of the intersection of Cross Street and South Academy Ave and the South corner of NCB 4001, and the South corner of said Edward and Charlotte Cavanaugh Family Trust tract;

THENCE with the Northwest line of Cross Street, crossing South Academy Street (66.66' R.O.W.), South 36°55'45" West, a distance of 68.78 feet to a point for the West corner of the intersection of South Academy Street and Cross Street, and the East corner of a tract conveyed to Michael J. Pollard, recorded in Document No. 200306033121 of the Official Public Records of Comal County Texas, Prop Id. 1442;

THENCE with the Northwest line of Cross Street and the Southeast line of the following 4 tracts,

1. said Pollard tract,
2. a tract conveyed to Janie Mott, recorded in Document No. 201806037582 of the Official Public Records of Comal County Texas, Prop Id. 1438,
3. Lots 1 and 6, NCB 4001 conveyed to Sophies Gasthaus, LLC., recorded in Document No. 202106034115 of the Official Public Records of Comal County Texas, Prop Id. 1443,
4. a tract with no deed information available, Prop Id. 1448, South 38°03'53" West, a distance of 492.03 feet to a point for the East corner of a tract conveyed to Delio and Juanita Bustos, recorded in Volume 390, Page 418 Comal County Deed Records;

THENCE continuing with the Northwest line of Cross Street, and the Southeast line of NCB 4001, and the following 2 tracts,

1. said Bustos tract,
2. a tract conveyed to Armando Martinez, recorded in Document No. 201406021790 of the Official Public Records of Comal County Texas, Prop Id. 1450, South 38°03'53" West, a distance of 152.68 feet to a point for the North corner of the intersection of Clemens Avenue and Cross Street;

THENCE with the Northwest line of Cross Street, crossing Clemens Avenue (66.0' R.O.W.) South 41°54'11" West, a distance of 65.09 feet to a point for the West corner of the intersection of Clemens Avenue and Cross Street, being the East corner of NCB 4002;

THENCE with the Northwest line of Cross Street and the Southeast line of NCB 4002 and the Southeast line of the following 4 tracts:

1. a confidential tract, Prop Id. 1463,
2. a tract conveyed to Richard Rabe, recorded in Document No. 201506004178 of the Official Public Records of Comal County Texas, Prop Id. 1465,
3. a tract conveyed to Jeffrey and Maria Turner, recorded in Volume 839, Page 487 of the Comal County Deed Records, Prop Id. 1461,
4. a tract conveyed to Gary and Sue McGurk, recorded in Volume 594, Page 727 of the Comal County Deed Records, Prop Id. 1462, South 42°17'48" West, a distance of 400.57 feet to a point for the North corner of the intersection of Cross Street and South Guenther Avenue, also being the South corner of NCB 4002 and said McGurk property;

THENCE with the Northeast line of South Guenther Avenue and the Southwest line of the following 3 tracts:

1. said McGurk tract,
2. a tract conveyed to the Seals Family Properties, LLC., recorded in Document No. 202006009910 of the Official Public Records of Comal County Texas, Prop Id. 1458,
3. a tract conveyed to Seals Family Property, LLC., recorded in Document No. 202006023475 of the Official Public Records of Comal County Texas, Prop Id. 1459, North 49°55'46" West, a distance of 393.46 feet to a point for the East corner of the intersection of South Guenther Avenue and West San Antonio Street, also being the West corner of NCB 4002 and said tract described as Prop Id. 1458;

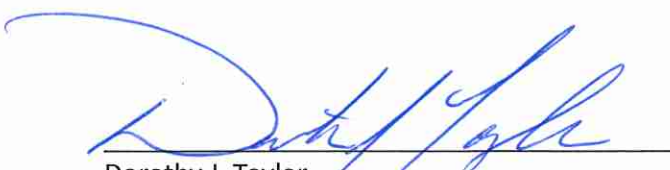
THENCE with the Northeast line of South Guenther Avenue, crossing West San Antonio Street, (R.O.W. varies at this location) North 49°55'46" West, a distance of 72.68 feet to a point in the Northwest line of West San Antonio Street and the Southeast line of Lots 4 and 5, NCB 3002, conveyed to Miles and Susan Granzin, recorded in Document No. 200406001675 of the Official Public Records of Comal County Texas, Prop Id. 1047;

THENCE with the Northwest line of West San Antonio Street and the Southeast line of said Granzin tract, South 38°57'56" West, a distance of 41.25 feet to a point for the North corner of the intersection of West San Antonio Street and a 20' Wide Alley, also being the South Corner of said Granzin tract;

THENCE with the Northeast line of said Alley and the Southwest line of said Granzin tract and the Southwest line of the Patricia B. Wyatt Revocable Trust tract, North 50°27'33" West, a distance of 373.65 feet to the POINT OF BEGINNING and containing 182.91 acres of land in the City of New Braunfels, Comal County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Written August 14, 2021.


Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

S:\Projects\040 - City of New Braunfels\040.033 - Political Subdivision for Downtown TIRZ Boundary\M&B\TIRZ BOUNDARY M&B.docx

8-24-21



PROP_ID	OWNER_NAME	LEGAL_AREA
0		0
1	HEITKAMP RUTH A	0
2	HEITKAMP RUTH A	0.131
3	HEITKAMP RUTH A	0
4	ALLEGIANTE SENIOR LIVING LLC	0
5	WIERMAN JOHN F & NANCY J	0
6	LOWERY KENNETH L & CAREN E	0.419
7	FORRES DONALD E & LYNN S	0.231
8	FORRES DONALD E & LYNN S	0.191
9	FORRES DONALD E & LYNN S	0.6539
31	WEST 209 INVESTMENTS LLC	0.354
32	N B ART LEAGUE	0.191
33	LEDERHOSEN LTD	0.159
35	EUDY HAMPTON & CHERILYN	0.25
36	SNIDER RONALD B	0.069
37	HINTON VANCE J & PRISCILLA J	0.071
38	ORTIZ PAUL JR	0.073
39	M & S BUILDING LLC	0.093
40	SNIDER RONALD & SOLLBERGER DARREL	0.267
41	SNIDER RONALD B & CASTELL PROP LLC	0.914
42	290 CASTELL SPRINGFED LLC	0.809
43	PRODUCERS COOPERATIVE MARKETING ASSN	2.502
44	ROCKFIELD PROPERTIES LLC	0.286
45	NEW BRAUNFELS CITY OF	0
45	NEW BRAUNFELS CITY OF	0
46	SNIDER RONALD B & CAROL C	0.419
47	TX UK ENTERPRISES LLC	0.11
48	WEST SAN ANTONIO 111 LLC	0.727
49	SCHWARZEN WALFISCH LP	0.069
50	HS130 CAPITOL VENTURE LLC	0.149
51	HS130 CAPITOL VENTURE LLC	0.072
52	SOUTH 130 GROUP	0.163
53	SOUTH 130 GROUP	0.13
54	PLUMEYER MARJORIE	0.22
55	J N L N PROPERTIES LTD	0.422
57	WEST SAN ANTONIO 111 LLC	0.421
58	SOUTH 130 GROUP LLC	0.422
59	JERGENS ERNESTO TRUSTEE	0.467
60	KRUEGER ROBERT C & ARLENE SEALES	0.422
61	POWEROHM PROPERTIES LLC	0
62	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	1.688
64	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.8
65	BRAUNFELS FOUNDATION TRUST	0.119
66	WEST SAN ANTONIO 111 LLC	0.722
68	BRAZLE KENNETH D & DAVID PFEUFFER	0.423
69	NEW BRAUNFELS CITY OF	1.274
70	NAEGELINS BAKERY INC	0.616
72	LANDMARK SQUARE SERIES OF BC HALL LLC	0.368
73	LANDMARK SQUARE SERIES OF BC HALL LLC	0.275
74	DAMARODAS ROBERT C	0.211
75	T L MARGLIN #6 LLC	0.211
76	T L MARGLIN #6 LLC	0.21
77	STADT CORPORATION	0.21
78	AMARO ANTONIO ET AL	0.21
80	AMARO ANTONIO ET AL	0.378
82	AMARO ANTONIO ET AL	0.421
83	AMARO ANTONIO ET AL	0.21
84	NB LAND LLC	0.281
85	JOHNSON WALLACE C	0.422
86	DAVIS CAROLA M	0.209
87	FLINT MARY JO	0.119

88 ALLEN CHRIS & HEATHER	0.09
89 TAYLOR JULIE A & GREESON	0.224
90 THARP DANIEL & MIKKI	0.197
91 DUETTRA GEORGIA B EXEMPT TRUST	0.211
92 DUETTRA GEORGIA B EXEMPT TRUST	0.21
93 MOORE BARRY D	0.211
94 WORLEY CREDIT TRUST	0.422
95 MANLOVE NATHAN	0.153
96 LEISSNER LAYTON L	0
97 SOUTHWESTERN BELL TX	0.353
98 LEISSNER LAYTON L	0.376
99 MATHIS GARY D	0.317
100 FIELD AVIS E & NANCY L	0
102 KIESLING BOB R & BETTY A	0.212
103 CABANA SOCIAL CLUB LLC	0.212
104 KORMAN GREG	0
105 JENTSCH SHERI ANN	0
106 ADM MILLING CO	0.635
146 MEHRER WILLIAM J JR & DIANE E	0.211
147 WANGENHEIM RICHARD M JR	0.212
148 NORRIS W M	0
149 ELKS 2279 OF NB BPOE	1.477
150 FRUEHOLZ FREDERICK JR	0.422
151 NEEL MICHAEL A & RHONDA B	0.209
152 DAVIS CAROLA M	0.209
153 GLISKY JULIE A	0.209
154 FRUEHOLZ FREDERICK JR	0.09
155 FRUEHOLZ FREDERICK JR	0.175
156 BAENZIGER GREG K & LESLIE A	0.421
157 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.422
158 BURCH TROY D JR	0.422
159 NEW BRAUNFELS CITY OF	2.532
160 B & C WILLIAMS PROPERTIES LTD	0.417
161 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.209
162 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0
163	0
164 NEW BRAUNFELS CITY OF	1.118
165 NEW BRAUNFELS INDUSTRIAL DEVELOPMENT CORP	0.987
167 NEW BRAUNFELS CITY OF	0.6365
168 M A ANDERSON REAL ESTATE LLC	0.1255
168 M A ANDERSON REAL ESTATE LLC	0.1255
200	0
202 NEW BRAUNFELS CITY OF	1.289
203 NEW BRAUNFELS CITY OF	0.204
204 NEW BRAUNFELS CITY OF	0.202
205 NEW BRAUNFELS CITY OF	0.224
206 CAMPOS ATANACIO	0.21
207 JAHN BUILDING DEVELOPMENT LLC ET AL	0.353
208 COMMUNICATION PROFESSIONALS LTD	0.486
211 SEIDEL PROPERTIES LTD	0.422
212 BORCHERS MARION J	0.422
213 BORCHERS MARION J & ROBBIE W	0.422
214 NEW BRAUNFELS CITY OF	0.958
215 WOODALL AMY B	0.421
216 A R V INDUSTRIAL ELECTRIC COMPANY	0.357
218 HINTON VANCE J	0.3109
220 COMMUNICATION PROFESSIONALS LTD	0.193
272 MY LITTLE GIRL LLC	0
273 YAWN GROUP LLC	0
274 BORMANN JOHN W	0
276 RIVER CITY STORAGE INC	0.208
278 MARTINEZ AMELIA	0

279 COUNCIL BLAYNE L & VICKI A FELGER	0
280 RODRIGUEZ ANTONIA	0
281 DUNVERKING REAL ESTATE LTD	0.416
282 BURCH TROY D JR	0.324
283 HARPER DANN DEV CORP	0.834
284 BECKER INVESTMENTS LP	0.352
285 BECKER INVESTMENTS LP	0.311
286 BIG DIAMOND INC	0.256
287 NORRIS WILLIAM M	0
288 CMF REAL ESTATE HOLDINGS LLC	0
289 NEW BRAUNFELS COMMUNITY RESOURCES INC	0
290 SILVA OFELIA & JUAN M	0
291 M A ANDERSON REAL ESTATE LLC	0
292 WITTING FRANK KLAUS	0
293 WITTING FRANK KLAUS	0
294 XV PROPERTIES LTD	0
295 SKP PROPERTIES LLC	0
296 HILL COUNTRY INVESTMENT GROUP LLC	0
297 XV PROPERTIES LTD	0
298 TRUESDELL KATHERINE	0
299 JAHN STREET PROPERTIES LLC	0
300 M A ANDERSON REAL ESTATE LLC	0
515 IAKOBO FOUR LP	1.608
828 CORZINE M SHAWN & SHAINA	0.093
829 EVANS JOE P & SHERRILL L	0.127
830 TUNNELL STEPHEN WESLEY JR	0.198
831 TUNNELL STEPHEN WESLEY JR	0.131
832 HS130 CAPITOL VENTRUE LLC	0.164
833 LOUIS HENNE COMPANY LLC	0.366
834 SPECKMAN FAMILY LTD	0.058
835 SPECKMAN FAMILY LTD	0.132
836 SPECKMAN FAMILY LTD	0.066
837 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.317
839 MAYO WILLIAM N TRUST	0.104
840 UNION PACIFIC RAILROAD CO	0.265
841 FORRES DONALD E & LYNN S	0.419
842 TWMKPH LLC	0.844
843 BOCK BENNIE W II & KATHARYN H	0.422
844 DIRTY LAUNDRY LLC	0.4294
845 DIRTY LAUNDRY LLC	0.3456
846 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.422
847 MCADA ACIE C & JANINE	0.372
848 MILL STREET SQUARE LLC	0.555
849 LOUIS HENNE COMPANY LLC	0.306
850 KLEPAK RACHELLE M	0.132
851 SNIDER RONALD B & SOLLBERGER DARRELL	0.265
852 SNIDER RONALD B & SOLLBERGER DARRELL	0.077
854 POST OFFICE LLC	0.358
855 SNIDER RONALD B ET AL	0.073
856 SNIDER RONALD B ET AL	0.116
857 SNIDER RONALD B ET AL	0.049
858 TORKELSON ROGER A & JUNE M	0.086
859 SUNSPRITE LLC	0.086
862 DOEPPENSCHMIDT FUNERAL HOME INC	0.736
863 COMAL COUNTY OF	0.844
864 COMAL COUNTY OF	0.422
867 GARZA ALVARO & DORA A	0.05
868 MUCKENFUSS PROPERTIES LLC	0.632
870 REIMER MICHAEL & LINDA	0.22
871 GARZA ALVARO & DORA A	0.207
872 GARZA ALVARO & DORA A	0.186
873 CASTEEL PARTNERS LTD	0.212

874 CASTEEL PARTNERS LTD	0.207
875 CASTEEL CARTER ET AL	0.423
876 NOLTE MELVIN JR	0.123
877 NOLTE MELVIN JR	0.088
878 FARMERS MUTUAL FIRE	0.423
879 ADM MILLING CO	0.423
880 FARMERS MUTUAL FIRE	0.423
881 ADM MILLING CO	0.833
882 ADM MILLING CO	0.423
883 ADM MILLING CO	0.996
884 ADM MILLING CO	2.495
885 LIBERTY PARTNERSHIP LTD	0.8242
886 NEW BRAUNFELS CITY OF	0
887 NOLTE MELVIN JR	0.104
888 NOLTE MELVIN JR ET AL	0.095
889 NOLTE MELVIN JR	0.106
890 LAMMERS LESLIE J & THOMAS E TUMLINSON	0.117
891 ZUNKHOUSE RENTALS	0.11
892 CAMPASSI MICHAEL & SCOTT DUPLCHAIN	0.101
893 QUIROS EVAN B	0.119
894 PARRAS JEFFREY J & SABRINA K	0.093
895 ADM MILLING CO	0
896 CAPITOL BANKSHARES INC	0.417
898 FIRST CHURCH OF CHRIST, SCIENTIST	0
899 OLD CITY HALL LLC	0.641
900 COMAL COUNTY OF	0
906 KINGDOM TRUST COMPANY & MLAI LLC	0.103
907 MOZELEY-JACQUES RENTALS LLC	0.106
908 CASTEEL PARTNERS LP	0.103
909 VERGE PRODUCTIONS LLC	0.209
910 TAMEZ INVESTMENTS LLC	0.207
911 TAMEZ INVESTMENTS LLC	0.207
912 180 WEST MILL STREET LLC	0.207
913 LEE PATRICK T ET AL	0.11
914 ARCHBISHOP OF SAN ANTONIO	0.105
915 BROWN MARILEE & KEITH A	0.2102
916 VULCAN REALTY GROUP LLC	0.207
917 COMAL COUNTY OF	0.541
920 COMAL COUNTY OF	0.3
922 LONG MARK	0
923 RIMMELIN PAUL	0
924 MORGAN MARY ANN	0
925 ANGELLO CAROLYN	0
926 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
927 CT WELLNESS ENTERPRISES LLC	0
928 GOMEZ THERESA B & ROBERT JR	0
930 MUND JEFF A & DENISE E	0.212
931 CONFIDENTIAL	0.109
932 MUND JEFF A & DENISE F	0.213
933 MUND JEFF A & DENISE F	0.155
934 FLORES P F ARCHBISHOP S A	0.257
935 MUND JEFF A & DENISE E	0.155
936 MASON LARK E & EDNA M	0.276
937 MUND JEFF A & DENISE	0.306
939 CONFIDENTIAL	0
950 ARCHBISHOP OF SAN ANTONIO	0.013
951 ARCHBISHOP OF SAN ANTONIO	0.006
952 ARCHBISHOP OF SAN ANTONIO	0
953 ARCHBISHOP OF SAN ANTONIO	1.884
954 COMAL COUNTY OF	0.315
955 COMAL COUNTY OF	0.526
956 SUDDARTH JOHN R & RUTH	0.42

957 ANZ DONALD E & CHERYL P	0.39
958 REEVES JAMES E	0.232
959 SAEGERT JOEL & MERRY	0.206
960 SAEGERT JOEL & MERRY	0.408
961 SIPPEL NOREEN	0.286
962 TIMMERMAN PAMELA HIGHTOWER	0.176
963 PHILLIPS BETTY L	0.321
965 GOODWIN MORGAN & WADE	0.139
966 BURTON CHARLES R & SUE A HUBER	0.434
967 ALEXANDER TED W	0.399
968 MILES MICHAEL & NANCY CLOUD	0.5586
970 COMAL COUNTY OF	0.414
971 COMAL COUNTY OF	0.421
972 LEATHERWOOD PAUL W	0.289
973 RIZZATTO JAMES	0.132
974 RODRIGUEZ SANTIAGO	0.421
975 ADM MILLING CO	0
976 SEIDEL PROPERTIES LTD	0.634
977 MORALES ELEANOR A	0.154
978 CAMPOS ATANACIO	0.256
979 QUEST IRA INC	0.218
980 ADM MILLING CO	0
981 BATEY TRAVIS & VERONICA	0.717
982 CELTIC ENTERPRISES LP	0.267
984 KRIEVALDT PROPERTIES LLC	0.122
985 SEIBERT RICHARD L & JAYLENE	0.294
986 GOMEZ IGNACIO G & LOUISA	0.417
987 BOWMAN CRAIG A & KRISTY D	0.25
988 NORMAS LAGNIAPPE LLC	0.26
989 HURTA JASON E	0.323
994 HOLLMIG FAMILY PTNRSH LP	0.276
995 WILSON MARK B & LISA W	0.242
996 ST JOSEPHS ANGLICAN CHURCH	0.321
997 ST JOSEPHS ANGLICAN CHURCH	0.112
998 ST JOSEPHS ANGLICAN CHURCH	0.319
999 VITAKEY LLC	0.2
1000 REGER CHARLES W & CATHERINE REGER	0.207
1001 HAYES & RENO LLC	0.39
1002 GUIDOS PLACE LLC	0.246
1003 SCHABACKER VICTOR & ELISA F	0.197
1004 RUIZ JAMES & MARIA	0.203
1005 LEAVERTON JULIANNE	0.216
1006 WILSON MARK B & LISA W	0.417
1007 BREMER MANAGEMENT LLC	0.156
1008 SOGGY PESO INVESTMENTS LLC	0.089
1009 ARCHBISHOP OF SAN ANTONIO	0.187
1010 WAYMER J A PARTNERSHIP LP	0.227
1011 J A WAYMER PTNRSH LP	0.243
1012 HAYES & RENO LLC	0.41
1013 ARCHBISHOP OF SAN ANTONIO	0
1014 ARCHBISHOP OF SAN ANTONIO	0
1015 ARCHBISHOP OF SAN ANTONIO	0
1016 ARCHBISHOP OF SAN ANTONIO	0
1024 FIRST METHODIST CHURCH	2.9514
1026 CASTEEL PARTNERS LTD	0
1027 CASTEEL PARTNERS LTD	0
1028 FORRES DONALD E & LYNN S	0
1029 DIETEL JOANN	0
1030 FORRES CELESTE M	0
1032 FIRST UNITED METHODIST CHURCH NEW BRAUNFELS	0
1034 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
1035 ALLEN NEIL T & DEBBE JO	0

1037 FIRST UNITED METHODIST	0.263
1038 FIRST UNITED METHODIST	0.192
1040 LEBENSCHOEN LLC	0.712
1042 NEW BRAUNFELS I S D	0.844
1044	0
1045 WEIDNER MICHAEL R TRUST	0.194
1046 WEIDNER MICHAEL R TRUST	0.194
1047 GRANZIN MILES & SUSAN	0.714
1048 RULEY FAMILY TRUST	0
1049 MILBURN SUSAN C	0
1050 SLOVAK SUZANNE MARIE	0
1051 WYATT PATRICIA B	0
1292 NEW BRAUNFELS I S D	0.8474
1435 417 PROPERTIES LLC	0.419
1436 CRAIGMARK LP	0.422
1438 MOTT JANIE	0
1440 BASS RUTH STONE	0
1441 BASS GEORGE A JR	0
1442 POLLARD MICHAEL J	0
1443 SEALS FAMILY PROPERTIES LLC	0.856
1445 N B CONSERVATION SOCIETY INC	0.185
1446 N B CONSERVATION SOCIETY INC	0.185
1447 HRA WUESTS COMAL INVESTMENTS LLC	1.329
1448 W ANN THOMAS LLC	0
1449 BUSTOS DELIO & JUANITA	0
1450 MARTINEZ ARMANDO	0
1453 ERWACHSEN INVESTMENTS LLC	0.107
1456 PROVENANCE GROUP LLC	0.3154
1457 PROVENANCE GROUP LLC	0.361
1458 LEDV LLC	0.836
1459 MCCORKLE JUSTIN & AMANDA	0
1460 LEDV LLC	0.517
1461 TURNER JEFFERY S & MARIA G	0
1462 MCGURK GARY L & SUE	0
1463 CONFIDENTIAL	0
1464 EQUITY TRUST COMPANY	0
1465 RABE RICHARD	0
24297 COMAL COUNTY OF	1.849
30483 GLADDEN MICHAEL W	0
37068	0
44893	0
54551 ARCHDIOCESE OF S A	4.1198
137586 SMITH SCOTT A & IRMA S	0.121
145956 UDI	0.185
152413 NEW BRAUNFELS CITY OF	0.311
378489 VANN ROGER D	0
378490 SOUTHBANK SELF SERVICE INC	0
378760 CAVANAUGH EDWARD & CHARLOTTE FAMILY TRUST	0
410103 NEW BRAUNFELS CITY OF	1.281
411565	0

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY OF NEW BRAUNFELS AS A REINVESTMENT ZONE FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (2), CITY OF NEW BRAUNFELS; DESCRIBING THE PROPERTY PARCELS INCLUDED IN THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of New Braunfels, Texas (the "City"), pursuant to the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, (the "Act") may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a geographic area that is in the corporate limits or extra-territorial jurisdiction of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain geographic area in the City, which is more specifically described as being a +/- 182.91 Acre tracts of land, more or less, and including the properties as assigned a Parcel ID by the Comal County Appraisal District as presented in Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein, through the creation of a new reinvestment zone as authorized by and in accordance with the Act (the "Zone"); and

WHEREAS, pursuant to and required by the Act, the City has prepared a Preliminary Reinvestment Zone Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, City of New Braunfels, attached as Exhibit "C" (hereinafter referred to as the "Preliminary Project and Finance Plan"); and

WHEREAS, notice of the public hearing on the creation of the Zone was published on August 23, 2021 in The Herald-Zeitung, a newspaper of general circulation in the city of New Braunfels, which date is before the seventh (7th) day before the public hearing held on September 13, 2021; and

WHEREAS, at the public hearings on September 13, 2021, and September 27, 2021 interested persons were allowed to speak for or against the creation of the Zone, its boundaries, or the concept of tax increment financing, and owners of property in the Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearings were closed on September 13, 2021 and September 27, 2021; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the Zone, excluding property that is publicly owned, that is currently used for residential purposes is less than thirty (30) percent; and

WHEREAS, a Preliminary Project and Finance Plan has been prepared for the Zone.

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

Section 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section 2. FINDINGS

The City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the Zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law.
- (b) That the proposed improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City.
- (c) That the Zone meets the criteria and requirements of the Act because the Zone substantially arrests and impairs the sound growth of the City, retards the provision of housing accommodations, constitutes an economic and social liability and is a menace to the public health, safety, morals, and welfare in its present condition and use because of the presence of:
 - 1. a number of substandard structures due to the aging and inadequate infrastructure as well as the presence of structures that are not in full compliance with current building, health and safety codes;
 - 2. the predominance of defective or inadequate sidewalk and street layout; and
 - 3. the deterioration of site or other improvements.
- (d) That the Zone is a geographic area located wholly within the corporate limits of the City of New Braunfels;
- (e) That less than thirty percent (30%) of the property in the Zone, excluding property that is publicly owned, is used for residential purposes;
- (f) That the total appraised value of taxable real property in the Zone, and in existing reinvestment zones of the City, does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City; and
- (g) That development or redevelopment of the property within the boundaries of the Zone will not occur solely through private investment in the reasonably foreseeable future.

Section 3. DESIGNATION AND NAME OF THE ZONE

That the City, acting under the provisions of the Act, does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over the area more specifically described as being +/- 182.91 Acres land, more or less, and including the properties as assigned a Parcel ID by the Comal County Appraisal District as presented in Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein to promote the development of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Three, City of New Braunfels, Texas (the "Zone").

Section 4. BOARD OF DIRECTORS

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members, including any members appointed by the participating taxing jurisdictions. Positions One through Four on the Board of Directors shall be reserved for the City. Positions Five, Six, and Seven shall be reserved for other participating taxing jurisdictions levying taxes within the Zone, each of whom may appoint one director. Any participating taxing jurisdiction entitled to appoint a director shall be assigned a Board position number in the order the appointment is received by the City.

Failure of any taxing unit to appoint a director as provided herein, shall be deemed a waiver of the right to appoint a director, and the City Council as a whole, shall be entitled to appoint persons to the position.

The City Council shall nominate persons to serve on the Board of Directors for Positions One through Four. Any participating taxing jurisdiction, including individual City Council Members, who is deemed to have waived the right to appoint a director to the Board, shall have the position filled by nomination and approval of an eligible person by the City Council as a whole.

The initial directors to the Board of Directors of the Zone shall be appointed by resolution or ordinance of the City or participating taxing jurisdiction(s) within ninety (90) days of the passage of this Ordinance or the date they became a participating taxing jurisdiction, whichever is sooner. An increase in the number of Board of Directors shall be accomplished by resolution or Ordinance of the City but shall not exceed a total of fifteen (15) members. All members of the Board of Directors shall meet eligibility requirement as set forth in Chapter 311 of the Act.

The directors appointed to odd-numbered positions shall be appointed for a two-year term, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one-year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. A vacancy on the Board of Directors is filled for the unexpired term by appointment of the governing body of the taxing unit that appointed the director who served in the vacant position. Each year the City Council shall annually designate one (1) member of the Board of Directors to serve as chairman for a one (1) year term that begins on January 1st of the following year. The Board of Directors shall elect from its members a vice chairman to preside in the absence of the chairman or when there is a vacancy in the office of the chairman. The Board of Directors may elect other officers as it considers appropriate.

The Board of Directors shall make recommendations to the City Council concerning the administration, management and operation of the Zone. The Board of Directors shall prepare or cause to be prepared

and adopt a project plan and a reinvestment zone financing plan for the Zone and shall submit such plans to the City Council for its approval. The City hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the power to employ consultants, legal counsel and financial advisors, or enter into any reimbursement agreements with consultants, legal counsel and financial advisors payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, subject to the approval of the City Manager or his designee, that may be reasonably necessary or convenient to assist the Board of Directors in the administration, management or operation of the Zone and the preparation of the project plan and reinvestment zone financing plan. Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain, or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Section 311.008 of the Act without additional authorization from the City.

Section 5. DURATION OF THE ZONE

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2046, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest on the bonds, have been paid in full.

Section 6. TAX INCREMENT BASE

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2021, the year in which the Zone is designated as a reinvestment zone (the "Tax Increment Base").

Section 7. TAX INCREMENT FUND

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the percentage of the tax increment, as defined by Section 311.012(a) shall equal eighty-five percent (85%) of the City's portion of property tax increment as defined by Section 311.012(a) of the Act, less any amounts that are to be allocated from the Tax Increment pursuant to the Act. All revenues from the sale of any tax increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Act, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purposes pursuant to Section 311.010(b) of the Act.

Section 8. SEVERABILITY

That should any section, clause or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance or any other ordinance of the City as a whole or any part thereof, other than the part so declared invalid.

Section 9. OPEN MEETINGS

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, Texas Government Code, Chapter 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 10. That this Ordinance shall take effect immediately upon the second and final reading of same in accordance with and as provided by Section 311.004(a)(3) of the Act and the City's Charter.

PASSED AND APPROVED: First Reading this the 13th day of September, 2021.

PASSED AND APPROVED: Second and Final Reading this the 27th day of September, 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, *Mayor*

ATTEST:

CAITLIN KROBOT, *City Secretary*

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, *City Attorney*

Exhibit "A"

PROP_ID	OWNER_NAME	LEGAL_AREA
0		0
1	HEITKAMP RUTH A	0
2	HEITKAMP RUTH A	0.131
3	HEITKAMP RUTH A	0
4	ALLEGIANTE SENIOR LIVING LLC	0
5	WIERMAN JOHN F & NANCY J	0
6	LOWERY KENNETH L & CAREN E	0.419
7	FORRES DONALD E & LYNN S	0.231
8	FORRES DONALD E & LYNN S	0.191
9	FORRES DONALD E & LYNN S	0.6539
31	WEST 209 INVESTMENTS LLC	0.354
32	N B ART LEAGUE	0.191
33	LEDERHOSEN LTD	0.159
35	EUDY HAMPTON & CHERILYN	0.25
36	SNIDER RONALD B	0.069
37	HINTON VANCE J & PRISCILLA J	0.071
38	ORTIZ PAUL JR	0.073
39	M & S BUILDING LLC	0.093
40	SNIDER RONALD & SOLLBERGER DARREL	0.267
41	SNIDER RONALD B & CASTELL PROP LLC	0.914
42	290 CASTELL SPRINGFED LLC	0.809
43	PRODUCERS COOPERATIVE MARKETING ASSN	2.502
44	ROCKFIELD PROPERTIES LLC	0.286
45	NEW BRAUNFELS CITY OF	0
45	NEW BRAUNFELS CITY OF	0
46	SNIDER RONALD B & CAROL C	0.419
47	TX UK ENTERPRISES LLC	0.11
48	WEST SAN ANTONIO 111 LLC	0.727
49	SCHWARZEN WALFISCH LP	0.069
50	HS130 CAPITOL VENTURE LLC	0.149
51	HS130 CAPITOL VENTURE LLC	0.072
52	SOUTH 130 GROUP	0.163
53	SOUTH 130 GROUP	0.13
54	PLUMEYER MARJORIE	0.22
55	J N L N PROPERTIES LTD	0.422
57	WEST SAN ANTONIO 111 LLC	0.421
58	SOUTH 130 GROUP LLC	0.422
59	JERGENS ERNESTO TRUSTEE	0.467
60	KRUEGER ROBERT C & ARLENE SEALES	0.422
61	POWEROHM PROPERTIES LLC	0
62	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	1.688
64	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.8
65	BRAUNFELS FOUNDATION TRUST	0.119
66	WEST SAN ANTONIO 111 LLC	0.722
68	BRAZLE KENNETH D & DAVID PFEUFFER	0.423
69	NEW BRAUNFELS CITY OF	1.274
70	NAEGELINS BAKERY INC	0.616
72	LANDMARK SQUARE SERIES OF BC HALL LLC	0.368
73	LANDMARK SQUARE SERIES OF BC HALL LLC	0.275
74	DAMARODAS ROBERT C	0.211
75	T L MARGLIN #6 LLC	0.211
76	T L MARGLIN #6 LLC	0.21
77	STADT CORPORATION	0.21
78	AMARO ANTONIO ET AL	0.21
80	AMARO ANTONIO ET AL	0.378
82	AMARO ANTONIO ET AL	0.421
83	AMARO ANTONIO ET AL	0.21
84	NB LAND LLC	0.281
85	JOHNSON WALLACE C	0.422
86	DAVIS CAROLA M	0.209
87	FLINT MARY JO	0.119

88 ALLEN CHRIS & HEATHER	0.09
89 TAYLOR JULIE A & GREESON	0.224
90 THARP DANIEL & MIKKI	0.197
91 DUETTRA GEORGIA B EXEMPT TRUST	0.211
92 DUETTRA GEORGIA B EXEMPT TRUST	0.21
93 MOORE BARRY D	0.211
94 WORLEY CREDIT TRUST	0.422
95 MANLOVE NATHAN	0.153
96 LEISSNER LAYTON L	0
97 SOUTHWESTERN BELL TX	0.353
98 LEISSNER LAYTON L	0.376
99 MATHIS GARY D	0.317
100 FIELD AVIS E & NANCY L	0
102 KIESLING BOB R & BETTY A	0.212
103 CABANA SOCIAL CLUB LLC	0.212
104 KORMAN GREG	0
105 JENTSCH SHERI ANN	0
106 ADM MILLING CO	0.635
146 MEHRER WILLIAM J JR & DIANE E	0.211
147 WANGENHEIM RICHARD M JR	0.212
148 NORRIS W M	0
149 ELKS 2279 OF NB BPOE	1.477
150 FRUEHOLZ FREDERICK JR	0.422
151 NEEL MICHAEL A & RHONDA B	0.209
152 DAVIS CAROLA M	0.209
153 GLISKY JULIE A	0.209
154 FRUEHOLZ FREDERICK JR	0.09
155 FRUEHOLZ FREDERICK JR	0.175
156 BAENZIGER GREG K & LESLIE A	0.421
157 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.422
158 BURCH TROY D JR	0.422
159 NEW BRAUNFELS CITY OF	2.532
160 B & C WILLIAMS PROPERTIES LTD	0.417
161 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.209
162 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0
163	0
164 NEW BRAUNFELS CITY OF	1.118
165 NEW BRAUNFELS INDUSTRIAL DEVELOPMENT CORP	0.987
167 NEW BRAUNFELS CITY OF	0.6365
168 M A ANDERSON REAL ESTATE LLC	0.1255
168 M A ANDERSON REAL ESTATE LLC	0.1255
200	0
202 NEW BRAUNFELS CITY OF	1.289
203 NEW BRAUNFELS CITY OF	0.204
204 NEW BRAUNFELS CITY OF	0.202
205 NEW BRAUNFELS CITY OF	0.224
206 CAMPOS ATANACIO	0.21
207 JAHN BUILDING DEVELOPMENT LLC ET AL	0.353
208 COMMUNICATION PROFESSIONALS LTD	0.486
211 SEIDEL PROPERTIES LTD	0.422
212 BORCHERS MARION J	0.422
213 BORCHERS MARION J & ROBBIE W	0.422
214 NEW BRAUNFELS CITY OF	0.958
215 WOODALL AMY B	0.421
216 A R V INDUSTRIAL ELECTRIC COMPANY	0.357
218 HINTON VANCE J	0.3109
220 COMMUNICATION PROFESSIONALS LTD	0.193
272 MY LITTLE GIRL LLC	0
273 YAWN GROUP LLC	0
274 BORMANN JOHN W	0
276 RIVER CITY STORAGE INC	0.208
278 MARTINEZ AMELIA	0

279 COUNCIL BLAYNE L & VICKI A FELGER	0
280 RODRIGUEZ ANTONIA	0
281 DUNVERKING REAL ESTATE LTD	0.416
282 BURCH TROY D JR	0.324
283 HARPER DANN DEV CORP	0.834
284 BECKER INVESTMENTS LP	0.352
285 BECKER INVESTMENTS LP	0.311
286 BIG DIAMOND INC	0.256
287 NORRIS WILLIAM M	0
288 CMF REAL ESTATE HOLDINGS LLC	0
289 NEW BRAUNFELS COMMUNITY RESOURCES INC	0
290 SILVA OFELIA & JUAN M	0
291 M A ANDERSON REAL ESTATE LLC	0
292 WITTING FRANK KLAUS	0
293 WITTING FRANK KLAUS	0
294 XV PROPERTIES LTD	0
295 SKP PROPERTIES LLC	0
296 HILL COUNTRY INVESTMENT GROUP LLC	0
297 XV PROPERTIES LTD	0
298 TRUESDELL KATHERINE	0
299 JAHN STREET PROPERTIES LLC	0
300 M A ANDERSON REAL ESTATE LLC	0
515 IAKOBO FOUR LP	1.608
828 CORZINE M SHAWN & SHAINA	0.093
829 EVANS JOE P & SHERRILL L	0.127
830 TUNNELL STEPHEN WESLEY JR	0.198
831 TUNNELL STEPHEN WESLEY JR	0.131
832 HS130 CAPITOL VENTRUE LLC	0.164
833 LOUIS HENNE COMPANY LLC	0.366
834 SPECKMAN FAMILY LTD	0.058
835 SPECKMAN FAMILY LTD	0.132
836 SPECKMAN FAMILY LTD	0.066
837 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.317
839 MAYO WILLIAM N TRUST	0.104
840 UNION PACIFIC RAILROAD CO	0.265
841 FORRES DONALD E & LYNN S	0.419
842 TWMKPH LLC	0.844
843 BOCK BENNIE W II & KATHARYN H	0.422
844 DIRTY LAUNDRY LLC	0.4294
845 DIRTY LAUNDRY LLC	0.3456
846 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.422
847 MCADA ACIE C & JANINE	0.372
848 MILL STREET SQUARE LLC	0.555
849 LOUIS HENNE COMPANY LLC	0.306
850 KLEPAK RACHELLE M	0.132
851 SNIDER RONALD B & SOLLBERGER DARRELL	0.265
852 SNIDER RONALD B & SOLLBERGER DARRELL	0.077
854 POST OFFICE LLC	0.358
855 SNIDER RONALD B ET AL	0.073
856 SNIDER RONALD B ET AL	0.116
857 SNIDER RONALD B ET AL	0.049
858 TORKELSON ROGER A & JUNE M	0.086
859 SUNSPRITE LLC	0.086
862 DOEPPENSCHMIDT FUNERAL HOME INC	0.736
863 COMAL COUNTY OF	0.844
864 COMAL COUNTY OF	0.422
867 GARZA ALVARO & DORA A	0.05
868 MUCKENFUSS PROPERTIES LLC	0.632
870 REIMER MICHAEL & LINDA	0.22
871 GARZA ALVARO & DORA A	0.207
872 GARZA ALVARO & DORA A	0.186
873 CASTEEL PARTNERS LTD	0.212

874 CASTEEL PARTNERS LTD	0.207
875 CASTEEL CARTER ET AL	0.423
876 NOLTE MELVIN JR	0.123
877 NOLTE MELVIN JR	0.088
878 FARMERS MUTUAL FIRE	0.423
879 ADM MILLING CO	0.423
880 FARMERS MUTUAL FIRE	0.423
881 ADM MILLING CO	0.833
882 ADM MILLING CO	0.423
883 ADM MILLING CO	0.996
884 ADM MILLING CO	2.495
885 LIBERTY PARTNERSHIP LTD	0.8242
886 NEW BRAUNFELS CITY OF	0
887 NOLTE MELVIN JR	0.104
888 NOLTE MELVIN JR ET AL	0.095
889 NOLTE MELVIN JR	0.106
890 LAMMERS LESLIE J & THOMAS E TUMLINSON	0.117
891 ZUNKHOUSE RENTALS	0.11
892 CAMPASSI MICHAEL & SCOTT DUPLECHAIN	0.101
893 QUIROS EVAN B	0.119
894 PARRAS JEFFREY J & SABRINA K	0.093
895 ADM MILLING CO	0
896 CAPITOL BANKSHARES INC	0.417
898 FIRST CHURCH OF CHRIST, SCIENTIST	0
899 OLD CITY HALL LLC	0.641
900 COMAL COUNTY OF	0
906 KINGDOM TRUST COMPANY & MLAI LLC	0.103
907 MOZELEY-JACQUES RENTALS LLC	0.106
908 CASTEEL PARTNERS LP	0.103
909 VERGE PRODUCTIONS LLC	0.209
910 TAMEZ INVESTMENTS LLC	0.207
911 TAMEZ INVESTMENTS LLC	0.207
912 180 WEST MILL STREET LLC	0.207
913 LEE PATRICK T ET AL	0.11
914 ARCHBISHOP OF SAN ANTONIO	0.105
915 BROWN MARILEE & KEITH A	0.2102
916 VULCAN REALTY GROUP LLC	0.207
917 COMAL COUNTY OF	0.541
920 COMAL COUNTY OF	0.3
922 LONG MARK	0
923 RIMMELIN PAUL	0
924 MORGAN MARY ANN	0
925 ANGELLO CAROLYN	0
926 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
927 CT WELLNESS ENTERPRISES LLC	0
928 GOMEZ THERESA B & ROBERT JR	0
930 MUND JEFF A & DENISE E	0.212
931 CONFIDENTIAL	0.109
932 MUND JEFF A & DENISE F	0.213
933 MUND JEFF A & DENISE F	0.155
934 FLORES P F ARCHBISHOP S A	0.257
935 MUND JEFF A & DENISE E	0.155
936 MASON LARK E & EDNA M	0.276
937 MUND JEFF A & DENISE	0.306
939 CONFIDENTIAL	0
950 ARCHBISHOP OF SAN ANTONIO	0.013
951 ARCHBISHOP OF SAN ANTONIO	0.006
952 ARCHBISHOP OF SAN ANTONIO	0
953 ARCHBISHOP OF SAN ANTONIO	1.884
954 COMAL COUNTY OF	0.315
955 COMAL COUNTY OF	0.526
956 SUDDARTH JOHN R & RUTH	0.42

957 ANZ DONALD E & CHERYL P	0.39
958 REEVES JAMES E	0.232
959 SAEGERT JOEL & MERRY	0.206
960 SAEGERT JOEL & MERRY	0.408
961 SIPPEL NOREEN	0.286
962 TIMMERMAN PAMELA HIGHTOWER	0.176
963 PHILLIPS BETTY L	0.321
965 GOODWIN MORGAN & WADE	0.139
966 BURTON CHARLES R & SUE A HUBER	0.434
967 ALEXANDER TED W	0.399
968 MILES MICHAEL & NANCY CLOUD	0.5586
970 COMAL COUNTY OF	0.414
971 COMAL COUNTY OF	0.421
972 LEATHERWOOD PAUL W	0.289
973 RIZZATTO JAMES	0.132
974 RODRIGUEZ SANTIAGO	0.421
975 ADM MILLING CO	0
976 SEIDEL PROPERTIES LTD	0.634
977 MORALES ELEANOR A	0.154
978 CAMPOS ATANACIO	0.256
979 QUEST IRA INC	0.218
980 ADM MILLING CO	0
981 BATEY TRAVIS & VERONICA	0.717
982 CELTIC ENTERPRISES LP	0.267
984 KRIEWALDT PROPERTIES LLC	0.122
985 SEIBERT RICHARD L & JAYLENE	0.294
986 GOMEZ IGNACIO G & LOUISA	0.417
987 BOWMAN CRAIG A & KRISTY D	0.25
988 NORMAS LAGNIAPPE LLC	0.26
989 HURTA JASON E	0.323
994 HOLLMIG FAMILY PTNRSHLP LTD	0.276
995 WILSON MARK B & LISA W	0.242
996 ST JOSEPHS ANGLICAN CHURCH	0.321
997 ST JOSEPHS ANGLICAN CHURCH	0.112
998 ST JOSEPHS ANGLICAN CHURCH	0.319
999 VITAKEY LLC	0.2
1000 REGER CHARLES W & CATHERINE REGER	0.207
1001 HAYES & RENO LLC	0.39
1002 GUIDOS PLACE LLC	0.246
1003 SCHABACKER VICTOR & ELISA F	0.197
1004 RUIZ JAMES & MARIA	0.203
1005 LEAVERTON JULIANNE	0.216
1006 WILSON MARK B & LISA W	0.417
1007 BREMER MANAGEMENT LLC	0.156
1008 SOGGY PESO INVESTMENTS LLC	0.089
1009 ARCHBISHOP OF SAN ANTONIO	0.187
1010 WAYMER J A PARTNERSHIP LP	0.227
1011 J A WAYMER PRTNRSHLP LP	0.243
1012 HAYES & RENO LLC	0.41
1013 ARCHBISHOP OF SAN ANTONI	0
1014 ARCHBISHOP OF SAN ANTONIO	0
1015 ARCHBISHOP OF SAN ANTONIO	0
1016 ARCHBISHOP OF SAN ANTONIO	0
1024 FIRST METHODIST CHURCH	2.9514
1026 CASTEEL PARTNERS LTD	0
1027 CASTEEL PARTNERS LTD	0
1028 FORRES DONALD E & LYNN S	0
1029 DIETEL JOANN	0
1030 FORRES CELESTE M	0
1032 FIRST UNITED METHODIST CHURCH NEW BRAUNFELS	0
1034 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
1035 ALLEN NEIL T & DEBBE JO	0

1037 FIRST UNITED METHODIST	0.263
1038 FIRST UNITED METHODIST	0.192
1040 LEBENSCHOEN LLC	0.712
1042 NEW BRAUNFELS I S D	0.844
1044	0
1045 WEIDNER MICHAEL R TRUST	0.194
1046 WEIDNER MICHAEL R TRUST	0.194
1047 GRANZIN MILES & SUSAN	0.714
1048 RULEY FAMILY TRUST	0
1049 MILBURN SUSAN C	0
1050 SLOVAK SUZANNE MARIE	0
1051 WYATT PATRICIA B	0
1292 NEW BRAUNFELS I S D	0.8474
1435 417 PROPERTIES LLC	0.419
1436 CRAIGMARK LP	0.422
1438 MOTT JANIE	0
1440 BASS RUTH STONE	0
1441 BASS GEORGE A JR	0
1442 POLLARD MICHAEL J	0
1443 SEALS FAMILY PROPERTIES LLC	0.856
1445 N B CONSERVATION SOCIETY INC	0.185
1446 N B CONSERVATION SOCIETY INC	0.185
1447 HRA WUESTS COMAL INVESTMENTS LLC	1.329
1448 W ANN THOMAS LLC	0
1449 BUSTOS DELIO & JUANITA	0
1450 MARTINEZ ARMANDO	0
1453 ERWACHSEN INVESTMENTS LLC	0.107
1456 PROVENANCE GROUP LLC	0.3154
1457 PROVENANCE GROUP LLC	0.361
1458 LEDV LLC	0.836
1459 MCCORKLE JUSTIN & AMANDA	0
1460 LEDV LLC	0.517
1461 TURNER JEFFERY S & MARIA G	0
1462 MCGURK GARY L & SUE	0
1463 CONFIDENTIAL	0
1464 EQUITY TRUST COMPANY	0
1465 RABE RICHARD	0
24297 COMAL COUNTY OF	1.849
30483 GLADDEN MICHAEL W	0
37068	0
44893	0
54551 ARCHDIOCESE OF S A	4.1198
137586 SMITH SCOTT A & IRMA S	0.121
145956 UDI	0.185
152413 NEW BRAUNFELS CITY OF	0.311
378489 VANN ROGER D	0
378490 SOUTHBANK SELF SERVICE INC	0
378760 CAVANAUGH EDWARD & CHARLOTTE FAMILY TRUST	0
410103 NEW BRAUNFELS CITY OF	1.281
411565	0

Exhibit "B"

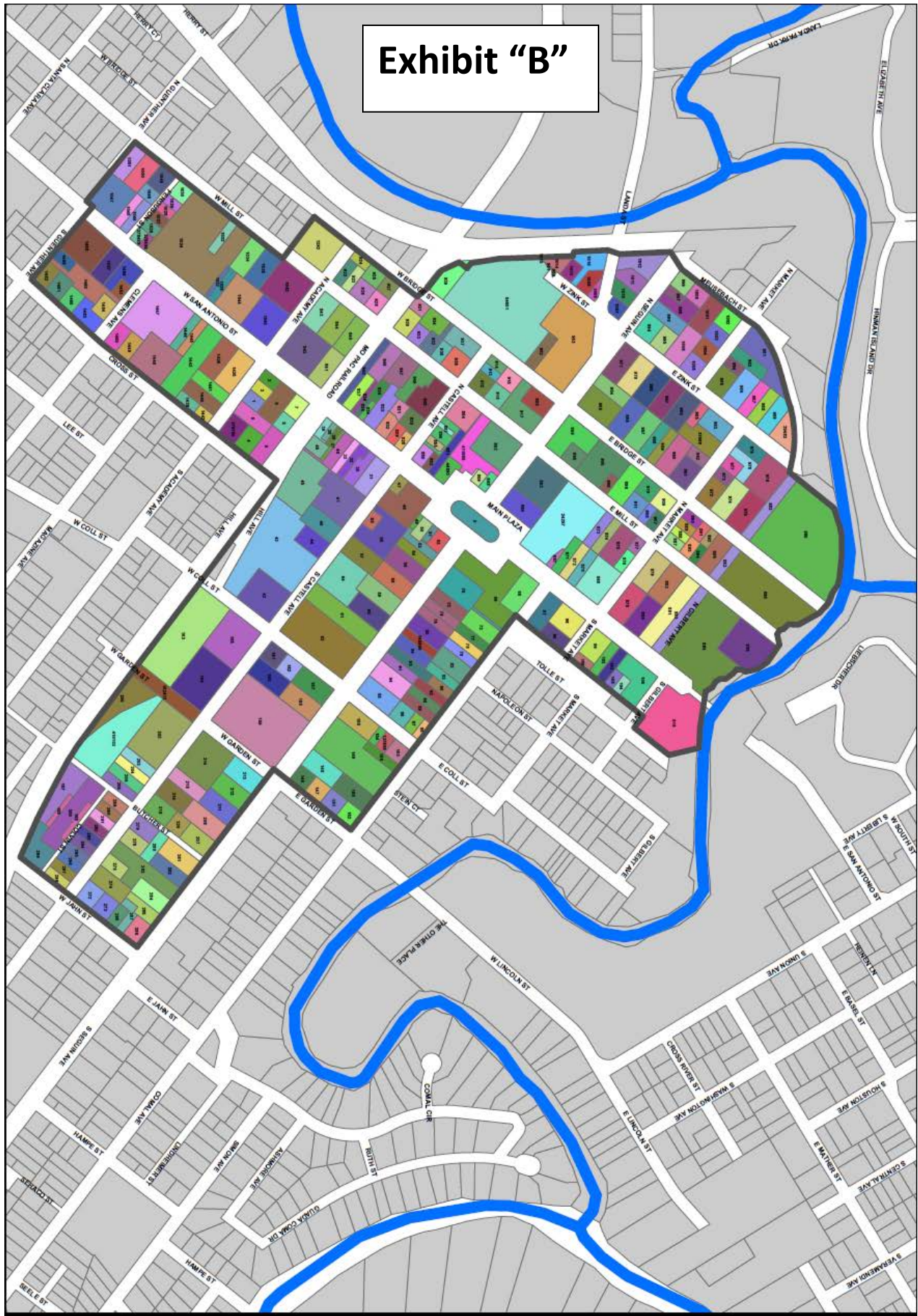


Exhibit "C"

New Braunfels Downtown Tax Increment Reinvestment Zone Preliminary Project & Financing Plan

City of New Braunfels, Texas

September 13, 2021



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PROJECT PLAN

OVERVIEW

The City of New Braunfels, Texas is considering implementing a tax increment reinvestment zone (TIRZ) to fund redevelopment projects and programs in Downtown New Braunfels. The proposed new zone would be named TIRZ #3 – Downtown Tax Increment Reinvestment Zone (TIRZ #3).

This document is designed to meet the legal requirements of designating a TIRZ. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

EXISTING TAX INCREMENT FINANCING DISTRICTS IN THE CITY OF NEW BRAUNFELS

There are two existing City of New Braunfels TIRZs. The existing the first is the Creekside TIRZ (TIRZ #1) and the second is the Rivermill TIRZ (TIRZ#2). According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new reinvestment zone is used for residential purposes at the time of designation. The proposed TIRZ #3 complies with these state rules.

DESCRIPTION OF TAX INCREMENT REINVESTMENT ZONE #3

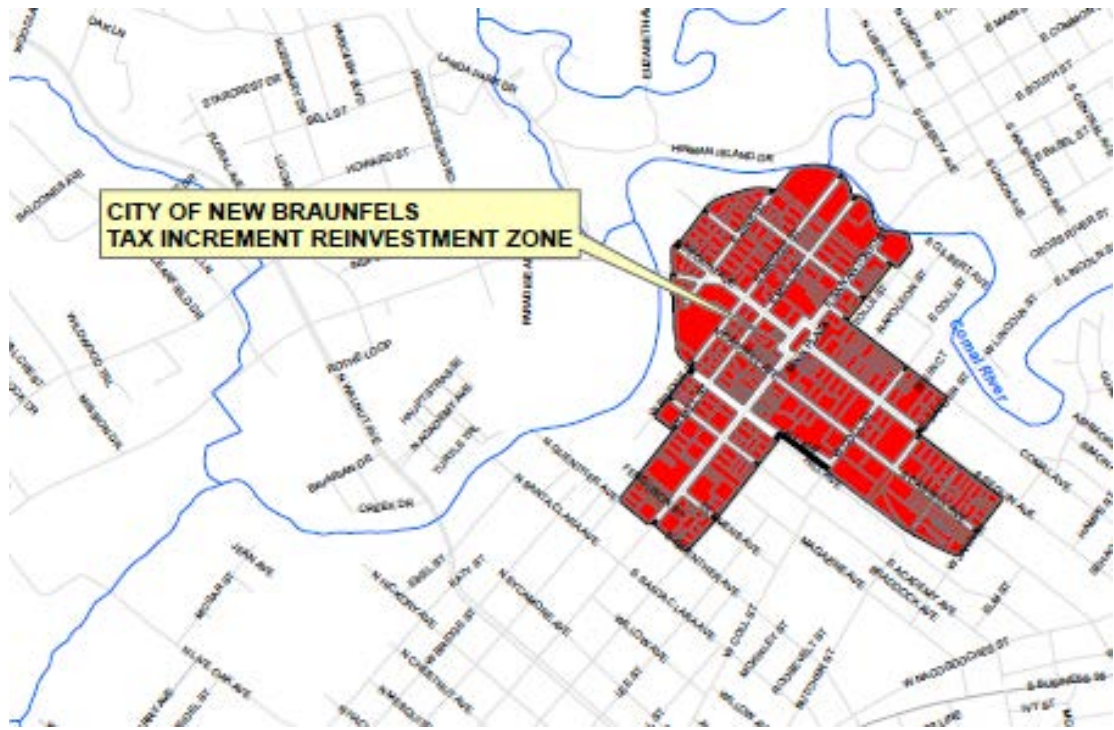
The proposed TIRZ #3 will cover approximately 183 acres (including roads and right of way). The 2021 baseline taxable property value of the TIRZ is approximately \$167,638,727.00.

TABLE 1: EXISTING LAND USE OF PROPOSED TIRZ #3

Land Use	Acres	Percentage
Commercial	68.52	
Government	12.10	
Industrial	5.35	
Institution	16.52	
Open	7.43	
Residential High Density	2.52	
Residential Low Density	23.61	
Residential Medium Density	0.68	
Schools	3.57	
Rights of Way	40.62	
Total Area	180.91	
Non-public	117.19	
Total Residential	26.81	23%
Maximum Residential	35.16	30%

Source: City of New Braunfels Existing Land Use Map

Figure 1: Proposed TIRZ #3 Geographic Boundary



EXISTING ZONING AND LAND USE GUIDELINES APPLICABLE TO TIRZ #3

Existing City of New Braunfels land use, zoning guidelines, and policies would apply to all properties within the city limits.

TAXING JURISDICTIONS APPLICABLE TO TIRZ

The proposed TIRZ #3 is located within the following taxing jurisdictions:

- City of New Braunfels
- Comal County
- Comal ISD

PROPOSED CHANGES IN MASTER PLANS, ZONING ORDINANCES, AND BUILDING CODES

There are no current master plans or anticipated changes to master plans or zoning ordinances.

RELOCATION OF DISPLACED PERSONS

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.

PROJECT PLAN IMPROVEMENTS

TIRZ #3 will provide support for catalytic infrastructure and incentives that will facilitate the redevelopment of the Downtown area. The Downtown area faces barriers to continued redevelopment as much of the pedestrian infrastructure in the zone is insufficient. Additionally, new development in the zone has been stifled due to a lack of convenient and adequate parking given the built-out nature of the development pattern. Finally, aging building systems and utility connections are a barrier to redevelopment as the majority of the existing building stock was constructed over 50 years ago and is out of compliance with modern requirements such as building codes, life safety, and Americans with Disabilities Act (ADA) access requirements.

Public infrastructure investments and additional enhancements are required to successfully redevelop the TIRZ #3 area. In addition, other projects might be added to the list as future development projects and related opportunities present themselves.

Table 2: Downtown Development Costs Funded by TIRZ #3

Project	Cost	Description
Public Infrastructure Improvements	\$7,500,000	Sidewalk construction/repair, installation of bicycle facilities, pedestrian amenities, enhanced crossings, roadway restriping and reconfiguration and other right-of-way improvements with direct community benefits.
Economic Development Incentives	\$4,000,000	Environmental Remediation, Interior/Exterior Demolition, Historic Façade Restoration Improvements/Easements and Fire Safety Improvements/Grants
Parking Improvements	\$2,000,000	Land assembly, leases, and other projects that subsidize or otherwise provide public parking in strategic areas.
Administration and Implementation	\$1,000,000	
Total	\$14,500,000	

ELIGIBLE PROJECT COSTS

1. PUBLIC INFRASTRUCTURE IMPROVEMENTS

This category includes TIRZ-eligible expenditures for improvements to local streets, including paving, utility infrastructure upgrades/relocation (water, wastewater, storm water), burial of overhead utilities as well as lighting improvements, street trees/planters, and sidewalk improvements for enhancing pedestrian linkages between throughout the historic downtown core.

2. ECONOMIC DEVELOPMENT INCENTIVES

Downtown New Braunfels has several buildings that contribute to the character and fabric of the community, but these buildings sometimes are financially unfeasible to properly redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants, interior and exterior demolition costs, façade improvement costs and fire and ADA accessibility issues. Interior and exterior demolition expenses are tied directly to the remediation expenses. These costs are TIRZ-eligible expenditures. Remediation of environmentally hazardous materials and associated improvements, using TIRZ funds, greatly improves the marketability of these buildings. This budget category is necessary for attracting highly desired mixed-use and adaptive reuse projects to the Downtown TIRZ, including attracting new retail, office, and residential uses. Historic façade improvements and new construction under this program will be reviewed for compliance with any adopted design standards to ensure compatibility with other improved structures and investment in the Downtown area.

3. ADMINISTRATION & IMPLEMENTATION

Administration costs, including reasonable charges for time spent by City of New Braunfels employees, will be eligible for reimbursement as project costs. Administration costs are estimated at \$40,000 per year.

SUMMARY OF PROJECT COSTS

The total estimated cost of TIRZ #3 public infrastructure investment in the district is in excess of \$8 million. These costs will be refined in the final project and finance plan that will need to be adopted by the TIRZ #3 Board and New Braunfels City Council.

FINANCING PLAN

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. Cities can also designate a portion of sales tax. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

COMPLIANCE & REPORTING

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

PUBLIC SECTOR ENTITIES PARTICIPATING IN TIRZ #3

All project costs will be paid through the contribution of incremental property and sales taxes collections. This preliminary plan assumes that the City of New Braunfels will contribute a portion of their total tax rate (maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate for 25 years. The proposed TIRZ #3 does not include any sales tax increment.

FINANCIAL FORECAST ASSUMPTIONS

- **TIRZ Duration** – It is assumed the TIRZ will have a 25-year lifespan.
- **TIRZ Allocation** – assumes that the City of New Braunfels will contribute 85% of their total incremental property tax collections.
- **Tax Rate** – While tax rates do change over time, the 2021 tax rates were held constant for the purposes of forecasting anticipated property tax revenue for the duration of the TIRZ.
- **Existing Properties** – The 2021 baseline property value of the TIRZ is approximately \$168 million but varies slightly by taxing jurisdiction based on exemptions offered.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for the value of improvements is 5.0 percent per year.

- **Net Present Value** – The net present values of the tax increment were calculated at a discount rate of 5.0 percent.
- **Future Development Patterns** – These assumptions do not include adjustments for future development. It is anticipated that TIRZ improvements will induce an organic growth in property values through induced development. These developments are currently undefined, and their value is not known. It is noted that the values shown in this plan are a conservative estimate and it is somewhat likely that revenues will exceed those presented in this forecast.

FINANCIAL FORECAST SUMMARY RESULTS

The following table depicts the anticipated revenue generated over 25 years. The revenue forecast assumes the TIRZ is established in 2021 (baseline year). The first TIRZ increment will occur in 2022.

Table 3: Preliminary TIRZ #3 Forecast for City Contribution

Calendar Year	Projected Tax Collections	Available for Fiscal Year Ending 30-Sep
2021	\$0	2022
2022	\$32,705	2023
2023	\$67,044	2024
2024	\$103,101	2025
2025	\$140,961	2026
2026	\$180,713	2027
2027	\$222,454	2028
2028	\$266,281	2029
2029	\$312,299	2030
2030	\$360,619	2031
2031	\$411,355	2032
2032	\$464,627	2033
2033	\$520,563	2034
2034	\$579,295	2035
2035	\$640,965	2036
2036	\$705,718	2037
2037	\$773,708	2038
2038	\$845,098	2039
2039	\$920,057	2040
2040	\$998,765	2041
2041	\$1,081,408	2042
2042	\$1,168,183	2043
2043	\$1,259,296	2044
2044	\$1,354,966	2045
2045	\$1,455,419	2046
Total	\$14,865,599	2046

CONCLUSION

Based on the preliminary development plans for this area and anticipated tax revenue, a TIRZ is economically and financially feasible. The TIRZ should generate revenue to pay for infrastructure and redevelopment costs. Over the next 25 years, the TIRZ could generate approximately \$14.8 million to fund target improvements and incentives.

These projections are based on the best available datasets and information related to market conditions in the region. Given the high visibility of this area, for example, the substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), which easily could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.

Appendix

Survey and Associated Data

METES AND BOUNDS DESCRIPTION
FOR A 182.91 ACRE TRACT
CITY OF NEW BRAUNFELS TAX INCREMENT REINVESTMENT ZONE (TIRZ)

Being a Political Boundary Description for 182.91 acres of land located within the Juan Martin De Veramendi Survey, A-2, in the City of New Braunfels, Comal County, Texas. Said boundary is comprised of 359 parcels of land and being more particularly described as follows:

BEGINNING at a point in the Southeast line of West Mill Street at it's intersection with an alley for the West corner of Lot 10, Block 44, New City Block (NCB) 3002, conveyed to the Patricia Blankenship Wyatt Revocable Trust, recorded in Document No. 201906022022 of the Official Public Records of Comal County Texas, Prop Id. 1051;

THENCE with the Northwest line of said Lot 10, NCB 3002, Lot 9 conveyed to Suzanne Marie Slovak, recorded in Document No. 201406034073 of the Official Public Records of Comal County Texas, Prop Id. 1050 and Lot 8 conveyed to Susan C. Milburn, recorded in Volume 204, Page 716 of the Comal County Deed Records, Prop Id. 1049, North 38°26'24" East, a distance of 262.81 feet to a point for the North corner of said Lot 8 and the West corner Ferguson Street (25' R.O.W.);

THENCE continuing with the Southeast line of West Mill Street, crossing Ferguson Street, North 38°33'11" East, a distance of 25.02 feet to a point for the North corner of Ferguson Street and the West corner of Lot 7, NCB 3001, conveyed to Celeste M. Forres, recorded in Document No. 200506003047 of the Official Public Records of Comal County Texas, Prop Id. 1030;

THENCE continuing with the Southeast line of West Mill Street, and the North line of NCB 3001, along the West line of the following five properties,

1. said Lot 7, NCB 3001
2. the property conveyed to First Methodist Church in Volume 422, Page 795 of the Comal County Deed Records, Prop Id. 1024,
3. Lot 12 conveyed to First United Methodist Church of New Braunfels, recorded in Document No. 201106032720 of the Official Public Records of Comal County, Texas, Prop Id. 1032,
4. Lot 14, conveyed to Leslie J. Lammers and Thomas E. Tumlinson recorded in Document No. 201706033702 of the Official Public Records Comal County Texas, Prop Id. 1034,
5. Lot 15, conveyed to Neil & Debbie Jo Allen, recorded in Document No. 201606021969 of the Official Public Records of Comal County Texas, Prop Id. 1035, North 38°17'23" East, a distance of 629.02 feet to a point for the North corner of said Lot 15;

THENCE crossing West Mill Street (66.66' R.O.W.) North 52°50'56" West, a distance of 66.51 feet to a point for the South corner Lot 216, NCB 3020, owned by New Braunfels Independent School District, no recording information found, Prop Id. 1292, and the East corner of Lot E NCB 3020;

THENCE with the Southwest line of Lot 216 and the Northeast line of Lot E and F, NCB 3020, North 52°57'12" West, a distance of 189.08 feet to a point in the Southeast line of West Bridge Street for the West corner of Lot 216 and the North corner of Lot F, NCB 3020;

THENCE with the Southeast line of West Bridge Street and the Northwest line of Lot 215 and Lot 215, owned by New Braunfels Independent School District, Prop Id. 1292, North 37°56'42" East, a distance of 195.27 feet to a point for the North corner of said Lot 215 and the West corner of North Academy Avenue;

THENCE with the Southeast line of West Bridge Street, crossing North Academy Ave (66.66' R.O.W.), North 37°50'05" East, a distance of 65.00 feet to a point for the West corner of a portion of Lot 103, NCB 2010 conveyed to Mary Ann Autry, recorded in Volume 141, Page 266 of the Comal County Deed Records, Prop Id. 924 and the North corner of North Academy Avenue;

THENCE continuing with the Southeast line of West Bridge Street, and the Northwest line of NCB 2010, the following 3 tracts,

1. said portion of Lot 103,
2. a portion of Lot 104, conveyed to James E. Glasgow Jr. and Carolyn M. Glasgow, recorded in Document No. 202006020515 of the Official Public Records of Comal County Texas, Prop Id. 925,
3. a portion of Lot 105, conveyed to Carr 2 Casa, LLC, recorded in Document No. 202106001621 of the Official Public Records of Comal County Texas, Prop Id. 927, North 37°46'59" East, a distance of 274.04 feet to a point for the North corner of said Lot 105, lying in the Southwest line of the Mo Pac Railroad (100' R.O.W.);

THENCE continuing with the Southeast line of West Bridge Street, crossing said Mo Pac Railroad R.O.W., North 37°46'58" East, a distance of 100.00 feet to a point in the Northeast Mo Pac Railroad R.O.W. for the West corner of Lot 107, NCB 2010, no deed information found, Prop Id. 931;

THENCE crossing West Bridge Street (66.66' R.O.W.), North 38°48'47" West, a distance of 66.82 feet to a point for the South corner of NCB 2011, a tract of land conveyed to Hilmar W. Rust, recorded in Volume 417, Page 786, Comal County Deed Records, Prop Id. 939;

THENCE with the West line of said Rust property, the following three calls:

- 1.) North 52°00'00" West, a distance of 109.44 feet to a point;
- 2.) North 24°46'30" West, a distance of 95.05 feet to a point;
- 3.) North 38°42'00" East, a distance of 48.50 feet to a point for the North corner of said Rust property, lying in the Southwest line of Lot 1, Block 1, Sts. Peter and Paul Catholic Church Subdivision, recorded in Volume 12, Page 233 of the Map Records of Comal County Texas, Prop Id. 54551;

THENCE with the West line of said Lot 1, North 52°00'00" West, a distance of 32.29 feet to a point in the East line of the M & KT Railroad R.O.W.;

THENCE with the East line of said railroad and the East line of Lot 1, Sts. Peter and Paul Subdivision and a tract conveyed to the Archbishop of San Antonio, recorded in Volume 152, Page 205 of the Comal County Deed Records, Prop Id. 1014, the following two calls:

- 1.) North 09°02'53" West, a distance of 140.44 feet to a point



290 S. Castell Avenue, Ste. 100
 New Braunfels, TX 78130
 (830) 625-8555
 TBPE-FIRM F-10961
 TBPLS FIRM 10153600

- 2.) North 02°00'58" West, a distance of 357.85 feet to a point for the North corner of said Prop Id. 1014, lying in the South line of a tract conveyed to the Archbishop of San Antonio, recorded in Volume 614, Page 563 of the Comal County Deed Records, Prop. Id. 1016;

THENCE with the West line of said Prop Id. 1016, the following two calls:

- 1.) North 74°48'08" West, a distance of 21.53 feet to a point;
- 2.) North 02°44'13" West, a distance of 166.08 feet to a point for the North corner of said Prop. Id 1016, lying in the South line of Landa Street - State Highway 46 (60' R.O.W.);

THENCE crossing Landa Street – State Highway 46, North 18°34'25" East, a distance of 60.12 feet to a point for the Southwest corner of NCB 2018, a 0.436 of an acre tract conveyed to Hayes & Reno, LLC, recorded in Document No. 200406038372 of the Official Public Records of Comal County, Texas, Prop Id. 1012;

THENCE with the West line of said 0.436 acre tract, NCB 2018 and the East line of said M & KT Railroad R.O.W., North 02°25'50" West, a distance of 248.35 feet to a point for the Northwest corner of said 0.436 of an acre tract, NCB 2018, lying in the Southwest line of North Seguin Avenue;

THENCE crossing North Seguin Avenue (93.72' R.O.W.), North 57°10'49" East, a distance of 99.52 feet to a point for the West corner of NCB 2017, Lot 4A, conveyed to Agile Key, LLC, recorded in Document No. 202006024772 of the Official Public Records of Comal County Texas, Prop Id 999, at the Southeast intersection of Meusebach Street and North Seguin Avenue;

THENCE with the Southwest line of Meusebach Street and the Northwest line of NCB 2017, and the Northwest line of the following 4 tracts,

1. said Lot 4A,
2. a portion of Lot 4, conveyed to Charles W. and Catherine Reger, recorded in Document No. 201406011069, of the Official Public Records of Comal County, Texas, Prop Id. 1000,
3. a portion of Lot 5, conveyed to Hayes & Reno, LLC, recorded in Document No. 200906007159 of the Official Public Records of Comal County Texas, Prop Id. 1001,
4. a portion of Lots 5 and 6, conveyed to Matthew Pusateri and Katherine Lynch, recorded in Document No. 202006005968 of the Official Public Records of Comal County Texas, Prop Id. 1002, North 38°01'54" East, a distance of 382.05 feet to a point for the North corner of NCB 2017, lying in the Southwest line of North Market Street;

THENCE with the Southeast line of Meusebach Street, crossing North Market Avenue (66.66' R.O.W.) North 34°23'13" East, a distance of 61.83 feet to a point for the West corner of Lot 32R, NCB 2016, a subdivision recorded in Document No. 201706014260 of the Official Public Records of Comal County Texas, Prop Id. 981, being the West corner of the intersection of Meusebach and North Market Street;

THENCE with the West line of NCB 2016, said Lot 32R and the Southeast line of a railroad spur track, the following eleven calls:

- 1.) North 38°10'09" East, a distance of 24.58 feet to a point;
- 2.) North 51°34'56" East, a distance of 13.45 feet to a point;
- 3.) North 51°34'57" East, a distance of 7.29 feet to a point;



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- 4.) North 55°34'35" East, a distance of 9.80 feet to a point;
- 5.) North 55°34'35" East, a distance of 37.97 feet to a point;
- 6.) North 59°05'47" East, a distance of 47.58 feet to a point;
- 7.) North 65°09'32" East, a distance of 32.79 feet to a point;
- 8.) North 65°09'32" East, a distance of 16.33 feet to a point;
- 9.) North 71°08'49" East, a distance of 47.93 feet to a point;
- 10.) North 73°25'53" East, a distance of 48.98 feet to a point;
- 11.) North 74°40'15" East, a distance of 131.63 feet to a point for the North corner of said Lot 32R and the a Northwest corner of a portion of Lot 7, NCB 216 conveyed to Jason E. Hurta, recorded in Document No. 201306023835 of the Official Public Records of Comal County Texas, Prop Id. 989;

THENCE with the Northwest line of said portion of Lot 7, North 71°07'45" East, a distance of 31.13 feet to a point for the North corner of said portion of Lot 7 and the West corner of Lot 1 & 2, Hays Subdivision, recorded in Document No. 9706009482 of the Official Public Records of Comal County Texas, Prop Id. 30483;

THENCE with the South line of the Railroad Spur Track and the North line of said Hayes Subdivision, along a non-tangent curve to the right, said curve having a radius of 566.93 feet, a central angle of 23°51'55", a chord bearing and distance of North 86°59'00" East, 234.44 feet, for an arc distance of 236.14 feet to a point for the East corner of said subdivision and NCB 2016, lying in the West line of East Zink Street (66.66' R.O.W.);

THENCE crossing East Zink Street, South 78°25'28" East, a distance of 84.29 feet to a point for the South corner of the intersection of East Zink Street and North Gibert Avenue, (49.5' R.O.W.), now closed and conveyed to ADM Milling Co., recorded in Document No. 9606001284 of the Official Public Records of Comal County Texas, Prop Id. 883, also being the North corner of NCB 2014;

THENCE with the Southeast line of East Zink Street and the Northwest line of North Gilbert Avenue and the Northwest line of NCB 2015, a tract conveyed to ADM Milling Co. in "Exhibit A, Tract 6", recorded in Volume 284, Page 817, Comal County Deed Records, Prop Id. 980, North 38°42'00" East, a distance of 277.84 feet to a point for the Northwest corner of said ADM Tract 6, lying in the South line of the Comal River;

THENCE with the North line of said ADM Tract 6 and the meanders of the South line of the Comal River, the following seven calls:

- 1.) North 72°20'49" East, a distance of 99.38 feet to a point;
- 2.) North 79°52'57" East, a distance of 40.73 feet to a point;
- 3.) North 90°00'00" East, a distance of 101.72 feet to a point;
- 4.) South 84°11'54" East, a distance of 106.33 feet to a point;
- 5.) South 75°47'44" East, a distance of 34.85 feet to a point;
- 6.) South 54°59'01" East, a distance of 51.84 feet to a point;
- 7.) South 70°13'18" East, a distance of 45.99 feet to a point for the Northeast corner of said ADM Tract 6 at the Northwest intersection of the Comal River and East Bridge Street;

THENCE with the Comal River and the end of East Bridge Street (66.66' R.O.W.), South 48°47'29" East, a distance of 67.91 feet to a point for the Northwest corner of a tract of land, owned by the City of New Braunfels, known as Prince Solms Park, Prop Id. 886;

THENCE with the Northeast line of said Prince Solms Park, the end of East Mill Street (66.66' R.O.W.) and the South line of the Comal River, the following eight calls:

- 1.) South 29°00'55" East, a distance of 116.96 feet to a point;
- 2.) South 03°00'46" West, a distance of 48.43 feet to a point;
- 3.) South 45°00'00" East, a distance of 32.40 feet to a point;
- 4.) South 12°05'39" East, a distance of 18.22 feet to a point;
- 5.) South 57°05'44" East, a distance of 6.96 feet to a point;
- 6.) South 57°05'40" East, a distance of 18.81 feet to a point;
- 7.) North 77°19'11" East, a distance of 52.18 feet to a point;
- 8.) South 55°00'25" East, a distance of 13.52 feet to a point for the End of East Mill Street at the Comal River and the North corner of NCB 2005, a 1.004 acre tract, conveyed to Fountaineer Investments, LLC, recorded in Document No. 201906026762 of the Official Public Records of Comal County Texas, Prop Id. 885;

THENCE with the North line of said 1.004 acre tract and the South line of the Comal River the following four calls:

- 1.) South 55°36'21" East, a distance of 89.91 feet to a point;
- 2.) South 35°05'46" East, a distance of 57.55 feet to a point;
- 3.) South 12°51'04" East, a distance of 59.47 feet to a point;
- 4.) South 24°55'00" West, a distance of 22.49 feet to a point in the East line of said 1.004 acre tract and the North corner of a tract conveyed to ADM Milling Co. in "Exhibit A 1. (a.)", recorded in Volume 284, Page 817 of the Comal County Deed Records, Prop Id. 431524;

THENCE with the North line of said ADM Milling Co., Tract 1. (a.), and the South line of the Comal River, the following seven calls:

- 1.) South 04°17'53" West, a distance of 24.64 feet to a point;
- 2.) South 48°44'33" East, a distance of 27.30 feet to a point;
- 3.) South 36°19'35" East, a distance of 43.40 feet to a point;
- 4.) South 01°18'42" East, a distance of 28.34 feet to a point;
- 5.) South 32°10'01" East, a distance of 24.48 feet to a point;
- 6.) South 58°45'51" East, a distance of 32.97 feet to a point;
- 7.) South 30°57'14" East, a distance of 36.96 feet to a point for the East corner of said ADM Milling Co. Tract 1. (a.), lying in the Northwest line of East San Antonio Street;

THENCE with the South line of the Comal River crossing East San Antonio Street (93.72' R.O.W.) South 80°51'44" East, a distance of 100.98 feet to a point in the Southeast line of East San Antonio Street for the North corner of NCB 1043, a 1.608 acre tract, conveyed to Auferstehung, Inc., recorded in Document No. 9806024551 of the Official Public Records of Comal County, Texas, Prop Id. 515;

THENCE with the North line of said 1.608 acre tract and the South line of the Comal River, the following three calls:

- 1.) South 81°19'51" East, a distance of 78.90 feet to a point;
- 2.) South 87°15'51" East, a distance of 98.50 feet to a point;
- 3.) South 13°17'51" East, a distance of 150.98 feet to a point for the Northeast corner of said 1.608 acre tract, lying in the West line of Tolle Street (67.56" R.O.W.);

THENCE with the West line of Tolle Street and the Southeast line of said 1.608 acre tract, South 38°11'09" West, a distance of 215.80 feet to a point at the North corner of the intersection of Tolle Street and South Gilbert Avenue;

THENCE with the North line of South Gilbert Avenue and the Southwest line of said 1.608 acre tract, North 52°30'51" West, a distance of 70.31 feet to a point in the Southwest line of said 1.608 acre tract;

THENCE crossing South Gilbert Avenue (60' R.O.W.) South 38°20'17" West, a distance of 57.68 feet to a point in the Southwest line of South Gilbert Avenue and the East corner of Lot 143 and a portion of Lot 142, NCB 1007, conveyed to ESA Partners, LLC., recorded in Document No. 202106016449 of the Official Public Records of Comal County Texas, Prop Id 431522, also being the North corner of Lot A, NCB 1007, Prop Id 107;

THENCE with the West line of said Lot A, NCB 1007 and the East line of the following 6 tracts,

1. said Lot 143 and a portion of Lot 142,
2. a tract conveyed to Greg Korman, recorded in Document No. 200806021412 of the Official Public Records of Comal County Texas, Prop Id 104,
3. a tract conveyed to Sheri Ann Jentsch, recorded in Document No. 200406040799 of the Official Public Records of Comal County Texas, Prop Id. 105,
4. a tract conveyed to Cabana Social Club, recorded in Document No. 201106012145 of the Official Public Records of Comal County Texas, Prop Id. 103,
5. a tract conveyed to Bob and Betty Kiesling, recorded in Document No. 200706051883 of the Official Public Records of Comal County Texas, Prop Id. 102,
6. a tract conveyed to Avis E. & Nancy Field, described in Document No. 200506047553 of the Official Public Records of Comal County Texas, Prop Id. 100, South 38°20'17" West, a distance of 384.65 feet to a point for the North corner of the intersection of Tolle Street and South Market Street, being the South corner of NCB 1007;

THENCE crossing South Market Street (66.66' R.O.W.) South 38°20'17" West, a distance of 65.00 feet to a point for the South corner of the intersection of South Market Street and Tolle Street, being the East corner of NCB 1006;

THENCE with the Northwest line of Tolle Street and the Southeast line of NCB 1006 and the following two tracts:

1. a tract conveyed to Layton L. Leissner, No Deed information found, Prop Id. 96,

2. Lot 38 and a portion of Lot 39 conveyed to Southwestern Bell Tx, No Deed information found, Prop Id. 431521, South 38°20'17" West, a distance of 220.41 feet to a point for the South corner of NCB 1006 and the North corner of the intersection of Comal Avenue and Tolle Street;

THENCE crossing Comal Avenue (66.66' R.O.W.) South 40°28'43" West, a distance of 65.11 feet to a point for the East corner of Lot 37, NCB 1005, conveyed to Kenneth D. Brazle and David G. Pfeuffer, recorded in Document No. 9706006117 of the Official Public Records of Comal County Texas, Prop Id. 37;

THENCE with the Southwest line of Comal Avenue and the Northeast line of the following 14 tracts, 1. said Lot 37,

2. a tract conveyed to the City of New Braunfels, No Deed information found, Prop Id. 69,
3. a tract conveyed to Naeglins Bakery Inc, recorded in Volume 677, Page 398 of the Comal County Deed Records, Prop Id. 70,
4. a tract conveyed to 4K Mayo Property LLC., recorded in Document No. 201906010636 of the Official Public Records of Comal County Texas, Prop Id. 72,
5. a tract conveyed to Stadt Corp., recorded in Document No. 200606001808 of the Official Public Records of Comal County Texas, Prop Id. 77,
6. a tract conveyed to T.L. Marglin#6, LLC., recorded in Document No. 201506028574 of the Official Public Records of Comal County Texas, Prop Id. 76,
7. a tract conveyed to Guadalupe Amaro Partnership, recorded in Document No. 202006059688 of the Official Public Records of Comal County Texas, Prop Id. 78,
8. a tract conveyed to Guadalupe Amaro Partnership, Prop Id. 82, recorded in Document No. 202006059689 of the Official Public Records of Comal County Texas, Prop Id. 82,
9. a tract conveyed to Guadalupe Amaro Partnership, recorded in Document No. 202006059687 of the Official Public Records of Comal County Texas, Prop Id. 83,
10. a tract conveyed to Natman Investments, LLC., recorded in Document No. 201906016789 of the Official Public Records of Comal County Texas, Prop Id. 95,
11. a tract conveyed to the Duettra Georgia B. Exempt Trust, recorded in Document No. 201106039865 of the Official Public Records of Comal County Texas, Prop Id. 92,
12. a tract conveyed to Daniel and Mikki Tharp, recorded in Document No. 200406042582 of the Official Public Records of Comal County Texas, Prop Id. 90,
13. a tract conveyed to Julie and Greeson Taylor, recorded in Document No. 9906005966 of the Official Public Records of Comal County Texas, Prop Id. 89,
14. a tract conveyed to Chris and Heather Allen, recorded in Document No. 201906000593 of the Official Public Records of Comal County Texas, Prop Id. 88, South 52°33'38" East, a distance of 772.64 feet to a point for the East corner of NCB 1005 and the West corner of the intersection of Comal Avenue and East Coll Street;

THENCE with the Southwest line of Comal Avenue, crossing East Coll Street (66.66' R.O.W.) South 52°31'46" East, a distance of 65.01 feet to a point for the South corner of the intersection of Comal Avenue and East Coll Street and the North corner of NCB 1011, being the North corner of a property conveyed to Julie A. Glisky, recorded in Document No. 200706020402 of the Official Public Records of Comal County Texas, Prop Id. 153;

THENCE with the Southwest line of Comal Avenue and the Northeast line of NCB 1011 and the following 5 tracts;

1. said Glisky tract,
 2. a tract conveyed to Frederick Frueholz, Jr., recorded in Volume 212, Page 44 of the Comal County Deed Records, Prop Id. 155,
 3. a 1.477 acre tract conveyed to Elks 2279 of NB BPOE, recorded in Volume 184, Page 934 of the Comal County Deed Records, Prop Id. 149,
 4. Lot 164, conveyed to Greg and Leslie Baenziger, recorded in Volume 608, Page 630 of the Comal County Deed Records, Prop Id. 156,
 5. a portion of Lot 88, conveyed in a Death Certificate to Carola M. Davis, recorded in Document No. 200106040183 of the Official Public Records of Comal County Texas, Prop Id. 152,
- South 52°24'50" East, a distance of 482.55 feet to a point for the West corner of the intersection of Comal Avenue and East Garden Street, and the East corner of NCB 1011;

THENCE with the Northwest line of East Garden Street and the Southeast line of NCB 1011 and the Southeast line of the following 4 tracts,

1. said Carola M. Davis tract,
2. a portion of Lot 88, conveyed to Michael & Rhonda Neel, recorded in Document No. 9806014444 of the Official Public Records of Comal County Texas, Prop Id. 151,
3. a portion of Lot 79 conveyed to Richard M. Wangenheim Jr., recorded in Document No. 201806033352 of the Official Public Records of Comal County Texas, Prop Id. 147,
4. a portion of Lot 79 conveyed to William and Diane Mehrer, recorded in Document No. 9806000302 of the Official Public Records of Comal County Texas, Prop Id. 146, South 38°16'20" West, a distance of 386.20 feet to a point for the North corner of the intersection of East Garden Street and South Seguin Avenue, also being the South corner of NCB 1011;

THENCE with the Northwest line of East Garden Street, crossing South Seguin Street, (93.72' R.O.W.) South 38°11'55" West, a distance of 93.73 feet to a point for the West corner of the intersection of East Garden Street and South Seguin Avenue, also being the East corner of NCB 1012, and the East corner of a tract conveyed to the City of New Braunfels, recorded in Volume 172, Page 820 of the Comal County Deed Records, Prop Id. 159;

THENCE with the Southwest line of South Seguin Avenue, crossing East Garden Street (66.66' R.O.W.) South 52°36'25" East, a distance of 65.01 feet to a point for the South corner of the intersection South Seguin Avenue and East Garden Street, also being the North corner of NCB 1017 and the North corner of a Lot 181 conveyed to Marion & Robbie Borchers, recorded in Volume 1017, Page 28 of the Comal County Deed Records, Prop Id. 213;

THENCE with the Southwest line of South Seguin Ave. and the Northeast line of the following 5 tracts, 1. said Lot 181,

2. Lot 180 conveyed to Mario Borchers, recorded in Document No. 200406042893 of the Official Public Records of Comal County Texas, Prop Id. 212,
3. Lot 179 conveyed to 448 S. Seguin, LLC., recorded in Document No. 202006016856 of the Official Public Records of Comal County Texas, Prop Id. 211,



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4. Lots 178 & 185, conveyed to Communication Professionals, Ltd., recorded in Document No. 200206002205 of the Official Public Records of Comal County Texas, Prop Id. 208,
5. Lot 177 and a portion of Lot 160 conveyed to Jahn Building Development LLC., et al, recorded in Document No. 201206036421 of the Official Public Records of Comal County Texas, Prop Id. 207, South 52°35'59" East, a distance of 482.87 feet to a point for the Southwest corner of the intersection of South Seguin Avenue and Butcher Street, also being the East corner of NCB 1017;

THENCE with the South line of South Seguin Avenue, crossing Butcher Street (30' R.O.W.), South 52°33'56" East, a distance of 30.00 feet to a point for the Southeast corner of the intersection of South Seguin Avenue and Butcher Street, also being the North corner of NCB 1021, and the North corner of a tract conveyed to Dunverking Real Estate, Ltd., recorded in Document No. 201006008905 of the Official Public Records of Comal County Texas, Prop Id. 281;

THENCE with the Southwest line of South Seguin Avenue and the Northeast line of NCB 1021 and the Northeast line of the following 5 tracts,

1. said Dunverking Real Estate, LLC. Tract,
2. a tract conveyed to Troy D. Burch, Jr., recorded in Document No. 200706019362 of the Official Public Records of Comal County Texas, Prop Id. 282,
3. Lot 7R conveyed to D'Ann Harper Development Corp, recorded in Document No. 200506001310 of Official Public Records of Comal County Texas, Prop Id. 283,
4. Lot 14 conveyed to Becker Investments, Lp, recorded in Document No. 201406031140 of the Official Public Records of Comal County Texas, Prop Id. 285,
5. a tract conveyed to Big Diamond Inc., recorded in Document No. 201006026405 of the Official Public Records of Comal County Texas, Prop Id. 286, South 52°33'56" East, a distance of 516.88 feet to a point for the Northwest corner of the intersection of Jahn Street and South Seguin Avenue, also being the East corner of NCB 1021 and the East corner of said Big Diamond Inc. tract;

THENCE with the Northwest line of Jahn Street and the Southeast line of NCB 1021 and the Southeast line of the following 5 tracts,

1. said Big Diamond LLC tract,
2. a tract conveyed to William M. Norris, recorded in Document No. 200706003522 of the Official Public Records of Comal County Texas, Prop Id. 267,
3. a tract conveyed to CMF Real Estate Holdings, LLC, recorded in Document No. 201506026255 of the Official Public Records of Comal County Texas, Prop Id. 288,
4. Lots 3 & 4, Block 13 of the Re-subdivision of Jahn Addition, recorded in Volume 52, Page 351 of the Comal County Map Records, Prop Id. 273, conveyed to Yawn Group, LLC, recorded in Document No. 201806003260 of the Official Public Records of Comal County Texas
5. Lots 1 & 2, Block 13 of said Re-subdivision of Jahn Addition, as conveyed to My Little Girl, LLLC, recorded in Document No. 201106036607 of the Official Public Records of Comal County Texas, Prop Id. 272, South 37°32'43" West, a distance of 385.32 feet to a point for the North corner of the intersection of Jahn Street and South Castell Avenue, also being the South corner of NCB 1021;

THENCE with the Northwest line of Jahn Street, crossing South Castell Avenue (66.66' R.O.W.) South 37°32'43" West, a distance of 65.00 feet to a point for the West corner of the intersection of South Castell Avenue and Jahn Street and the East corner of NCB 1022;

THENCE with the Northwest line of Jahn Street and the Southeast line of NCB 1022, and the following 2 tracts and a street,

1. Lot 10, NCB 1022 conveyed to Katherine Truesdell, recorded in Document No. 201106030712 of the Official Public Records of Comal County Texas, Prop Id. 298,
2. the South line of Colvin Street (20' R.O.W.),
3. Lots 11,12 & 13, NCB 1022 conveyed to Jahn Street Properties, LLC., recorded in Document No. 201206041187 of the Official Public Records of Comal County Texas, Prop Id. 299, South 37°40'03" West, a distance of 268.68 feet to a point for the Northwest corner of the intersection of Jahn Street and the International Great Northern Railroad (100' R.O.W.);

THENCE with the North line of the International Great Northern Railroad R.O.W. and the Southwest line of said Jahn Street Property, North 66°14'32" West, a distance of 206.14 feet to a point for the Northwest corner of said Jahn Property and the Southeast corner a tract conveyed to the City of New Braunfels, in Parcel 1, recorded in Document No. 9706007700 of the Official Public Records of Comal County Texas, Prop Id. 167;

THENCE with the Railroad R.O.W. and the Southwest line of said City of New Braunfels tract, the following two calls:

- 1.) North 62°40'55" West, a distance of 190.28 feet to a point;
- 2.) North 61°36'04" West, a distance of 127.92 feet to a point in the Southwest corner of said City of New Braunfels tract, being the Southeast corner of the intersection of said railroad and Butcher Street;

THENCE with the Northeast line of said Railroad and crossing Butcher Street (30' R.O.W.) North 55°33'40" West, a distance of 32.30 feet to a point for the Northwest corner of Butcher Street and the South corner of a tract conveyed to the City of New Braunfels, in Parcel 2, recorded in Document No. 9706007700 of the Official Public Records of Comal County Texas, Prop Id. 410103;

THENCE with the Northeast line of said Railroad R.O.W. and the Southwest line of said Parcel 2, North 58°04'38" West, a distance of 53.79 feet to a point for the Southwest corner of said Parcel 2;

THENCE with the Northeast line of said Railroad 100' wide R.O.W., North 53°31'48" West, a distance of 438.20 feet to a point for the Southwest corner of the intersection of East Garden Street and said Railroad R.O.W.;

THENCE with the Railroad R.O.W., crossing East Garden Street (66.66' R.O.W.) North 52°28'19" West, a distance of 65.00 feet to a point for the South corner of NCB 1013, being the West corner of the intersection of said Railroad R.O.W. and East Garden Street;

THENCE with the Northeast line of said Railroad R.O.W. and the Southwest line of NCB 1013, North 52°49'35" West, a distance of 480.14 feet to a point for the West corner of NCB 1013 and the East corner of the intersection of said Railroad R.O.W. and West Coll Street (66.66' R.O.W.);

THENCE with the Northeast line of said 100' wide Railroad R.O.W., North 53°16'43" West, a distance of 637.05 feet to a point in the Northeast line of said Railroad R.O.W. and the Southwest line of Hill Avenue;

THENCE crossing said Railroad R.O.W., South 37°29'34" West, a distance of 100.00 feet to a point for the West corner of the intersection of said Railroad R.O.W. and Cross Street, and the East corner of NCB 1001 and the East corner of a tract conveyed to Donald and Lynn Forbes, recorded in Document No. 9706017179 of the Official Public Records of Comal County Texas, Prop Id. 9;

THENCE with the Northwest line of Cross Street and the Southeast corner of the following 3:

1. said Donald and Lynn Forbes tract,
2. a tract conveyed to Allegiant Senior Living, LLC, recorded in Document No. 201706039281 of the Official Public Records of Comal County Texas, Prop Id. 4,
3. a tract conveyed to Edward and Charlotte Cavanaugh Family Trust, recorded in Document No. 201806001171 of the Official Public Records of Comal County Texas, Prop Id. 378760, South 38°24'08" West, a distance of 265.63 feet to a point for the North corner of the intersection of Cross Street and South Academy Ave and the South corner of NCB 4001, and the South corner of said Edward and Charlotte Cavanaugh Family Trust tract;

THENCE with the Northwest line of Cross Street, crossing South Academy Street (66.66' R.O.W.), South 36°55'45" West, a distance of 68.78 feet to a point for the West corner of the intersection of South Academy Street and Cross Street, and the East corner of a tract conveyed to Michael J. Pollard, recorded in Document No. 200306033121 of the Official Public Records of Comal County Texas, Prop Id. 1442;

THENCE with the Northwest line of Cross Street and the Southeast line of the following 4 tracts,

1. said Pollard tract,
2. a tract conveyed to Janie Mott, recorded in Document No. 201806037582 of the Official Public Records of Comal County Texas, Prop Id. 1438,
3. Lots 1 and 6, NCB 4001 conveyed to Sophies Gasthaus, LLC., recorded in Document No. 202106034115 of the Official Public Records of Comal County Texas, Prop Id. 1443,
4. a tract with no deed information available, Prop Id. 1448, South 38°03'53" West, a distance of 492.03 feet to a point for the East corner of a tract conveyed to Delio and Juanita Bustos, recorded in Volume 390, Page 418 Comal County Deed Records;

THENCE continuing with the Northwest line of Cross Street, and the Southeast line of NCB 4001, and the following 2 tracts,

1. said Bustos tract,
2. a tract conveyed to Armando Martinez, recorded in Document No. 201406021790 of the Official Public Records of Comal County Texas, Prop Id. 1450, South 38°03'53" West, a distance of 152.68 feet to a point for the North corner of the intersection of Clemens Avenue and Cross Street;

THENCE with the Northwest line of Cross Street, crossing Clemens Avenue (66.0' R.O.W.) South 41°54'11" West, a distance of 65.09 feet to a point for the West corner of the intersection of Clemens Avenue and Cross Street, being the East corner of NCB 4002;

THENCE with the Northwest line of Cross Street and the Southeast line of NCB 4002 and the Southeast line of the following 4 tracts:

1. a confidential tract, Prop Id. 1463,
2. a tract conveyed to Richard Rabe, recorded in Document No. 201506004178 of the Official Public Records of Comal County Texas, Prop Id. 1465,
3. a tract conveyed to Jeffrey and Maria Turner, recorded in Volume 839, Page 487 of the Comal County Deed Records, Prop Id. 1461,
4. a tract conveyed to Gary and Sue McGurk, recorded in Volume 594, Page 727 of the Comal County Deed Records, Prop Id. 1462, South 42°17'48" West, a distance of 400.57 feet to a point for the North corner of the intersection of Cross Street and South Guenther Avenue, also being the South corner of NCB 4002 and said McGurk property;

THENCE with the Northeast line of South Guenther Avenue and the Southwest line of the following 3 tracts:

1. said McGurk tract,
2. a tract conveyed to the Seals Family Properties, LLC., recorded in Document No. 202006009910 of the Official Public Records of Comal County Texas, Prop Id. 1458,
3. a tract conveyed to Seals Family Property, LLC., recorded in Document No. 202006023475 of the Official Public Records of Comal County Texas, Prop Id. 1459, North 49°55'46" West, a distance of 393.46 feet to a point for the East corner of the intersection of South Guenther Avenue and West San Antonio Street, also being the West corner of NCB 4002 and said tract described as Prop Id. 1458;

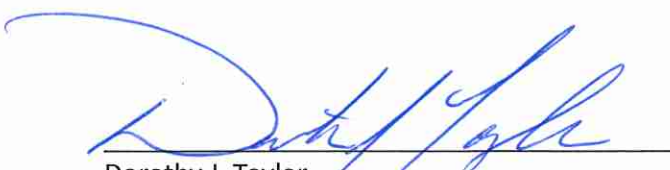
THENCE with the Northeast line of South Guenther Avenue, crossing West San Antonio Street, (R.O.W. varies at this location) North 49°55'46" West, a distance of 72.68 feet to a point in the Northwest line of West San Antonio Street and the Southeast line of Lots 4 and 5, NCB 3002, conveyed to Miles and Susan Granzin, recorded in Document No. 200406001675 of the Official Public Records of Comal County Texas, Prop Id. 1047;

THENCE with the Northwest line of West San Antonio Street and the Southeast line of said Granzin tract, South 38°57'56" West, a distance of 41.25 feet to a point for the North corner of the intersection of West San Antonio Street and a 20' Wide Alley, also being the South Corner of said Granzin tract;

THENCE with the Northeast line of said Alley and the Southwest line of said Granzin tract and the Southwest line of the Patricia B. Wyatt Revocable Trust tract, North 50°27'33" West, a distance of 373.65 feet to the POINT OF BEGINNING and containing 182.91 acres of land in the City of New Braunfels, Comal County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Written August 14, 2021.


Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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8-24-21



PROP_ID	OWNER_NAME	LEGAL_AREA
0		0
1	HEITKAMP RUTH A	0
2	HEITKAMP RUTH A	0.131
3	HEITKAMP RUTH A	0
4	ALLEGIANTE SENIOR LIVING LLC	0
5	WIERMAN JOHN F & NANCY J	0
6	LOWERY KENNETH L & CAREN E	0.419
7	FORRES DONALD E & LYNN S	0.231
8	FORRES DONALD E & LYNN S	0.191
9	FORRES DONALD E & LYNN S	0.6539
31	WEST 209 INVESTMENTS LLC	0.354
32	N B ART LEAGUE	0.191
33	LEDERHOSEN LTD	0.159
35	EUDY HAMPTON & CHERILYN	0.25
36	SNIDER RONALD B	0.069
37	HINTON VANCE J & PRISCILLA J	0.071
38	ORTIZ PAUL JR	0.073
39	M & S BUILDING LLC	0.093
40	SNIDER RONALD & SOLLBERGER DARREL	0.267
41	SNIDER RONALD B & CASTELL PROP LLC	0.914
42	290 CASTELL SPRINGFED LLC	0.809
43	PRODUCERS COOPERATIVE MARKETING ASSN	2.502
44	ROCKFIELD PROPERTIES LLC	0.286
45	NEW BRAUNFELS CITY OF	0
45	NEW BRAUNFELS CITY OF	0
46	SNIDER RONALD B & CAROL C	0.419
47	TX UK ENTERPRISES LLC	0.11
48	WEST SAN ANTONIO 111 LLC	0.727
49	SCHWARZEN WALFISCH LP	0.069
50	HS130 CAPITOL VENTURE LLC	0.149
51	HS130 CAPITOL VENTURE LLC	0.072
52	SOUTH 130 GROUP	0.163
53	SOUTH 130 GROUP	0.13
54	PLUMEYER MARJORIE	0.22
55	J N L N PROPERTIES LTD	0.422
57	WEST SAN ANTONIO 111 LLC	0.421
58	SOUTH 130 GROUP LLC	0.422
59	JERGENS ERNESTO TRUSTEE	0.467
60	KRUEGER ROBERT C & ARLENE SEALES	0.422
61	POWEROHM PROPERTIES LLC	0
62	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	1.688
64	FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.8
65	BRAUNFELS FOUNDATION TRUST	0.119
66	WEST SAN ANTONIO 111 LLC	0.722
68	BRAZLE KENNETH D & DAVID PFEUFFER	0.423
69	NEW BRAUNFELS CITY OF	1.274
70	NAEGELINS BAKERY INC	0.616
72	LANDMARK SQUARE SERIES OF BC HALL LLC	0.368
73	LANDMARK SQUARE SERIES OF BC HALL LLC	0.275
74	DAMARODAS ROBERT C	0.211
75	T L MARGLIN #6 LLC	0.211
76	T L MARGLIN #6 LLC	0.21
77	STADT CORPORATION	0.21
78	AMARO ANTONIO ET AL	0.21
80	AMARO ANTONIO ET AL	0.378
82	AMARO ANTONIO ET AL	0.421
83	AMARO ANTONIO ET AL	0.21
84	NB LAND LLC	0.281
85	JOHNSON WALLACE C	0.422
86	DAVIS CAROLA M	0.209
87	FLINT MARY JO	0.119

88 ALLEN CHRIS & HEATHER	0.09
89 TAYLOR JULIE A & GREESON	0.224
90 THARP DANIEL & MIKKI	0.197
91 DUETTRA GEORGIA B EXEMPT TRUST	0.211
92 DUETTRA GEORGIA B EXEMPT TRUST	0.21
93 MOORE BARRY D	0.211
94 WORLEY CREDIT TRUST	0.422
95 MANLOVE NATHAN	0.153
96 LEISSNER LAYTON L	0
97 SOUTHWESTERN BELL TX	0.353
98 LEISSNER LAYTON L	0.376
99 MATHIS GARY D	0.317
100 FIELD AVIS E & NANCY L	0
102 KIESLING BOB R & BETTY A	0.212
103 CABANA SOCIAL CLUB LLC	0.212
104 KORMAN GREG	0
105 JENTSCH SHERI ANN	0
106 ADM MILLING CO	0.635
146 MEHRER WILLIAM J JR & DIANE E	0.211
147 WANGENHEIM RICHARD M JR	0.212
148 NORRIS W M	0
149 ELKS 2279 OF NB BPOE	1.477
150 FRUEHOLZ FREDERICK JR	0.422
151 NEEL MICHAEL A & RHONDA B	0.209
152 DAVIS CAROLA M	0.209
153 GLISKY JULIE A	0.209
154 FRUEHOLZ FREDERICK JR	0.09
155 FRUEHOLZ FREDERICK JR	0.175
156 BAENZIGER GREG K & LESLIE A	0.421
157 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.422
158 BURCH TROY D JR	0.422
159 NEW BRAUNFELS CITY OF	2.532
160 B & C WILLIAMS PROPERTIES LTD	0.417
161 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0.209
162 FIRST PROTESTANT CHURCH OF NEW BRAUNFELS	0
163	0
164 NEW BRAUNFELS CITY OF	1.118
165 NEW BRAUNFELS INDUSTRIAL DEVELOPMENT CORP	0.987
167 NEW BRAUNFELS CITY OF	0.6365
168 M A ANDERSON REAL ESTATE LLC	0.1255
168 M A ANDERSON REAL ESTATE LLC	0.1255
200	0
202 NEW BRAUNFELS CITY OF	1.289
203 NEW BRAUNFELS CITY OF	0.204
204 NEW BRAUNFELS CITY OF	0.202
205 NEW BRAUNFELS CITY OF	0.224
206 CAMPOS ATANACIO	0.21
207 JAHN BUILDING DEVELOPMENT LLC ET AL	0.353
208 COMMUNICATION PROFESSIONALS LTD	0.486
211 SEIDEL PROPERTIES LTD	0.422
212 BORCHERS MARION J	0.422
213 BORCHERS MARION J & ROBBIE W	0.422
214 NEW BRAUNFELS CITY OF	0.958
215 WOODALL AMY B	0.421
216 A R V INDUSTRIAL ELECTRIC COMPANY	0.357
218 HINTON VANCE J	0.3109
220 COMMUNICATION PROFESSIONALS LTD	0.193
272 MY LITTLE GIRL LLC	0
273 YAWN GROUP LLC	0
274 BORMANN JOHN W	0
276 RIVER CITY STORAGE INC	0.208
278 MARTINEZ AMELIA	0

279 COUNCIL BLAYNE L & VICKI A FELGER	0
280 RODRIGUEZ ANTONIA	0
281 DUNVERKING REAL ESTATE LTD	0.416
282 BURCH TROY D JR	0.324
283 HARPER DANN DEV CORP	0.834
284 BECKER INVESTMENTS LP	0.352
285 BECKER INVESTMENTS LP	0.311
286 BIG DIAMOND INC	0.256
287 NORRIS WILLIAM M	0
288 CMF REAL ESTATE HOLDINGS LLC	0
289 NEW BRAUNFELS COMMUNITY RESOURCES INC	0
290 SILVA OFELIA & JUAN M	0
291 M A ANDERSON REAL ESTATE LLC	0
292 WITTING FRANK KLAUS	0
293 WITTING FRANK KLAUS	0
294 XV PROPERTIES LTD	0
295 SKP PROPERTIES LLC	0
296 HILL COUNTRY INVESTMENT GROUP LLC	0
297 XV PROPERTIES LTD	0
298 TRUESDELL KATHERINE	0
299 JAHN STREET PROPERTIES LLC	0
300 M A ANDERSON REAL ESTATE LLC	0
515 IAKOBO FOUR LP	1.608
828 CORZINE M SHAWN & SHAINA	0.093
829 EVANS JOE P & SHERRILL L	0.127
830 TUNNELL STEPHEN WESLEY JR	0.198
831 TUNNELL STEPHEN WESLEY JR	0.131
832 HS130 CAPITOL VENTRUE LLC	0.164
833 LOUIS HENNE COMPANY LLC	0.366
834 SPECKMAN FAMILY LTD	0.058
835 SPECKMAN FAMILY LTD	0.132
836 SPECKMAN FAMILY LTD	0.066
837 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.317
839 MAYO WILLIAM N TRUST	0.104
840 UNION PACIFIC RAILROAD CO	0.265
841 FORRES DONALD E & LYNN S	0.419
842 TWMKPH LLC	0.844
843 BOCK BENNIE W II & KATHARYN H	0.422
844 DIRTY LAUNDRY LLC	0.4294
845 DIRTY LAUNDRY LLC	0.3456
846 BRAUNTEX PERFORMING ARTS THEATRE ASSN	0.422
847 MCADA ACIE C & JANINE	0.372
848 MILL STREET SQUARE LLC	0.555
849 LOUIS HENNE COMPANY LLC	0.306
850 KLEPAK RACHELLE M	0.132
851 SNIDER RONALD B & SOLLBERGER DARRELL	0.265
852 SNIDER RONALD B & SOLLBERGER DARRELL	0.077
854 POST OFFICE LLC	0.358
855 SNIDER RONALD B ET AL	0.073
856 SNIDER RONALD B ET AL	0.116
857 SNIDER RONALD B ET AL	0.049
858 TORKELSON ROGER A & JUNE M	0.086
859 SUNSPRITE LLC	0.086
862 DOEPPENSCHMIDT FUNERAL HOME INC	0.736
863 COMAL COUNTY OF	0.844
864 COMAL COUNTY OF	0.422
867 GARZA ALVARO & DORA A	0.05
868 MUCKENFUSS PROPERTIES LLC	0.632
870 REIMER MICHAEL & LINDA	0.22
871 GARZA ALVARO & DORA A	0.207
872 GARZA ALVARO & DORA A	0.186
873 CASTEEL PARTNERS LTD	0.212

874 CASTEEL PARTNERS LTD	0.207
875 CASTEEL CARTER ET AL	0.423
876 NOLTE MELVIN JR	0.123
877 NOLTE MELVIN JR	0.088
878 FARMERS MUTUAL FIRE	0.423
879 ADM MILLING CO	0.423
880 FARMERS MUTUAL FIRE	0.423
881 ADM MILLING CO	0.833
882 ADM MILLING CO	0.423
883 ADM MILLING CO	0.996
884 ADM MILLING CO	2.495
885 LIBERTY PARTNERSHIP LTD	0.8242
886 NEW BRAUNFELS CITY OF	0
887 NOLTE MELVIN JR	0.104
888 NOLTE MELVIN JR ET AL	0.095
889 NOLTE MELVIN JR	0.106
890 LAMMERS LESLIE J & THOMAS E TUMLINSON	0.117
891 ZUNKHOUSE RENTALS	0.11
892 CAMPASSI MICHAEL & SCOTT DUPLECHAIN	0.101
893 QUIROS EVAN B	0.119
894 PARRAS JEFFREY J & SABRINA K	0.093
895 ADM MILLING CO	0
896 CAPITOL BANKSHARES INC	0.417
898 FIRST CHURCH OF CHRIST, SCIENTIST	0
899 OLD CITY HALL LLC	0.641
900 COMAL COUNTY OF	0
906 KINGDOM TRUST COMPANY & MLAI LLC	0.103
907 MOZELEY-JACQUES RENTALS LLC	0.106
908 CASTEEL PARTNERS LP	0.103
909 VERGE PRODUCTIONS LLC	0.209
910 TAMEZ INVESTMENTS LLC	0.207
911 TAMEZ INVESTMENTS LLC	0.207
912 180 WEST MILL STREET LLC	0.207
913 LEE PATRICK T ET AL	0.11
914 ARCHBISHOP OF SAN ANTONIO	0.105
915 BROWN MARILEE & KEITH A	0.2102
916 VULCAN REALTY GROUP LLC	0.207
917 COMAL COUNTY OF	0.541
920 COMAL COUNTY OF	0.3
922 LONG MARK	0
923 RIMMELIN PAUL	0
924 MORGAN MARY ANN	0
925 ANGELLO CAROLYN	0
926 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
927 CT WELLNESS ENTERPRISES LLC	0
928 GOMEZ THERESA B & ROBERT JR	0
930 MUND JEFF A & DENISE E	0.212
931 CONFIDENTIAL	0.109
932 MUND JEFF A & DENISE F	0.213
933 MUND JEFF A & DENISE F	0.155
934 FLORES P F ARCHBISHOP S A	0.257
935 MUND JEFF A & DENISE E	0.155
936 MASON LARK E & EDNA M	0.276
937 MUND JEFF A & DENISE	0.306
939 CONFIDENTIAL	0
950 ARCHBISHOP OF SAN ANTONIO	0.013
951 ARCHBISHOP OF SAN ANTONIO	0.006
952 ARCHBISHOP OF SAN ANTONIO	0
953 ARCHBISHOP OF SAN ANTONIO	1.884
954 COMAL COUNTY OF	0.315
955 COMAL COUNTY OF	0.526
956 SUDDARTH JOHN R & RUTH	0.42

957 ANZ DONALD E & CHERYL P	0.39
958 REEVES JAMES E	0.232
959 SAEGERT JOEL & MERRY	0.206
960 SAEGERT JOEL & MERRY	0.408
961 SIPPEL NOREEN	0.286
962 TIMMERMANN PAMELA HIGHTOWER	0.176
963 PHILLIPS BETTY L	0.321
965 GOODWIN MORGAN & WADE	0.139
966 BURTON CHARLES R & SUE A HUBER	0.434
967 ALEXANDER TED W	0.399
968 MILES MICHAEL & NANCY CLOUD	0.5586
970 COMAL COUNTY OF	0.414
971 COMAL COUNTY OF	0.421
972 LEATHERWOOD PAUL W	0.289
973 RIZZATTO JAMES	0.132
974 RODRIGUEZ SANTIAGO	0.421
975 ADM MILLING CO	0
976 SEIDEL PROPERTIES LTD	0.634
977 MORALES ELEANOR A	0.154
978 CAMPOS ATANACIO	0.256
979 QUEST IRA INC	0.218
980 ADM MILLING CO	0
981 BATEY TRAVIS & VERONICA	0.717
982 CELTIC ENTERPRISES LP	0.267
984 KRIEVALDT PROPERTIES LLC	0.122
985 SEIBERT RICHARD L & JAYLENE	0.294
986 GOMEZ IGNACIO G & LOUISA	0.417
987 BOWMAN CRAIG A & KRISTY D	0.25
988 NORMAS LAGNIAPPE LLC	0.26
989 HURTA JASON E	0.323
994 HOLLMIG FAMILY PTNRSHLP LTD	0.276
995 WILSON MARK B & LISA W	0.242
996 ST JOSEPHS ANGLICAN CHURCH	0.321
997 ST JOSEPHS ANGLICAN CHURCH	0.112
998 ST JOSEPHS ANGLICAN CHURCH	0.319
999 VITAKEY LLC	0.2
1000 REGER CHARLES W & CATHERINE REGER	0.207
1001 HAYES & RENO LLC	0.39
1002 GUIDOS PLACE LLC	0.246
1003 SCHABACKER VICTOR & ELISA F	0.197
1004 RUIZ JAMES & MARIA	0.203
1005 LEAVERTON JULIANNE	0.216
1006 WILSON MARK B & LISA W	0.417
1007 BREMER MANAGEMENT LLC	0.156
1008 SOGGY PESO INVESTMENTS LLC	0.089
1009 ARCHBISHOP OF SAN ANTONIO	0.187
1010 WAYMER J A PARTNERSHIP LP	0.227
1011 J A WAYMER PRTNRSHLP LP	0.243
1012 HAYES & RENO LLC	0.41
1013 ARCHBISHOP OF SAN ANTONI	0
1014 ARCHBISHOP OF SAN ANTONIO	0
1015 ARCHBISHOP OF SAN ANTONIO	0
1016 ARCHBISHOP OF SAN ANTONIO	0
1024 FIRST METHODIST CHURCH	2.9514
1026 CASTEEL PARTNERS LTD	0
1027 CASTEEL PARTNERS LTD	0
1028 FORRES DONALD E & LYNN S	0
1029 DIETEL JOANN	0
1030 FORRES CELESTE M	0
1032 FIRST UNITED METHODIST CHURCH NEW BRAUNFELS	0
1034 LAMMERS LESLIE J & THOMAS E TUMLINSON	0
1035 ALLEN NEIL T & DEBBE JO	0

1037 FIRST UNITED METHODIST	0.263
1038 FIRST UNITED METHODIST	0.192
1040 LEBENSCHOEN LLC	0.712
1042 NEW BRAUNFELS I S D	0.844
1044	0
1045 WEIDNER MICHAEL R TRUST	0.194
1046 WEIDNER MICHAEL R TRUST	0.194
1047 GRANZIN MILES & SUSAN	0.714
1048 RULEY FAMILY TRUST	0
1049 MILBURN SUSAN C	0
1050 SLOVAK SUZANNE MARIE	0
1051 WYATT PATRICIA B	0
1292 NEW BRAUNFELS I S D	0.8474
1435 417 PROPERTIES LLC	0.419
1436 CRAIGMARK LP	0.422
1438 MOTT JANIE	0
1440 BASS RUTH STONE	0
1441 BASS GEORGE A JR	0
1442 POLLARD MICHAEL J	0
1443 SEALS FAMILY PROPERTIES LLC	0.856
1445 N B CONSERVATION SOCIETY INC	0.185
1446 N B CONSERVATION SOCIETY INC	0.185
1447 HRA WUESTS COMAL INVESTMENTS LLC	1.329
1448 W ANN THOMAS LLC	0
1449 BUSTOS DELIO & JUANITA	0
1450 MARTINEZ ARMANDO	0
1453 ERWACHSEN INVESTMENTS LLC	0.107
1456 PROVENANCE GROUP LLC	0.3154
1457 PROVENANCE GROUP LLC	0.361
1458 LEDV LLC	0.836
1459 MCCORKLE JUSTIN & AMANDA	0
1460 LEDV LLC	0.517
1461 TURNER JEFFERY S & MARIA G	0
1462 MCGURK GARY L & SUE	0
1463 CONFIDENTIAL	0
1464 EQUITY TRUST COMPANY	0
1465 RABE RICHARD	0
24297 COMAL COUNTY OF	1.849
30483 GLADDEN MICHAEL W	0
37068	0
44893	0
54551 ARCHDIOCESE OF S A	4.1198
137586 SMITH SCOTT A & IRMA S	0.121
145956 UDI	0.185
152413 NEW BRAUNFELS CITY OF	0.311
378489 VANN ROGER D	0
378490 SOUTHBANK SELF SERVICE INC	0
378760 CAVANAUGH EDWARD & CHARLOTTE FAMILY TRUST	0
410103 NEW BRAUNFELS CITY OF	1.281
411565	0

9/13/2021

Agenda Item No. G)

PRESENTER:

Jeff Jewell, Director of Economic and Community Development

SUBJECT:

Discuss and consider recommended changes to the Bylaws of the Workforce Housing Advisory Committee and approval of the recommendation of Stephen Brockman as committee's Chair

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

City Council created the Workforce Housing Advisory Committee (WHAC) to address the community's affordable and workforce housing needs. The committee first convened in early 2020 and has met regularly since.

ISSUE:

The changes are proposed to ensure the committee can continue to meet on a regular basis and to clarify some outstanding questions that have arisen as it has operated. Specifically, the major revisions/changes are as proposed:

1. Reduces committee membership from 15 to 11;
2. Requires representatives from six community institutions/bodies: New Braunfels Economic Development Corporation, New Braunfels Chamber of Commerce, New Braunfels Housing Authority, New Braunfels Utilities, Planning Commission, and Habitat for Humanity;
3. Amends residency requirement to include residents of the Extra Territorial Jurisdiction;
4. Separates Qualifications from Membership and establishes a new section (3.02) that delineates the qualifications of those applicants that will be considered by City Council;
5. Clarifies that the designated organizations can have a maximum of one representative on the Committee;
6. Clarifies that if qualified applicants are not available to represent the aforementioned organizations, the

City Council may appoint additional at-large committee members;

7. Removes “unexcused” absences;
8. Clarifies that special called meetings do not count against a member for attendance requirement purposes;
9. Specifies that the Committee will accept nominations and put forward a slate of candidates (or candidate) for City Council’s consideration for the Chair position; and
10. Minor grammatical and spelling corrections.

FISCAL IMPACT:

N/A

RECOMMENDATION:

The Workforce Housing Advisory Committee met on August 18, 2021 to consider the proposed changes. The recommended changes were approved by a 8-0 vote.

BYLAWS OF THE WORKFORCE HOUSING ADVISORY COMMITTEE

ARTICLE I

Name

The name of this organization shall be the Workforce Housing Advisory Committee (WHAC).

ARTICLE II

Purpose

The purpose of the Workforce Housing Advisory Committee is to address the community's affordable and workforce housing needs. The Committee will raise awareness about the challenges of affordable and available workforce housing. The WHAC will advise the City Council on providing solutions for a full range of workforce housing choices for households of all incomes, ages, and abilities.

ARTICLE III

Membership, Terms, Attendance

3.01 MEMBERSHIP AND APPOINTMENTS

The WHAC shall be comprised of eleven (11) members who shall be appointed by the City Council. Members shall be appointed, to the extent available in the community, as described in Section 3.02. City Council will consider nominations from the qualified applicants.

3.02 QUALIFICATIONS

Applicants to the WHAC shall be residents of New Braunfels and demonstrate qualifications for the WHAC to the City Secretary via their application prior to appointment. If a member does not retain the said qualification during his or her term, such failure shall constitute a resignation from the Committee.

By filing an application for the WHAC, each applicant agrees to abide by these bylaws, ordinances, rules, and regulations of the City of New Braunfels (including its Code of Ethics) and county, state and federal laws, rules and regulations related to the activities of the WHAC and further agrees to participate in committee work, required trainings, special called meetings and volunteer activities of the WHAC.

The committee shall be composed of one representative each from the following:

- a) Greater New Braunfels Chamber of Commerce, New Braunfels Economic Development Corporation, New Braunfels Housing Authority, New Braunfels Utilities, and Habitat for Humanity. Each organization shall designate an applicant for these positions and provide written notice to the City Secretary upon the organization's designation of the applicant.

- b) Up to five (5) at-large members selected from within the New Braunfels city limits or extra-territorial jurisdiction with preference given to designated representatives from the following organizations: Community Development Advisory Committee, Four Rivers Association of Realtors, GNB Home Builders Association, McKenna Foundation, local banking or mortgage industry, and New Braunfels Housing Partners.
- c) If applicants from the above preferred categories 3.01b are not available, City Council may appoint additional at-large committee members.
- d) A City staff member, designated by the City Manager, will serve as staff liaison to the Workforce Housing Advisory Committee but will not be a voting member.

3.03 TERMS

The initial term for each Committee member shall be for staggered terms of three (3) years. At the first meeting of the Committee, the members shall draw for terms so that eight (8) members shall serve an initial two-year term, and seven (7) shall serve an initial three-year term. Thereafter, any member appointed or reappointed to the Committee shall serve a ~~year~~ three-year term unless the appointment is to fulfill an unexpired vacant term.

3.04 ATTENDANCE

A member of the Committee shall assume to have resigned his or her position as a member of the WHAC thereby forfeiting his or her unexpired term of office if he or she accrues three (3) consecutive absences or a total of any four (4) absences during a calendar year. This provision can be waived upon a finding by a quorum of the Committee that one or more absences should be excused.

Special called meetings do not count against a member for attendance and absence purposes.

3.05 REMOVAL

Each Committee member serves at the pleasure of the City Council and may be removed at the discretion of the City Council.

3.06 RESIGNATION

Any member resigning from the committee shall submit their resignation in writing to the City Secretary and/or the staff liaison for the committee.

3.07 VACANCIES

When vacancies occur on the WHAC, the City Council shall appoint, by majority vote, a replacement to serve out the remainder of the vacant term.

ARTICLE IV Officers

4.01 ELECTION OF OFFICERS

The City Council will appoint the Chair of the Committee by a majority vote of the City Council. The Committee may hold an election of the full Committee for a Vice Chair. The Chair will serve until and unless the City Council appoints a new Chair of the committee.

The Committee shall accept nominations for the Chair position and put forward the candidate(s) for the City Council's consideration.

4.02 DUTIES OF OFFICERS

4.02.1 Chair

The Chair shall preside and participate at all meetings of the WHAC and shall have voting power.

4.02.2 Vice-Chair

The Vice-Chair shall assist the Chair as needed and shall serve as the presiding officer in the absence of the Chair. The Vice-Chair shall have voting power.

4.0.3 VACANCIES

Vacancies will be filled by the City Council.

ARTICLE V Meetings

5.01 DATE, TIME, PLACE

The regularly scheduled meetings are held the third Wednesday of every month at 4:00 pm at City Hall, unless otherwise noted.

5.02 OPEN MEETINGS

All meetings shall be held in accordance with the Texas Open Meetings Act.

5.03 QUORUM

A majority of the members of the WHAC shall constitute a quorum.

5.04 PARLIAMENTARY AUTHORITY

The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the WHAC in all cases in which they are applicable and in which they are not inconsistent with these bylaws. The WHAC shall conduct themselves in accordance with the City Charter of the City of New Braunfels and the Laws of the State of Texas.

9/13/2021

Agenda Item No. A)

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

- Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet.
- Discuss legal action regarding possible restrictions on further development of property commonly known as 413 Gruene Rd, New Braunfels 78130, Texas, for use as Disaster Recovery Center for NBU; the property is also described as 2.693 acre tract of land, situated in the Henry Foster Survey, Abstract No 154, Comal County, Texas, conveyed to the City of New Braunfels, recorded in Volume 192, Page 543, Deed Records, Guadalupe County, Texas.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

9/13/2021

Agenda Item No. B)
