

Legislation Text

File #: 21-987, **Version:** 1

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Briefing with no action regarding New Braunfels' growth and buildout

DEPARTMENT: Economic and Community Development

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

At its winter retreat in early 2021, the City Council received a presentation on development and the concept of "buildout." Buildout is the point at which development has reached a city's borders or has exhausted large-scale greenfield options. When a community reaches buildout, its planning and redevelopment activity and priorities typically shift towards infill and redevelopment. Staff utilized platting and building permit data to derive an estimate of when the City's large-scale greenfield development would be exhausted. This presentation was developed to foster a discussion about how development activity and regulatory policies and priorities should be adjusted to accommodate this inevitability in the coming years.

Envision New Braunfels provides policy guidance around how best to accommodate the city's continued growth and evolution. Evidence and experiences from other built out cities such as Plano, Irving, Carrollton, Tempe, and Scottsdale could also be illustrative for the city.

ISSUE:

The City's growth in new development activity will slow as the amount of developable greenfields are exhausted in the City limits. New development activity will continue in the ETJ but the City's policy priorities and regulatory systems should be adjusted to more easily accommodate infill and redevelopment of existing parcels.

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A