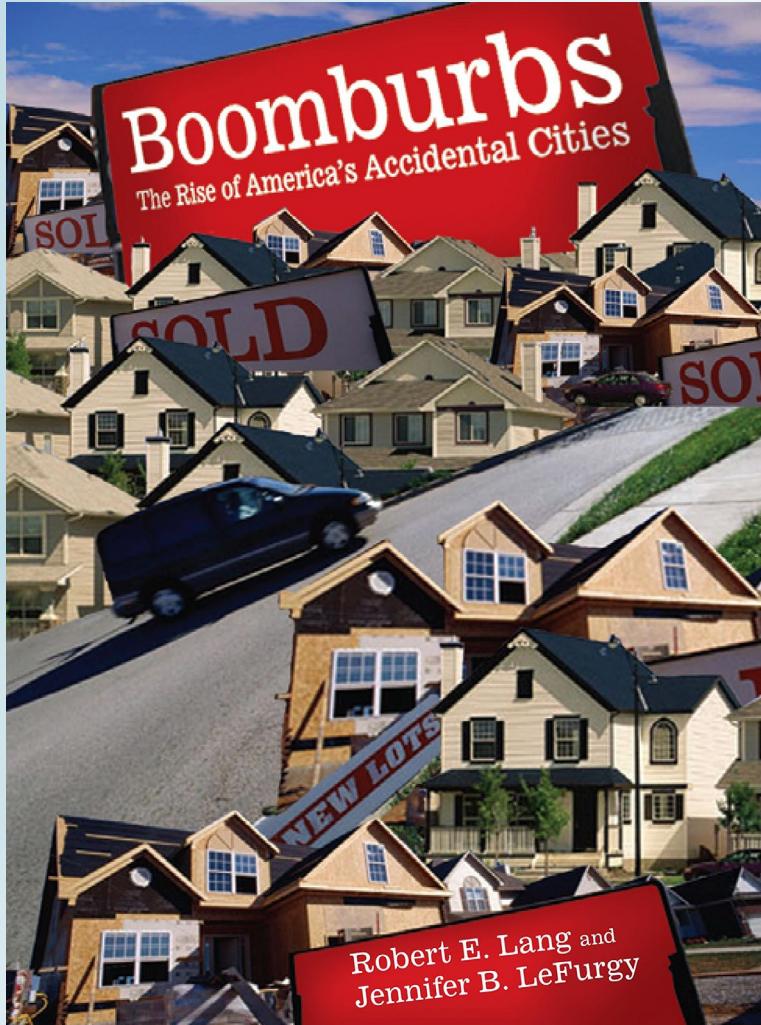




# COMMUNITY GROWTH AND PREVIOUS CAPITAL INVESTMENTS

CITY OF NEW BRAUNFELS  
PROPOSED  
**BOND 2023**

# GROWTH IN NEW BRAUNFELS



- Boomburbs (and baby-boomburbs) are terms created to describe incorporated places with significant rates of population growth for a sustained period
- New Braunfels is a baby-boomburb
  - Not the largest city in the MSA
  - 3 censuses of double-digit growth (90-00: 37%; 00-10: 51%; 10-20: 57%)
  - Population between 50,000-100,000
- Many boomburbs saw slower growth starting in mid 2000s
  - Amount of buildable land available
  - Number, type and size of new housing units
  - Demographics of people moving

# GROWTH IN NEW BRAUNFELS

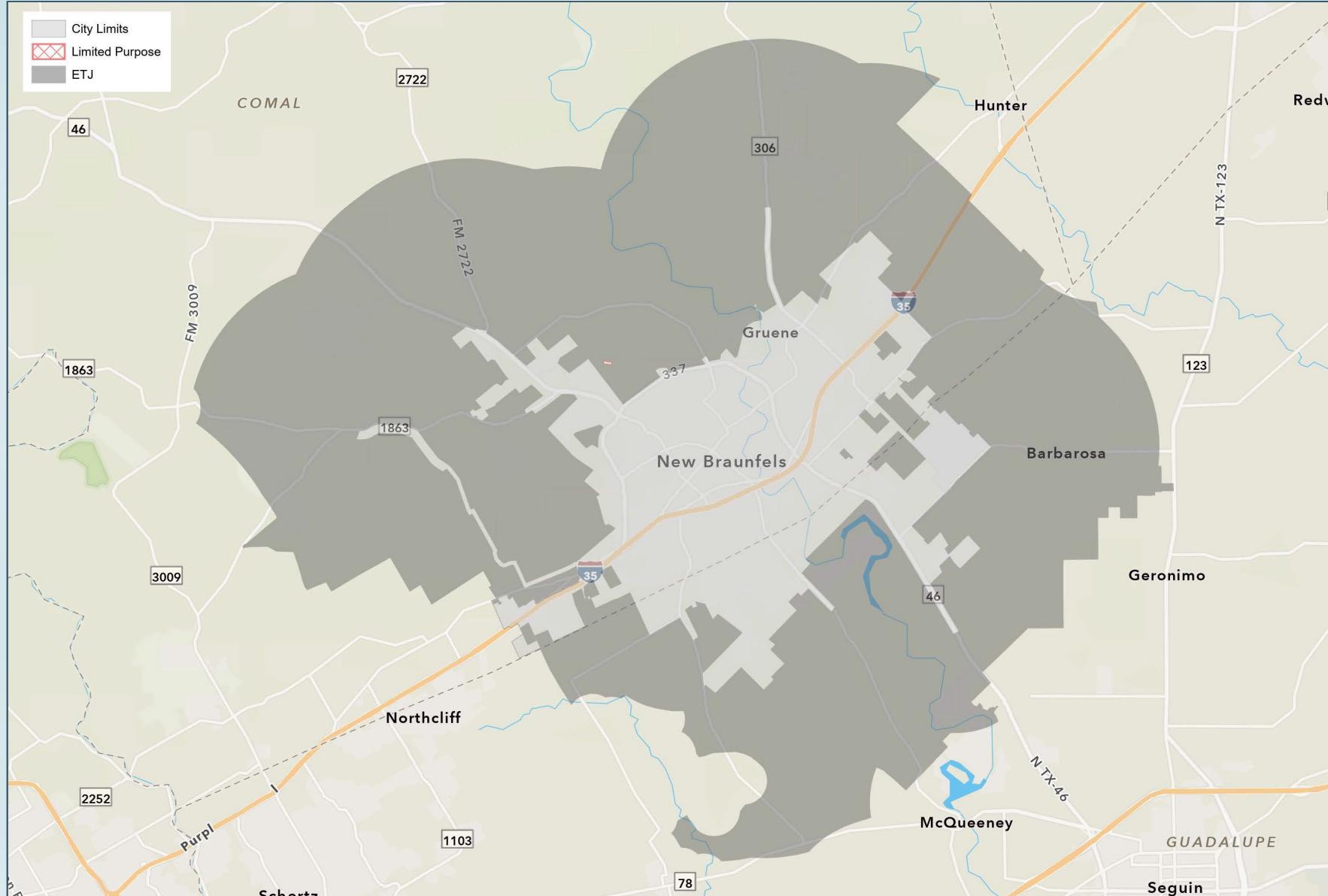
- **City Limits** - 45 square miles
  - 90,403 population (57,740 in 2010, 57% change)
    - Fifth fastest growing city in the nation between 2010-2020
    - 901 lane miles of roadway (excluding all state roadways)
- **Annexation** – extension of city limits to provide corresponding city services
  - 2019 State Law changes:
    - Notice and public hearing provisions
    - Agreement for service provision
    - Election in area proposed for annexation
    - Voluntary requests still allowed



# GROWTH IN NEW BRAUNFELS

**Extraterritorial Jurisdiction (ETJ)** – allows the City some legal authority beyond the city limits

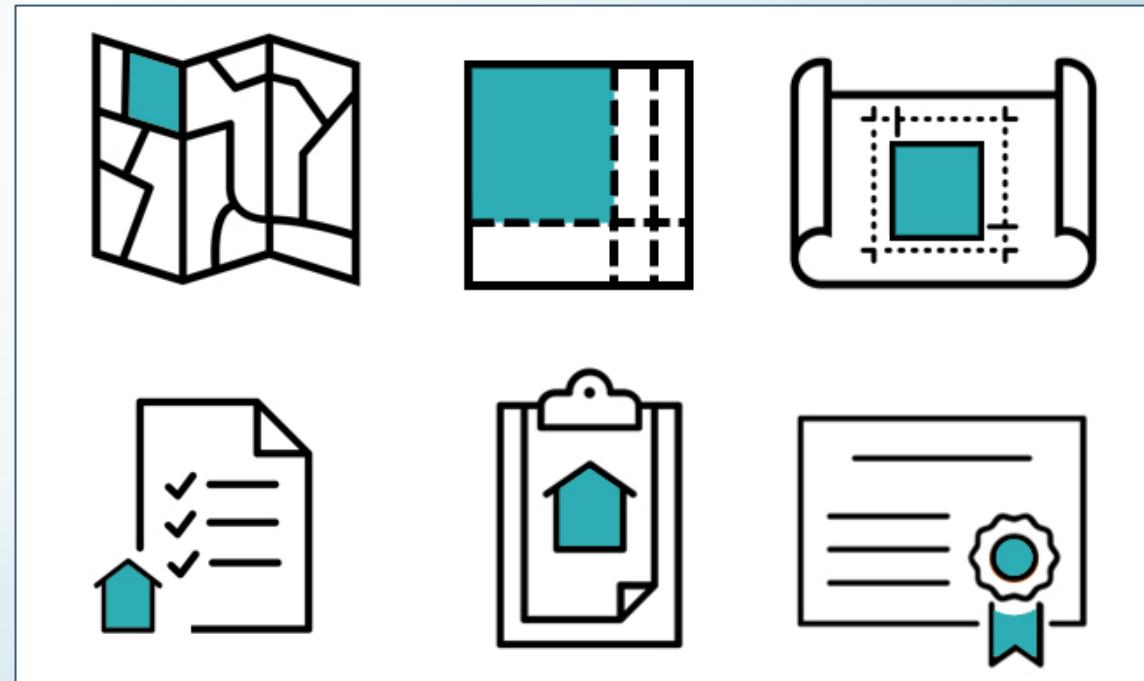
- ETJ extends 3.5 miles outside of the city limits (unless it abuts another city's ETJ or limits)
  - Will extend to 5 miles once the population hits 100,000
- Allows for platting authority and infrastructure review and inspection
- No zoning, building permitting, building inspections, property taxes, or ability to vote in or run for city offices
- City must consent to special district creation or municipal incorporation
- Property owners outside ETJ can request to be added
- Adjoining cities can exchange territory or adjust boundaries



## City Limits and ETJ

# DEVELOPMENT PROCESS

- Zoning (city limits only)
  - Variance, Special Use Permits, etc.
- *Master Plan (city limits & ETJ)*
- *Platting (city limits & ETJ)*
- *Permitting (city limits only)*
  - *Residential*
  - *Commercial – includes multifamily*
- Inspections (city limits only)
- Certificate of Occupancy (city limits only)



# MASTER PLAN PROCESS

- A Master Plan is a generalized plan indicating the boundaries of a tract or tracts under common ownership and identifying proposed land use, land-use intensity, and thoroughfare alignment.
- It is the first or introductory plan for a proposed subdivision that will be developed and recorded in several phases.
- Analyzing master plans can help understand where growth/development will take place in the future.



# PLATTING PROCESS

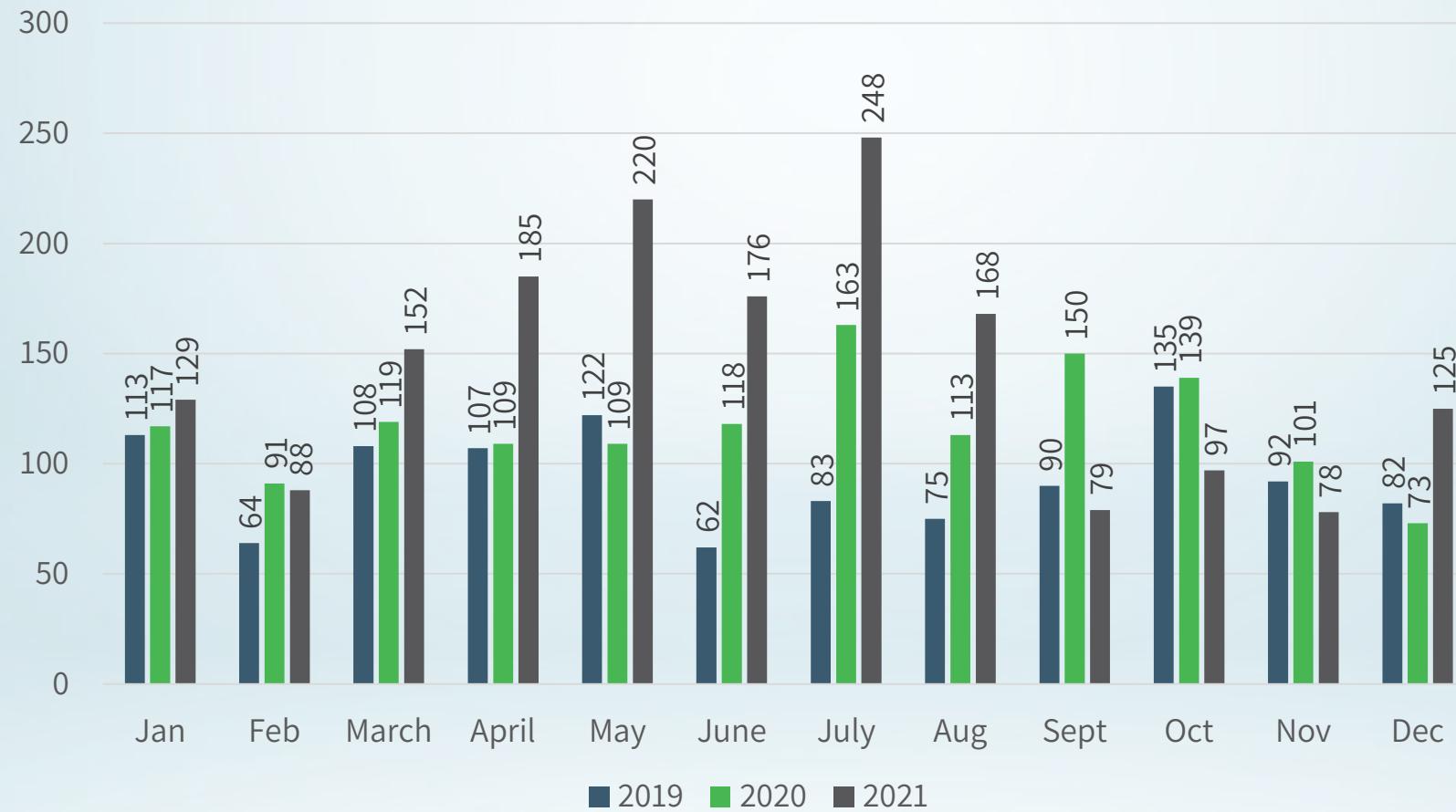
- The final plat produces a map of certain described land prepared in accordance with the platting ordinance as an instrument for the recording of real estate interests in the county recorder's office.
- A final plat shows the exact layout of the individual lots, blocks and streets, and contains all other descriptions, locations, specifications, dedications, provisions, and information concerning parks, school sites, drainage ways, easements, alleys, and/or any other elements as required by the platting ordinance.
- The information indicated on the plat is binding and can only be revised through the approval of a new plat to replace it. To be recorded upon completion and acceptance of public improvements or authorized financial security is posted.
- Analyzing recorded plats can help us understand where growth/development will happen next.

# PERMITTING PROCESS

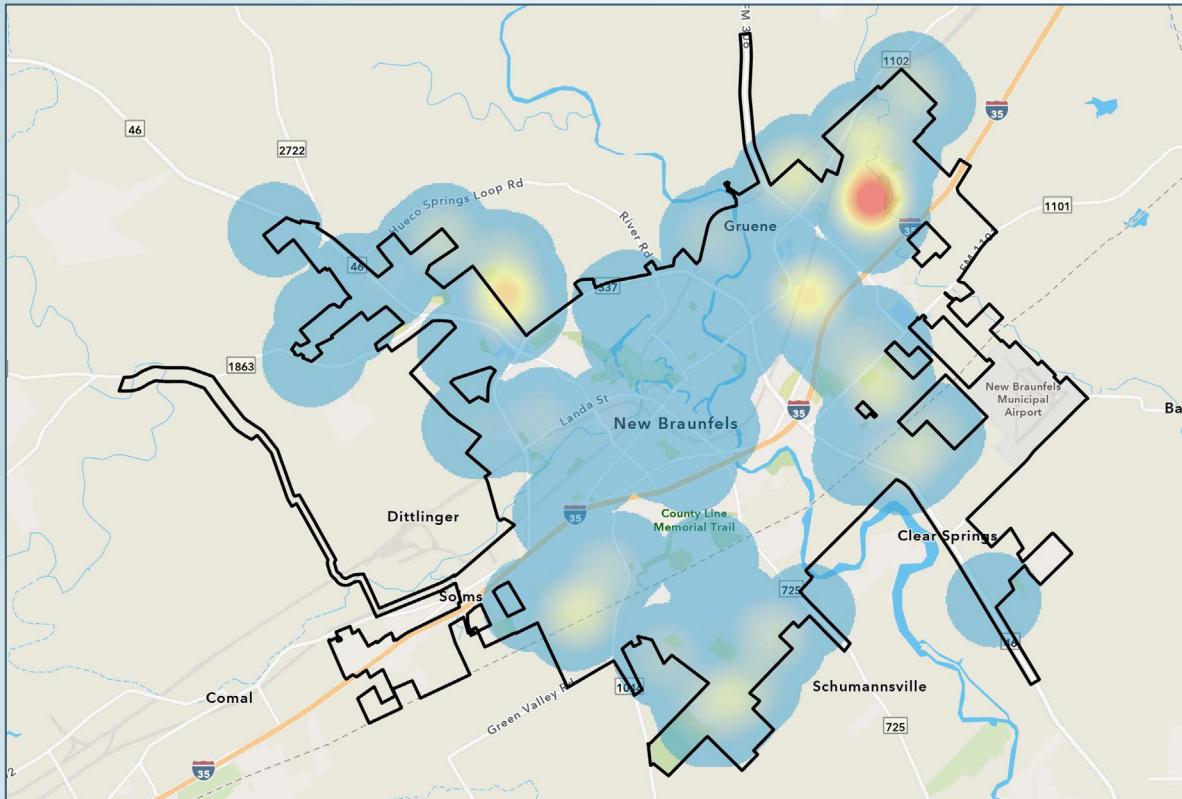
- A building permit is the official approval issued by the City that allows the contractor to proceed with construction.
- The permit review process is to ensure the building meets all standards for land use, construction and building safety.
- Analyzing permits will help us understand where growth is currently taking place.

# GROWTH IN NEW BRAUNFELS 2021

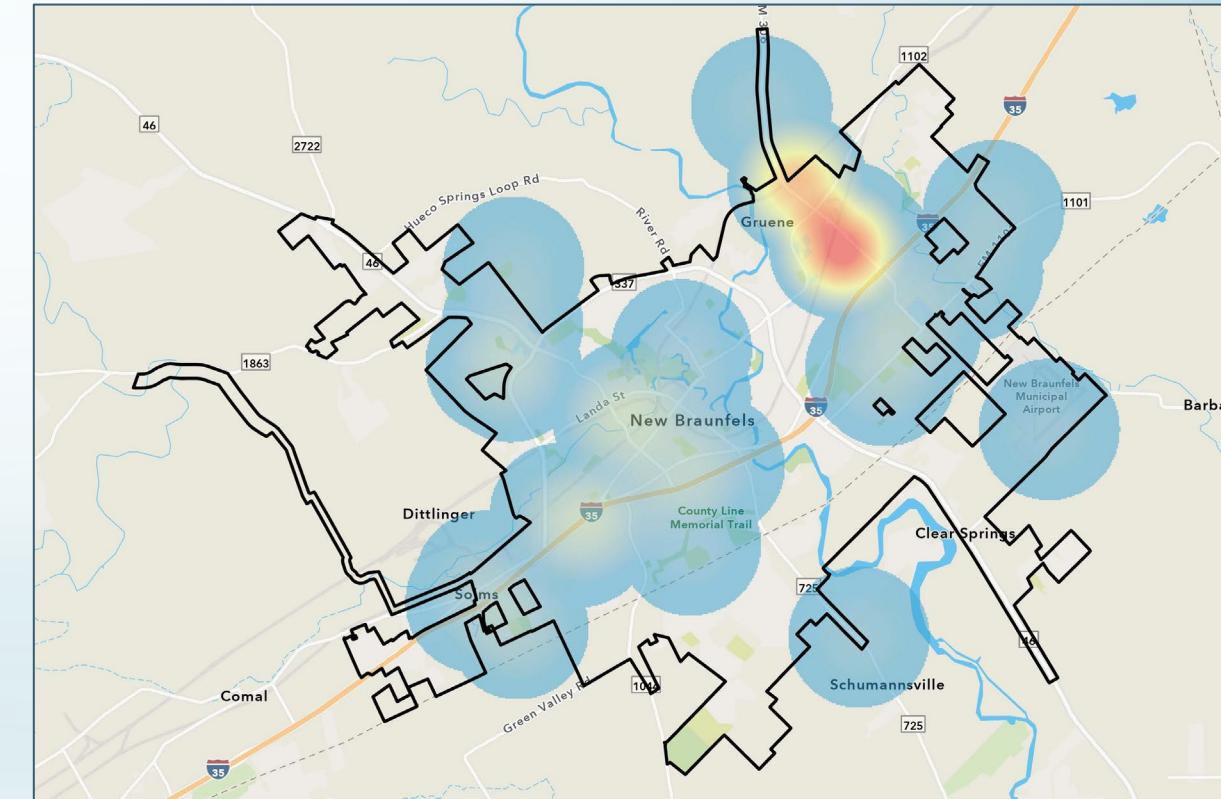
Residential New Build Permits Issued Monthly



# GROWTH IN NEW BRAUNFELS 2021

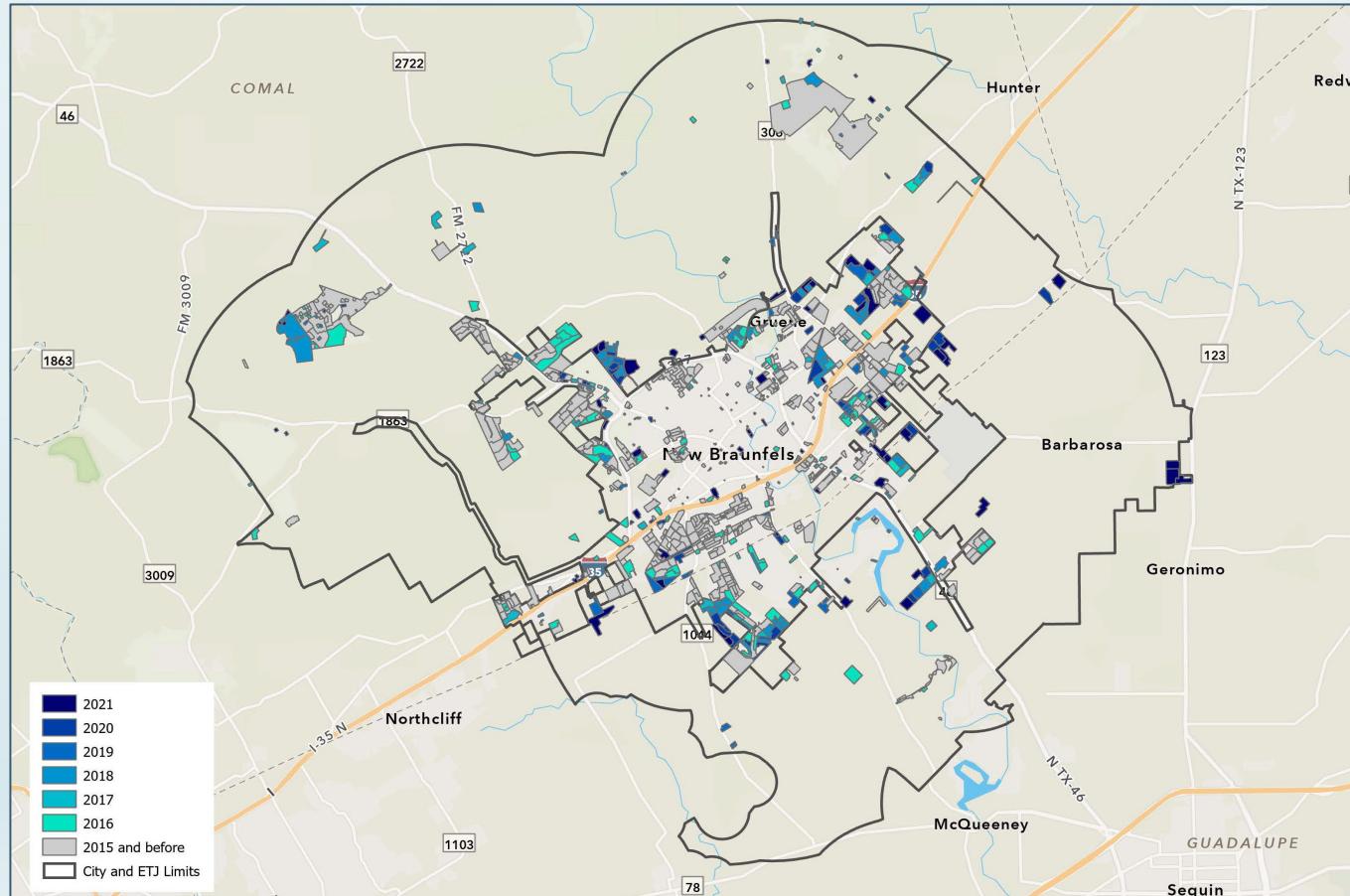


Residential Permits Issued in 2021



Commercial Permits Issued in 2021

# GROWTH OVER TIME



Filed plats by year – City & ETJ Boundaries

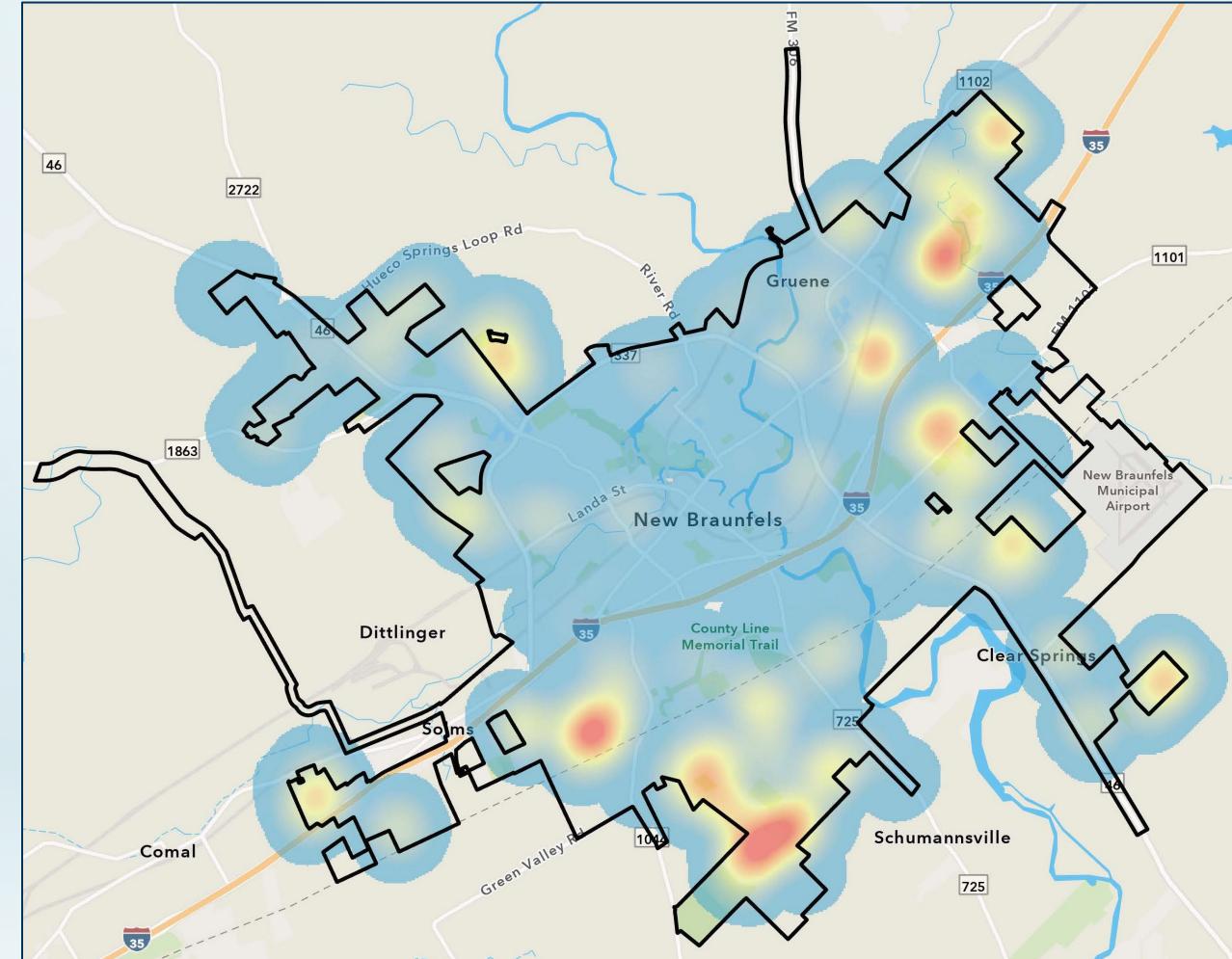
# GROWTH OVER TIME





# RESIDENTIAL PERMITS – 11,006

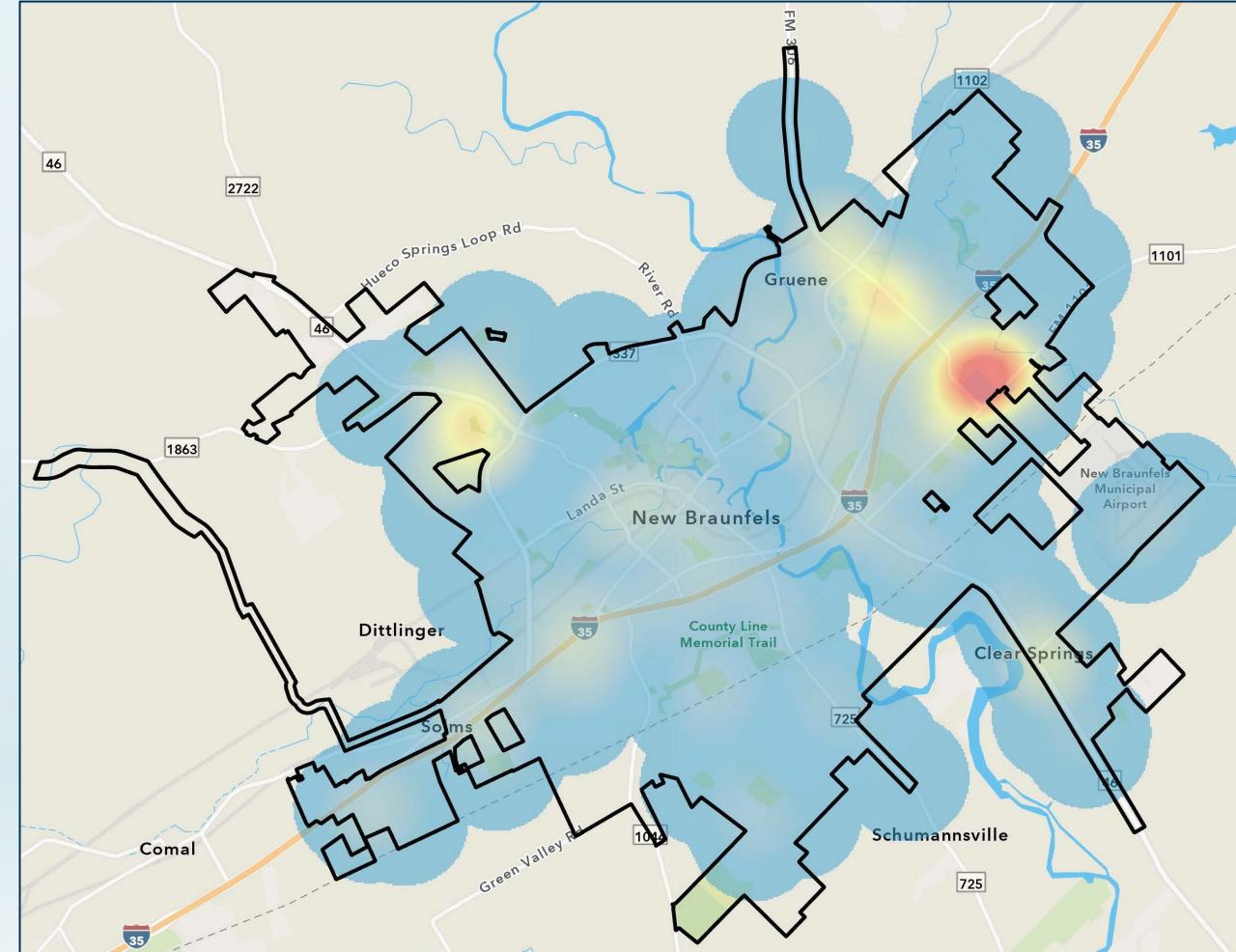
1/10/13-12/31/21



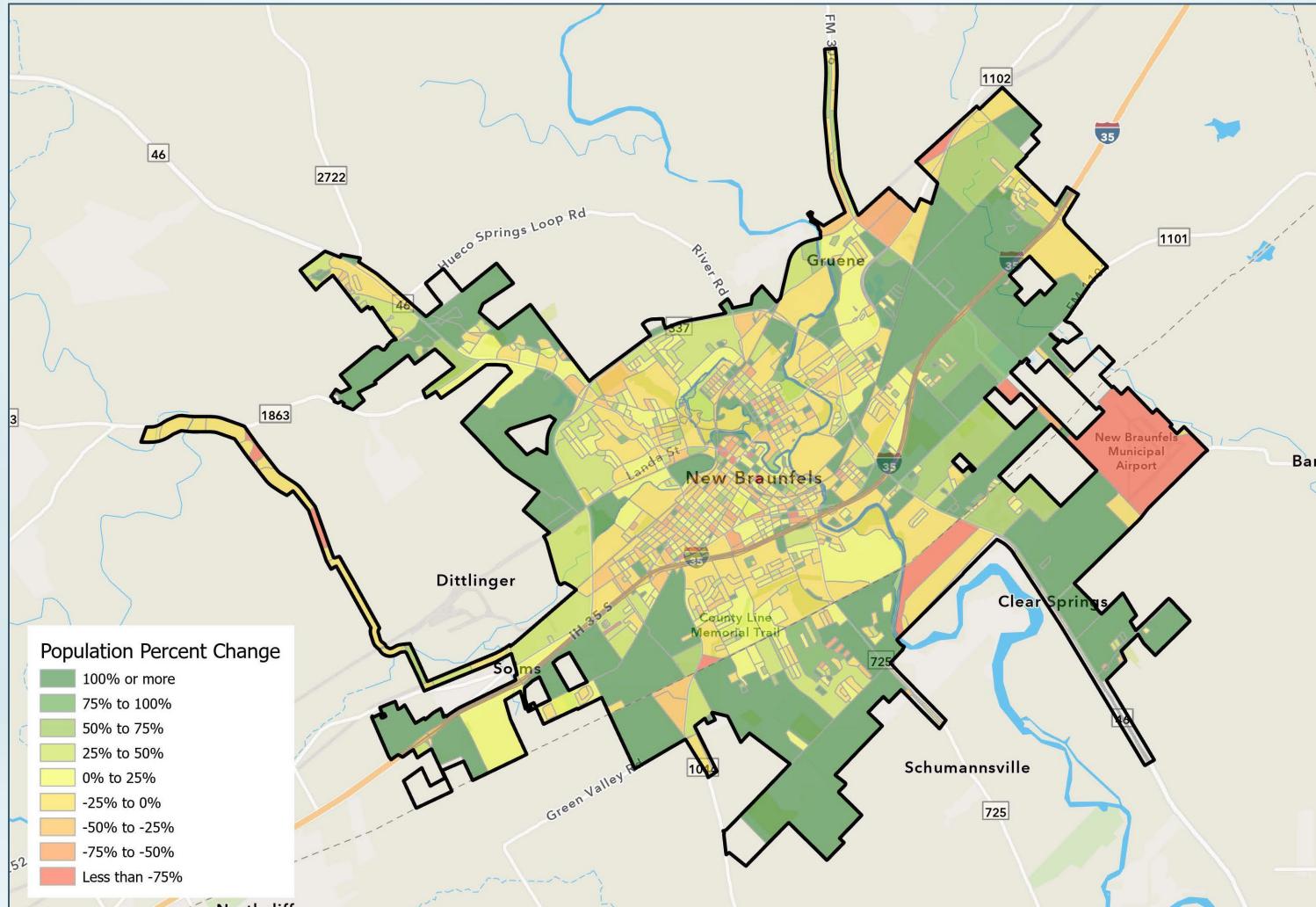


# COMMERCIAL PERMITS – 685

1/10/13-12/31/21



# POPULATION CHANGE (2010-2020)

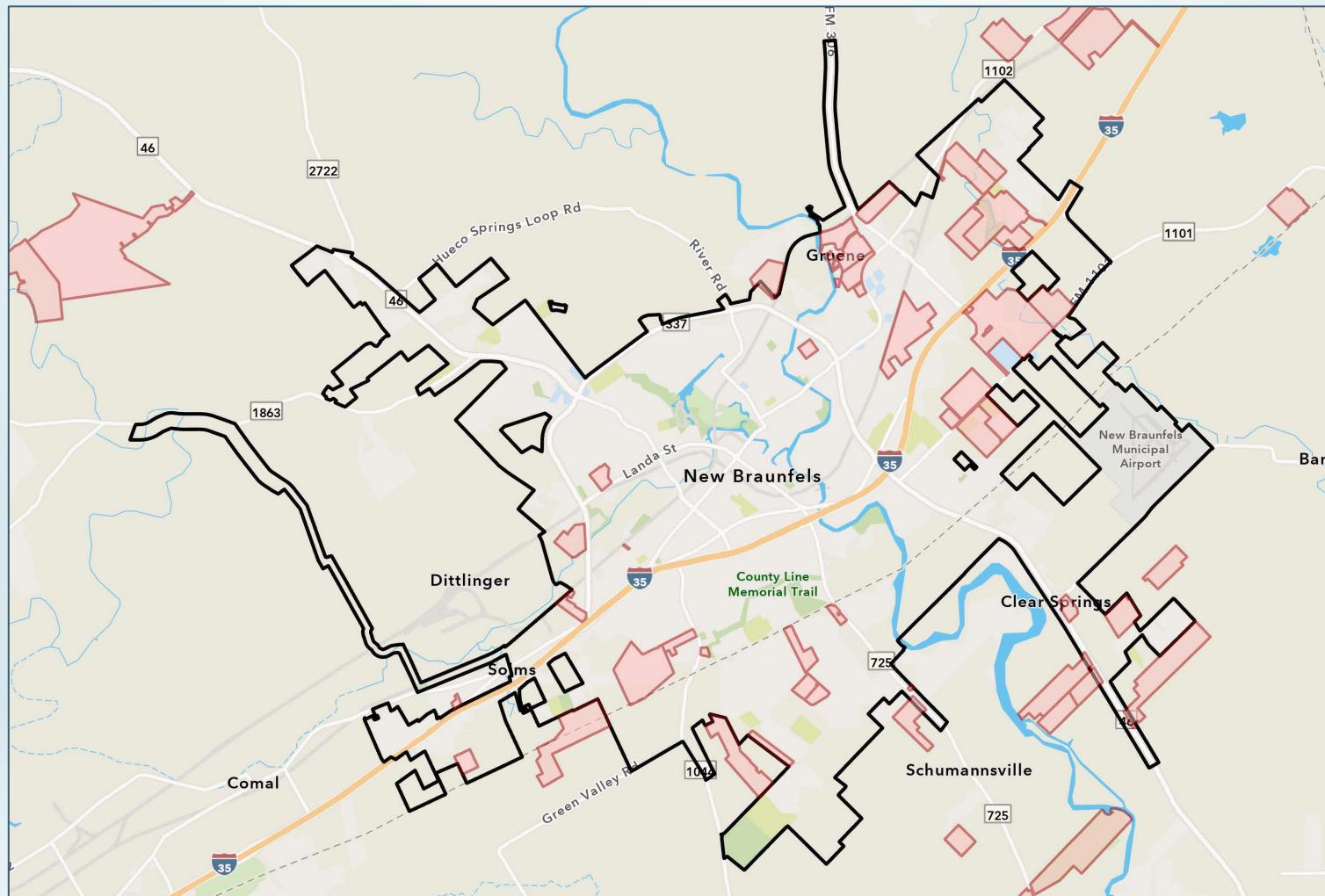


# THE FUTURE OF GROWTH

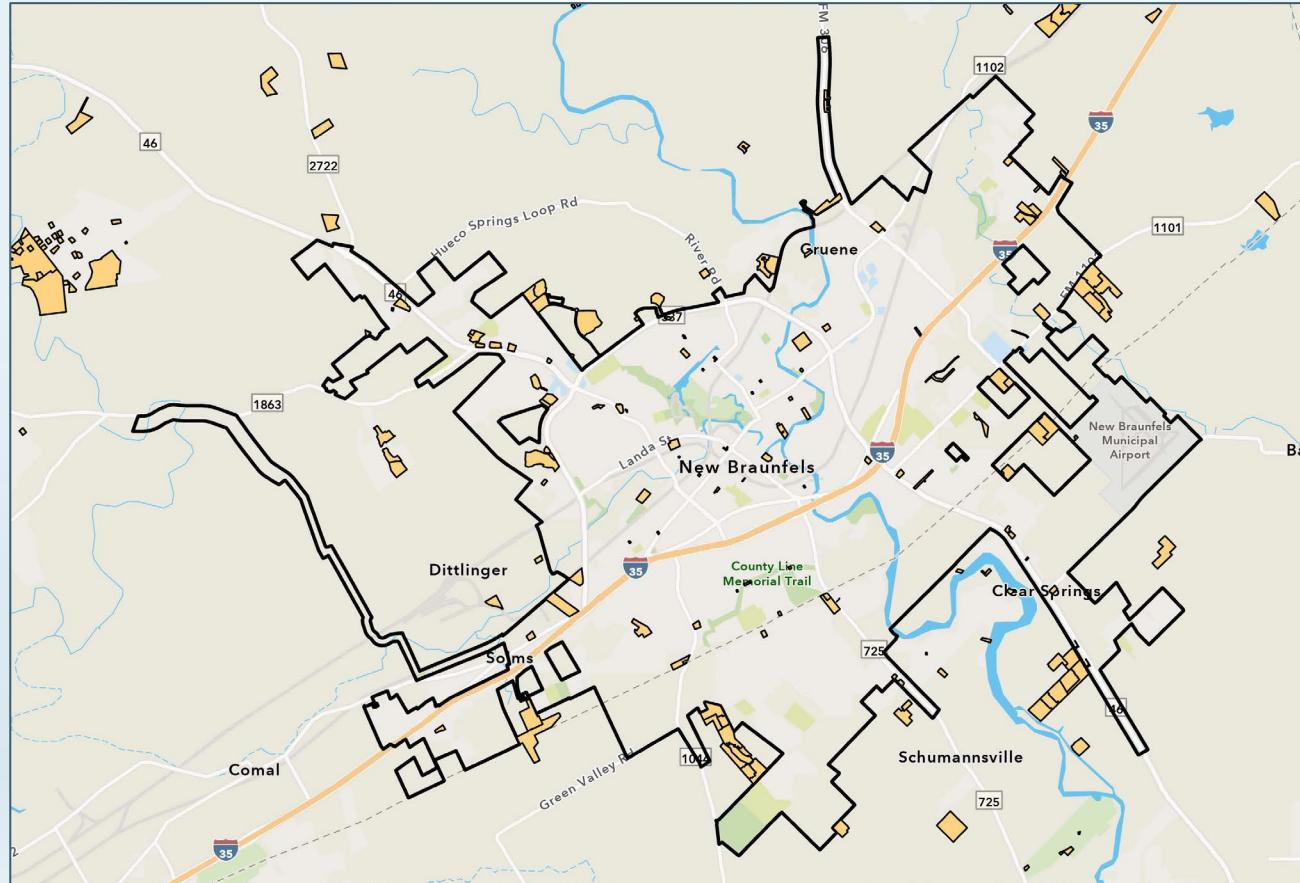
- Will New Braunfels reach its development limits and when will it “build out?”
- What does the data show for where development is occurring?
- How fast is land being consumed by development?
- How much land is remaining for development?



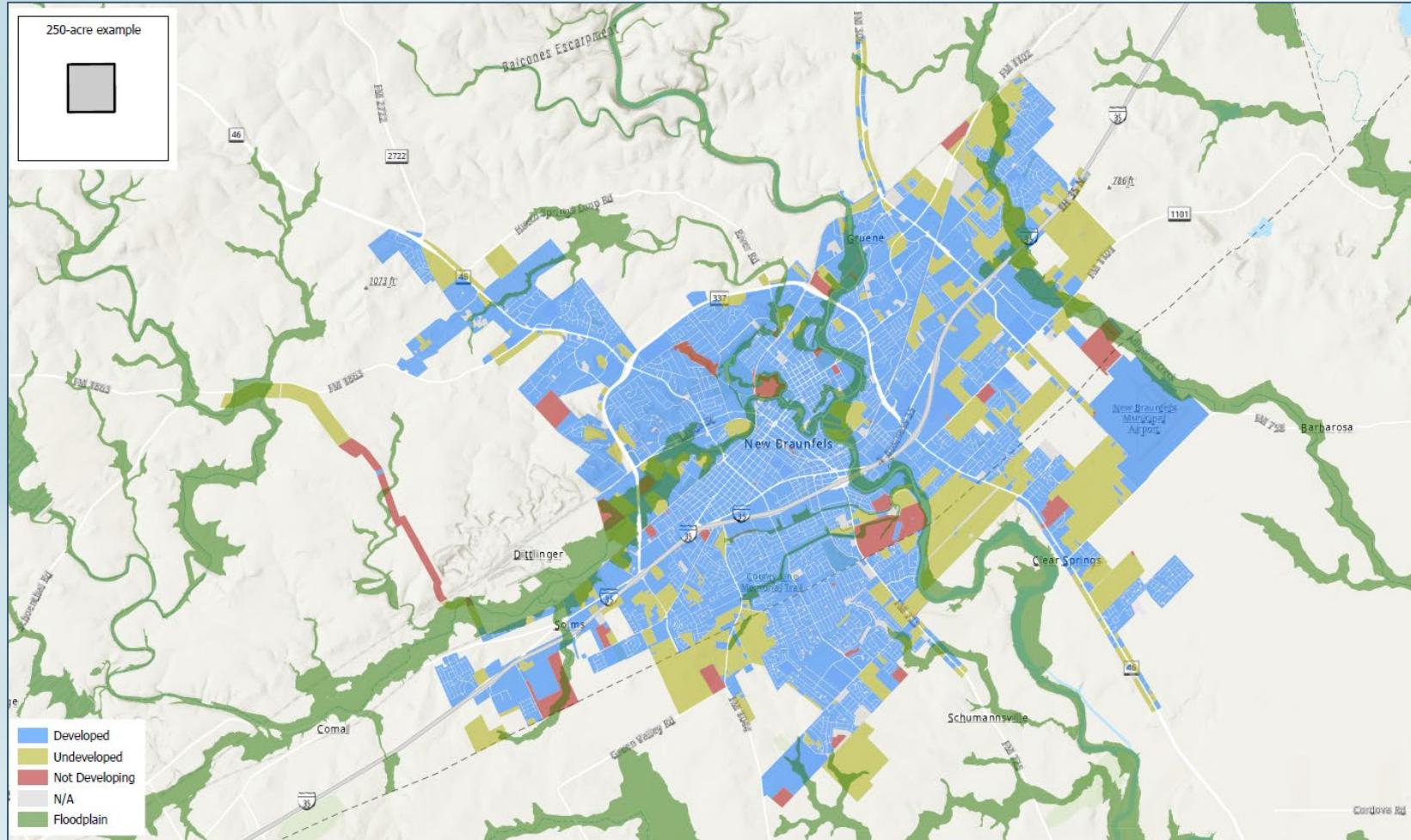
# CURRENT MASTER PLANS



# FILED PLATS, NO PERMIT ACTIVITY

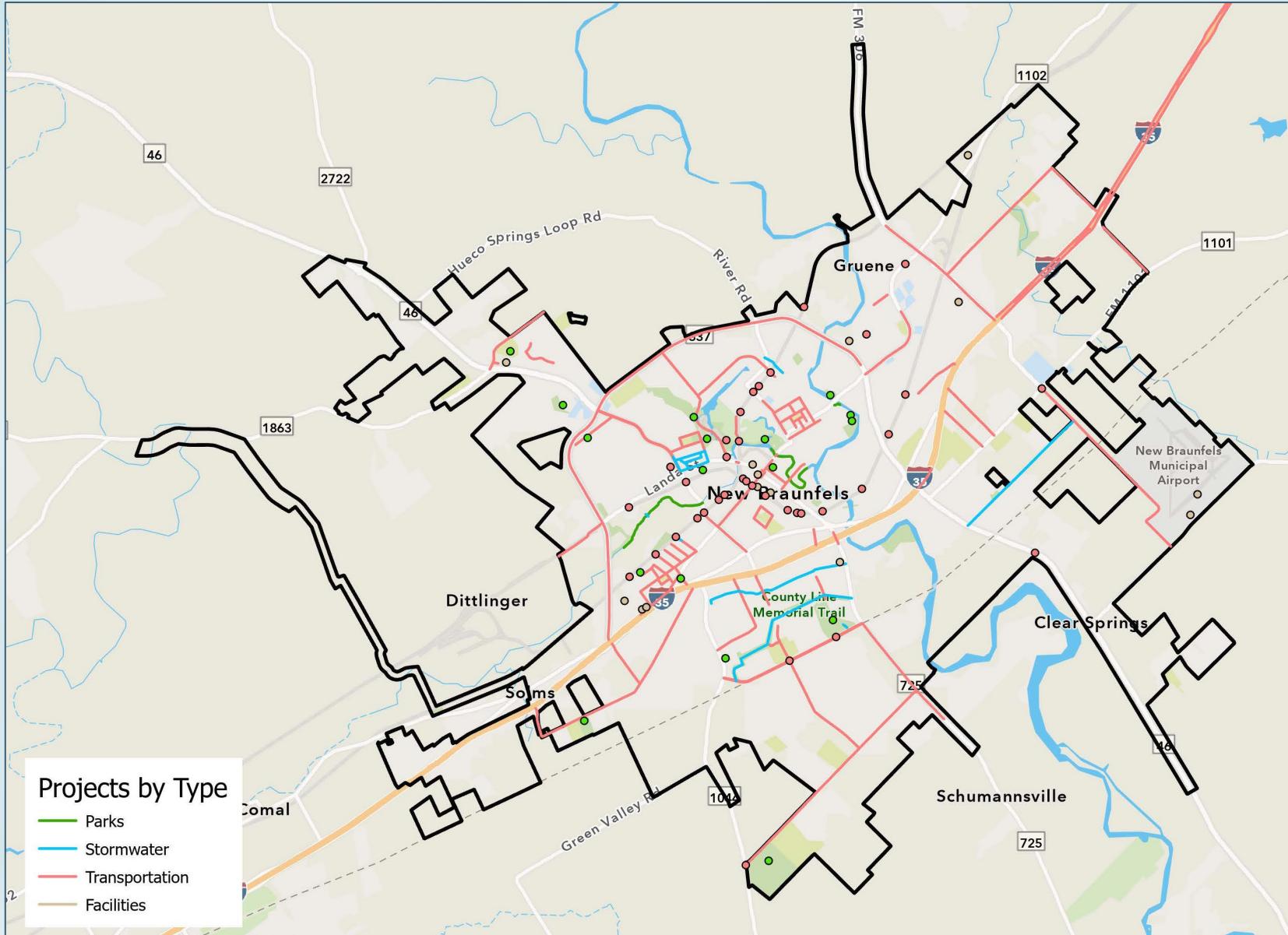


# BUILD OUT AND FUTURE GROWTH

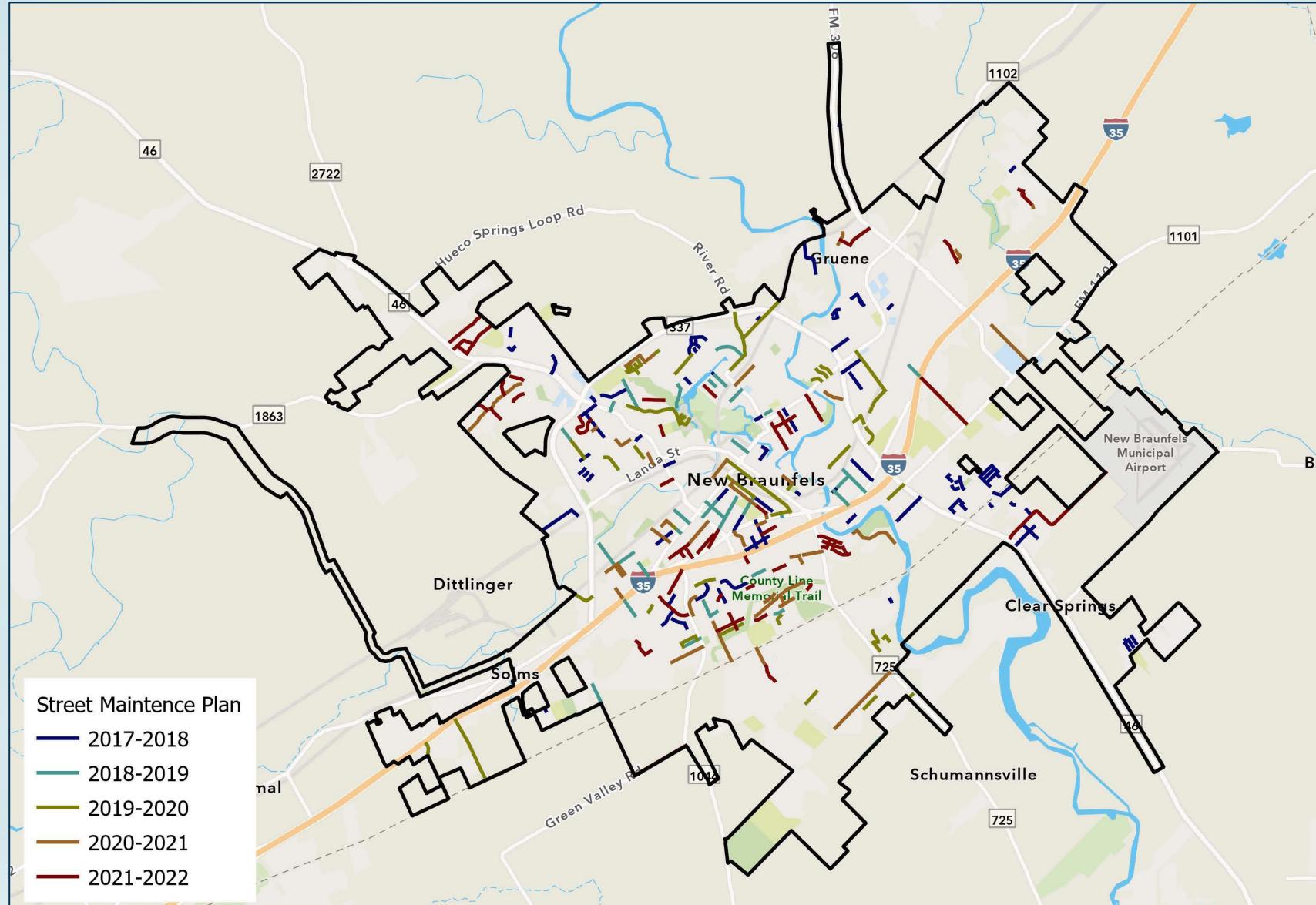


Parcel Development Status - 2020

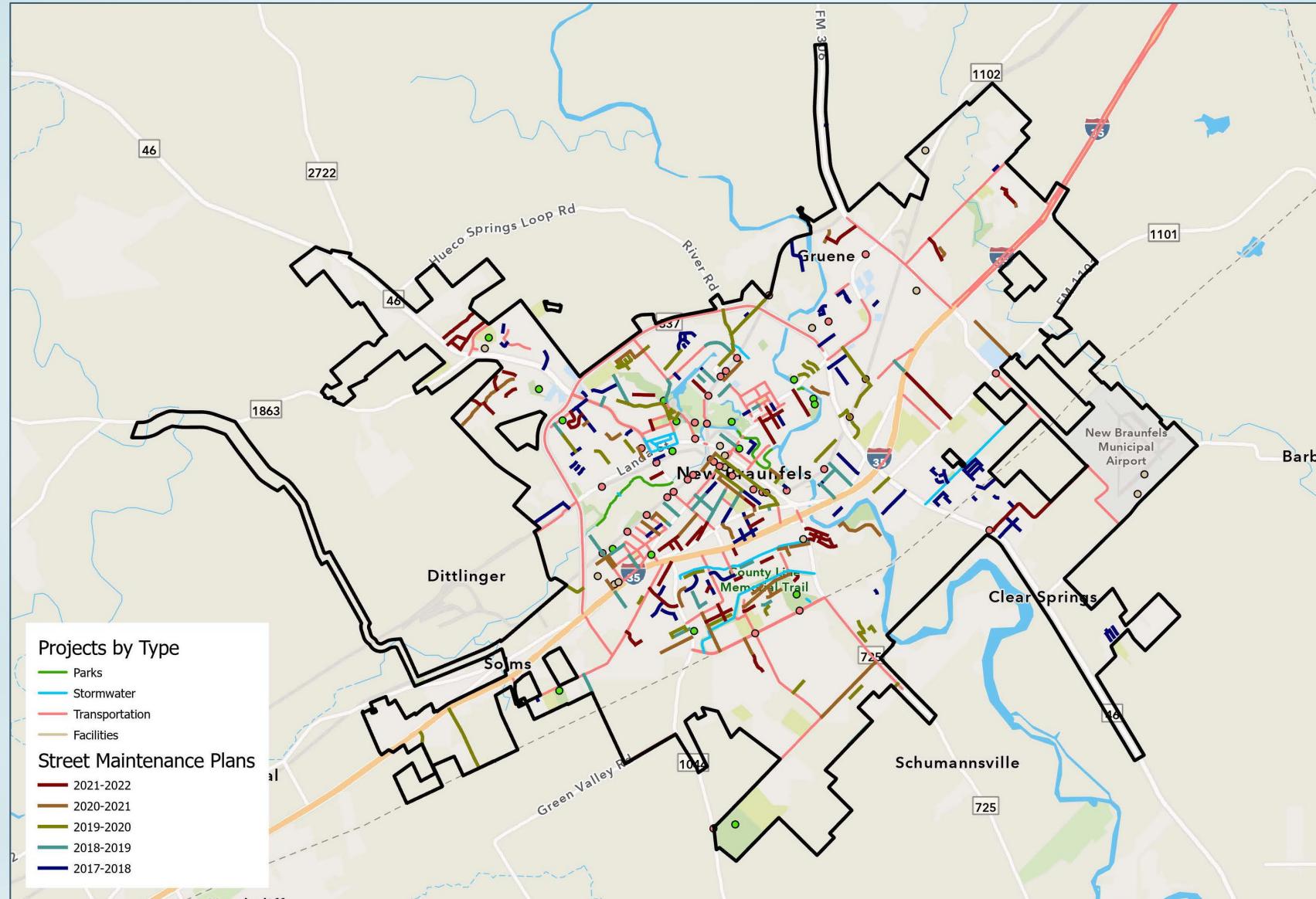
- Buildout is the point at which development has reached a city's borders or has exhausted large-scale greenfield options
- Presumes that 2019 annexation law changes effectively limits the City's corporate boundaries



## Project Activity



## Street Maintenance Plan by Year



## Combined Projects Map – Street Maintenance and Project Activity



CITY OF NEW BRAUNFELS  
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**QUESTIONS?**

