

## Legislation Text

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**File #:** 21-270, **Version:** 1

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**PRESENTER:**

Christopher J. Looney, Planning and Development Services Director

**SUBJECT:**

First reading of an ordinance regarding a request from the Sophienburg Memorial Association to waive development related fees for platting and expansions to the Sophienburg Museum & Archives addressed at 401 West Coll Street.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** Council District 6

**BACKGROUND INFORMATION:**

**Owner/Applicant:** Sophienburg Memorial Association  
Andrew Noonan- President  
401 West Coll Street  
New Braunfels, TX 78130  
(830) 629-1572  
andrewtnoonan@gmail.com

The Sophienburg Memorial Association, a 501(c)3 corporation, is requesting a waiver of development fees associated with the replatting and expansion of the Sophienburg Museum & Archives.

**ISSUE:**

The Sophienburg Memorial Association has owned property on Coll Street since 1926 and operates the Museum & Archives to preserve the history of New Braunfels. The Association also owns a vacant lot at 391 Magazine Avenue adjacent to the museum, and would like to replat their properties into one lot to facilitate future expansions of the museum. This request for fee waivers would apply to all development related fees including the plat application fee, building permit and inspection fees, and roadway impact fees.

**FISCAL IMPACT:**

Application and plan review fees offset the costs associated with the City's examination of plans and processing of development applications, thereby reducing the impact to the taxpayer. If approved, the waiver would result in a reduction of application and plan review revenue to the Development Services Fund, and impact fee revenue to the Roadway Impact Fee Fund.

- Plat application fee: approximately \$1,100
- The Museum does not have a definite plan for expansion at this time so potential permit and review fees cannot be calculated.
- Roadway Impact Fees: \$195 per 1,000 square feet of additional gross floor area.

**RECOMMENDATION:**

Approval. Staff supports permit fee relief or discounts for not-for-profit organizations. The City Council has provided reduced fees or discounts for such organizations for a variety of city permits such as street banners, special event permits, and health permits. The Sophienburg Memorial Association is a not-for-profit entity that provides services to the community and relies on local contributions and assistance for support.

City Council has approved similar development fee waivers on individual projects for Hope Hospice (May 2015), The Food Bank (January 2016), NB Housing Partners (December 2016), Habitat for Humanity (March 2018) and Humane Society of New Braunfels Area (2021).

**Attachments:**

1. Applicant's Request
2. Location Map
3. Photographs
4. Ordinance