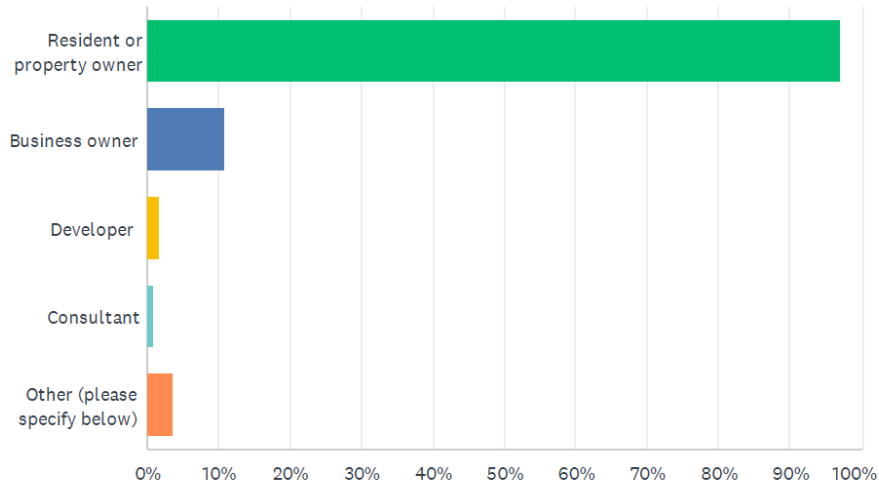


Q1

Land Development Ordinance Rewrite - General Intro Survey

Q1 Tell us about you! I am a:

Answered: 760 Skipped: 1

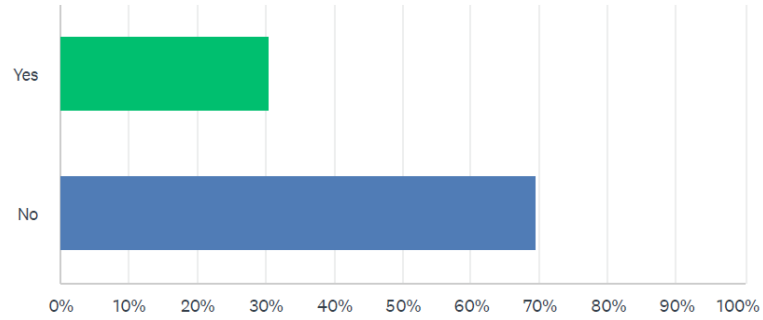


ANSWER CHOICES	RESPONSES	
Resident or property owner	96.97%	737
Business owner	10.92%	83
Developer	1.71%	13
Consultant	0.92%	7
Other (please specify below)	3.55%	27
Total Respondents: 760		

- Live in Town Creek development.
- Resident of ETJ
- Have lived here for over 50 years. Own property in the Sophienburg Hill Historic District and a historic house.
- I own 10 properties spread out across NB
- Resident for 74 years - Property owner for 57 years
- 50 year resident
- I have lived on Magazine Street for 25 years. I am also a local business owner.
- ETJ resident
- Part time resident — Winter Texan.
- Retired and moved here in 2005.
- Have been renting for 5.5 years now.
- Our family has been here 121 years

Q2 Do you use the New Braunfels land development regulations?

Answered: 737 Skipped: 24

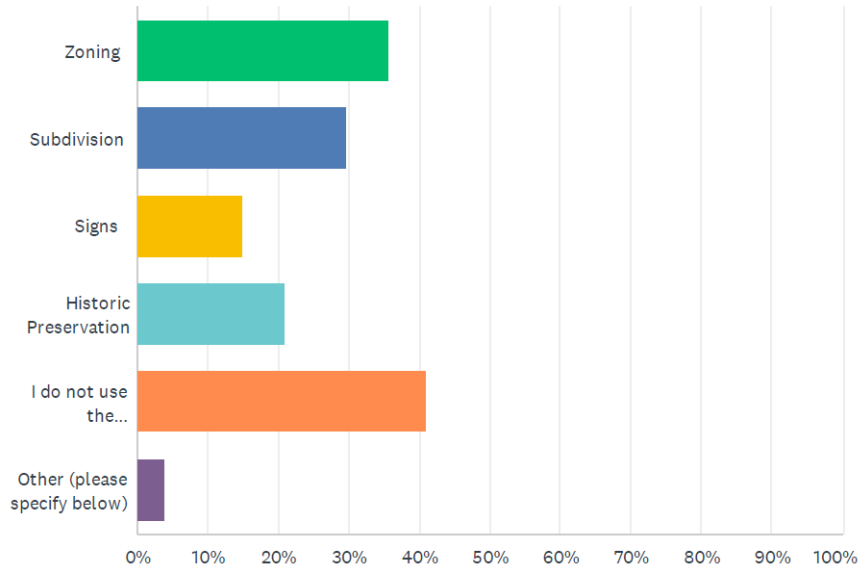


ANSWER CHOICES	RESPONSES	
Yes	30.39%	224
No	69.61%	513
TOTAL		737

Q3

Q3 Which section(s) of the current regulations are you most familiar with?
(check all that apply)

Answered: 724 Skipped: 37



ANSWER CHOICES	RESPONSES	
Zoning	35.64%	258
Subdivision	29.56%	214
Signs	14.92%	108
Historic Preservation	20.86%	151
I do not use the regulations.	40.88%	296
Other (please specify below)	3.87%	28
Total Respondents: 724		

I read them when I try to understand why developers in the city aren't using more environmentally acceptable practices, what existing regs might be good opportunities for negotiation with developers to incentives more conservation-friendly methods or provide more parks and natural areas within their development.

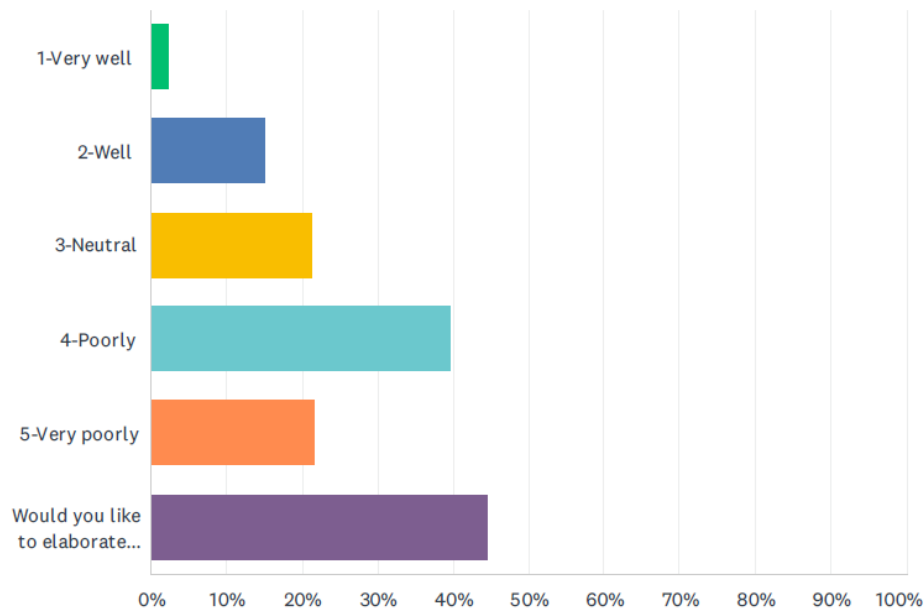
As a remodeling contractor who often remodels historic homes and businesses, each one of these areas comes into play.

I am looking to learn the process of zoning with the hope the Klein Road area will eventually get restaurants and perhaps another H.E.B or grocery store will be built to accommodate the needs of the residents in this area that is rapidly growing.

Q4

Q4 Development in New Braunfels is shaped by various rules that describe, among other details, what can be built, and where. These rules cover zoning, historic preservation, signs, and subdivision. When you drive, walk, or bike around New Braunfels, how well do you think the rules are working to produce high-quality development, of the appropriate character, size, and scale for the City?

Answered: 556 Skipped: 205



ANSWER CHOICES	RESPONSES	
1-Very well	2.34%	13
2-Well	15.11%	84
3-Neutral	21.40%	119
4-Poorly	39.57%	220
5-Very poorly	21.76%	121
Would you like to elaborate or provide examples?	44.60%	248
Total Respondents: 556		

I find much of the development to lack cohesion. Old neighborhoods look neglected. New neighborhoods often show limited vision.

One of the most important aspects of our city is the historic heritage. The most at-risk part of the city is the historic fabric of the city, ranging from the commercial properties on San Antonio and Seguin to the many residential properties in the downtown area. The draw of New Braunfels is the small town atmosphere and the differentiation between it and the other nearby communities are the physical ties to our past. I am not advocating for strict historic preservation regulations, but am for providing incentives for owners of historic properties to protect them and discourage destruction.

Scraping the earth for housing and business development instead of making any attempt to save natural vegetation. Planting non-local grasses, trees and other vegetation. Allowing use of poisons, insecticides etc on vegetation. Dense housing subdivisions of poor quality, cookie cutter subdivisions. So much for the "Amazon Rainforest", we have our own Central Texas Forest to be preserved for the same reasons!

The city needs to increase awareness of alternative methods of transportation. For example, new developments should have walking/bike paths and or sidewalks.

Too much stripping of soil, destroying "good" trees, too much asphalt w/o adequate or any run off retention (Walmart's, heb's-ex.)

Development within established neighborhoods needs to be addressed to insure that the type, density, and architectural style reflect the character of that neighborhood. Anyplace can look like Arlington, we need to maintain our character.

Too much growth, too fast.

Traffic is bad and construction of roadways has not been planned out with a growing city in mind.

More emphasis on preservation. A VERY large emphasis on improving what brings people here, Beauty (trees, water, clean air) If developers remove trees, then require them to double replace. Two for one. Just this will beautify and keep the temperature of our city lower. Developers, especially commercial, need to guarantee the air quality and water quality will not be negatively affected by their development.

I feel like there's a lack of affordable housing in our community. Workers need somewhere they can afford to live here! I also worry about the suburban sprawl south of 35. It may be more of a roads issue, but there's a lot of housing and not much access to city or commercial services. As someone who has lived on both sides of the freeway here, the difference in proximity to everything is pronounced.

Why have ordinances and historic districts if city council overrules all commissions recommendations, especially in regard to historic districts

There appears to be poor planning for walking and bike riding. And requirements are easily and routinely waived for developers. Why have ordinances that promote pedestrian and cycling traffic when they are just going to be ignored?

I think the term "high quality" is a stretch for certain areas of town especially those where large tract home builders are involved.

New Braunfels needs more mid-range (price) and multi-family options. I would like to see more townhomes and condos like the ones in Town Creek subdivision.

Traffic is bad, residential lots are too small. Population growth is exceeding city capacity.

Very few parks and public infrastructure compared with land being used for housing subdivisions and water projects for those subdivisions. An example of poor use of development being the current destruction of Fischer park for residential growth.

Outside of the historical downtown area, development density is car-centric based on suburban models.

Sidewalks that end abruptly, bike lanes that end abruptly, low walk and bike score to reach amenities such as grocery stores and parks.

I would like to see developments that connect with neighborhoods and the whole city. Example—in my opinion, Morningside, seems isolated.

Simultaneously too restrictive and too lax. Seems the same set of regulations are not being applied consistently. Use what regs we have, don't make it more complicated.

The Creekside development with the new stores that is coming in looks amazing. We thought of fixing the Creekside traffic before developing that section. Great way of thinking of ahead

Too many apartments and subdivisions built so closely to each other is causing major traffic issues.

Subdivisions have no character, we look the same as every other town our size.

Growth is inevitable but pace has to be slower. Our roadways can literally not accommodate. I don't mind traffic but in the last few months I have seen emergency vehicles not be able to access areas and this is a huge safety issue.

The city is rapidly growing and there are not always sidewalks or bike lanes.

It seems like we are encouraging spread out, flat development. It would be nice to see some diversity with some areas with taller buildings and other kinds of housing.

I think when I bike I can't tell where I am supposed to go or at least the cars don't think the bike should be on the street. the worst is Alves lane--there are no bike lanes and the sidewalk is not wide enough. Even if I walk it I run into mailboxes! I also think some of the roads that have larger sidewalks look kinda crappy and I don't feel safe

Walnut Avenue improvements look great.

I'm mostly concerned about the roads through subdivisions. Subdivisions roads often don't allow for through traffic. With all the congestion of our major roadways, it is apparent that inadequate through was given to making sure that traffic could also get through the large subdivisions. I live in Gruene Crossing, where there is only one way in and one way out.

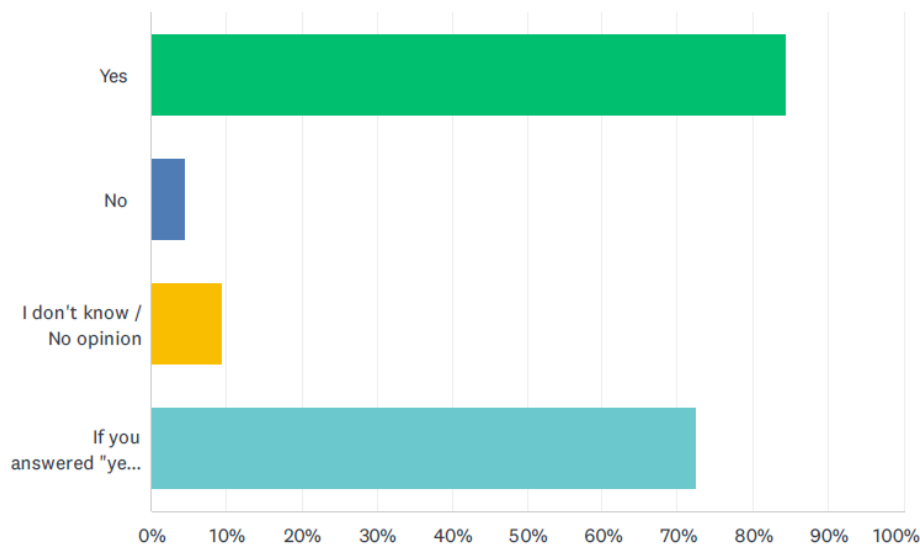
Too much impervious cover.

I believe some areas are doing well and others less so (for example, the historic district doesn't appear to have enforcement ability to ensure homes within their boundaries are kept up/well maintained).

Q5

Q5 Zoning regulates allowed land uses, which describe how a parcel of land can be developed; for instance, as residential, commercial, industrial, open space, or sometimes as a combination of these uses. When you think about land uses in New Braunfels, are there any that cause issues? It could be that there are too many of a certain use, or too many of the same use close together? Does a certain use cause too much traffic? Could a certain use harm property values?

Answered: 553 Skipped: 208



ANSWER CHOICES	RESPONSES
Yes	84.45% 467
No	4.52% 25
I don't know / No opinion	9.40% 52
If you answered "yes," please elaborate.	72.51% 401
Total Respondents: 553	

I believe that the single family designation harms the development of much needed, higher density residential near walking distance to the round about downtown, to shops, restaurants etc. I would like to see a relaxing of the restrictions to allow for the land that currently has homes in disrepair near the central city to build duplexes, triplexes or ADU's to properties.

There are numerous buildings in the downtown area that are not historically significant and many of these are not of high quality, differentiating between those that are worthy of retention and those that are not, requires a specific survey of the structures and a thoughtful approach to spotlighting efforts on those most at risk which are of the most value to our community.

The city needs to take advantage of open spaces or deteriorated structures, which should be removed to create more green spaces or parks.

We are definitely seeing a plethora of 'more affordable' and multi-family housing lately, but there had been little available previously. There is a domino affect tho as this type of housing puts more people in one area, causing more traffic in the area, and creating the need for more parking (impervious cover), more traffic lanes to move the traffic (impervious cover), more schools (using OneWater principles in them would help). The only obvious benefit for concentrating the population growth inside the city boundaries is to keep it from 'sprawling' into and beyond the ETJ where the count's iconic 'rural charm' will be eaten up with sub-divisions, habitat fragmentation, cause residents to spend more time in their cars, emitting exhaust fumes, using gasoline, to get to work, school, and stores.

Almost always the same issue - private property rights versus the public good.

Too much high density residential concentrated in certain areas.

There are too many car dealerships, storage facilities, and paved lots with no buildings not allowing water penetration into the ground.

There is no zoning category that offers an option for townhouses and an SUP is required for consideration to build townhouses. It seems any developer could come in apply for rezoning for building townhouses on any such zoning category.

Too many strip centers with same old nail salons, car washes and bad restaurants. No architectural interest. Trees are eliminated in favor of parking spaces.

Car washes, storage buildings. They are everywhere and usually not attractive.

too many short term rentals in one spot. they make up an entire neighborhood and so there just aren't neighborhoods in certain areas- just clusters of rentals. so less community, less awareness of neighbors and what's happening in the area/less investment. we do need more multi-family for affordability

As long as your infrastructure is there mixed development is the way to go.

Very concerned about a quarry being allowed on the Edwards aquifer.

Special Use Permitting which negates the purpose of zoning regulations.

I think all of the historic areas that are being rezoned for commercial is a bad idea. Agricultural is being zoned for multi family.

Gas stations, fast food, pharmaceuticals all on the same corner.

Zoning can look schizophrenic to someone not from Texas; an agricultural facility down the street from a restaurant, next to a house.

1) Too many sprawling rooftops eating up open space. No more subdivisions & strip malls would be nice. 2) Expand historic districts. Work mightily to preserve the charm & history in the core of the city, especially. 3) Continue building & mandating sidewalks to enhance health, quality of life & safety for pedestrians & cyclists. 4) Acquire open space parkland as voraciously as possible! 5) NO high-density housing within a 5 mile radius of downtown. Building UP, not sprawling out, is GOOD, but save it for the more exterior corridors of our city.

Far too many new subdivisions and apartment complexes, period, but also without the necessary infrastructural changes. Traffic is insane.

Too many billboards along roadways. We need to be respectful of the hill country scenery when developing.

The city plans for TOO MUCH SINGLE FAMILY HOUSING and makes it nearly impossible to do anything other than huge scale multifamily development. Also, when you design and plan for the automobile, that's what you end up getting too

much of. Unbundle parking minimums from development codes and let the market do its work. Charge for on-street parking.

Too many fast food, big box, strip malls and not enough space, with true trail paths. It's more about taxable income than quality of life. Be more particular and thoughtful to growth.

I think there are too many areas that are only homes. The super large subdivision with single family - I live in one and I realize now that it is such an inconvenience. In the AM there is only one way in and out safely (with a light) and this is a long line of cars. Plus I have no sidewalks. I know some of these area allow for commercial/ bodegas/gas stations at the corners but even having smaller retail/shopping eaterys within these larger subdivision would be better! I don't like that all the retail is off the highway.

Um, have you driven to Creekside lately? 😞

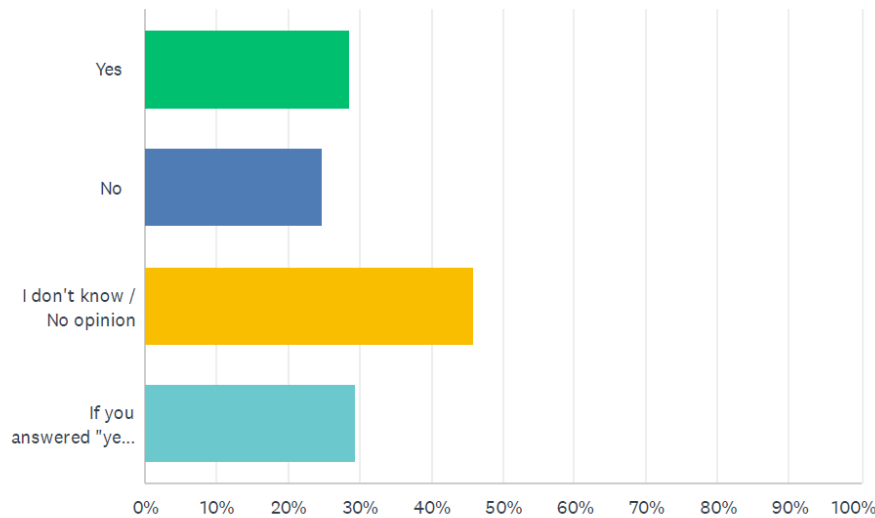
High density neighborhoods are being built FAST; homes close together without consideration for greenspace or traffic flow. All the neighborhoods East of IH35 along FM 725/Klein Road and SH 46 have not been thoughtfully executed, and developers and home builders are not being held accountable.

Our current city zoning discourages/minimizes mixed-use zoning - leading to long commute times (both for personal/professional activities) and inefficient use of real estate.

Q6

Q6 Still thinking about land uses, are there any that New Braunfels should allow but does not, or new ones that should be added?

Answered: 547 Skipped: 214



ANSWER CHOICES	RESPONSES	
Yes	28.52%	156
No	24.68%	135
I don't know / No opinion	45.89%	251
If you answered "yes," please elaborate.	29.43%	161
Total Respondents: 547		

- Need opportunity for smaller lots and smaller homes, need work force to help bring jobs to NB

- With the changing demographics in N.B. and the need for more affordable housing there should be more allowances for non-traditional housing construction types.

- Again, allowing single family designations to become multi family would be a big help. We live near downtown and have a large lot that could easily accommodate at least one more dwelling on our property. This would allow us to have perhaps extended family on our property or a renter that would allow us income.

- Additional bicycle trails accessible from different subdivision throughout the city - much like that of Leander or Cedar Park or Austin park systems

- Continuing to add small neighborhood parks like the recent Morningside Park would be great. Communities should have place to enjoy together, without driving, and fighting tourists in the summer.

- Think green space, green space, green space, not building, building, building!

- More duplexes, less high rise

- More hiking trails.

Because I live on the River I'm very sensitive about the health of both rivers. Keeping the strict restrictions from developing the "floodway and flood prone areas of the rivers" is a good thing and should remain this way.

More duplexes, triplexes, more infill housing, accessory dwellings, etc. Also need more pedestrian and bicycle oriented streets.

Historic districts need to have sections that are clearly written and do not allow too much interpretation.

Affordable housing for low income should be incorporated into every new development (as opposed to throwing it all in a specific development for example).

More green/park space is necessary to alleviate the overbuilt subdivisions

How are you keeping your community healthy? Ensure you have buffer zones between the industrial polluters and manufacturing industries of the area and your community. Embed environmental justice in all of your planning and zoning ordinances.

Stop mixing commercial, residential and farming

As the city grows we need more markets, construction of modern edifices to allow more businesses and job opportunities to our community.

Stop fast tracking rezoning permits. Residents don't see any value in our city growing exponentially in a short timeframe. Construction cannot keep up, which in turn creates low quality houses, roads, and general infrastructure.

Outdoor exercise park, skating rink, parking garage downtown, permanent, larger farmers market

Mixing of uses. Also, more housing types. We should not focus so much on use, it seems that people really are more concerned with form and scale anyhow.

More public parks.

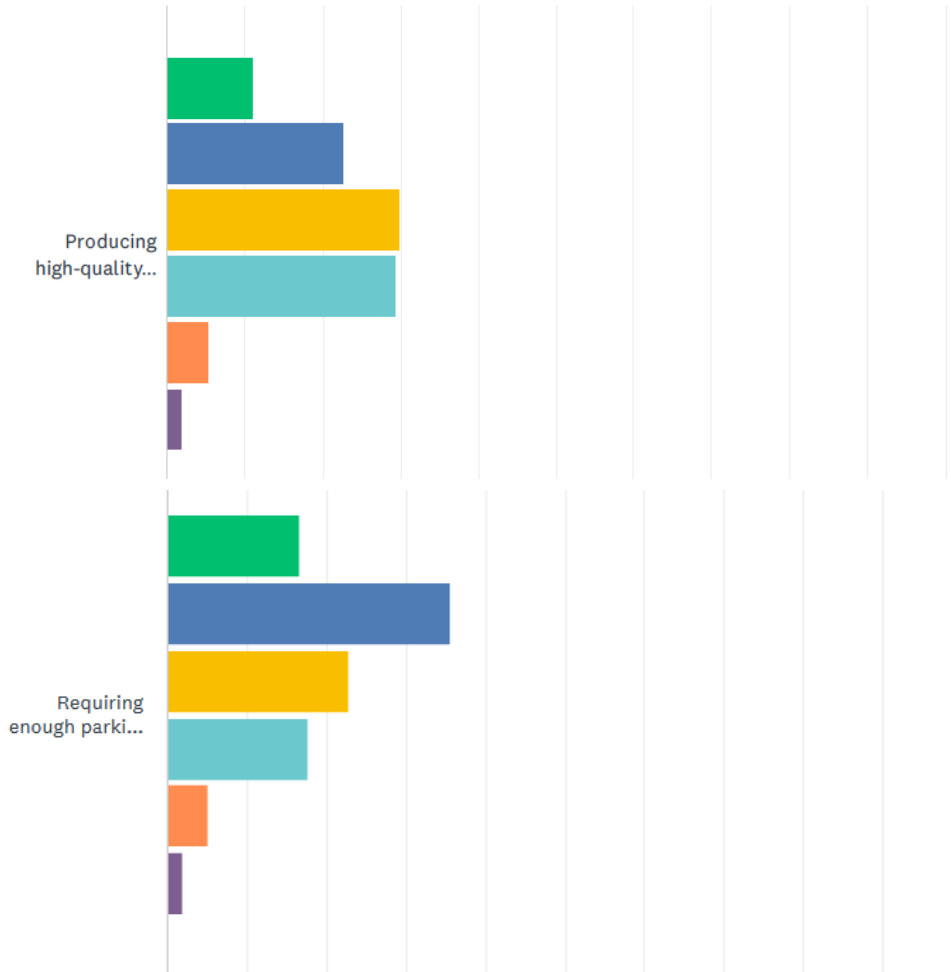
True tiny home communities. Also allow those of us that own acreage be able to have tiny homes on our property like for elderly parents without having to renew our property.

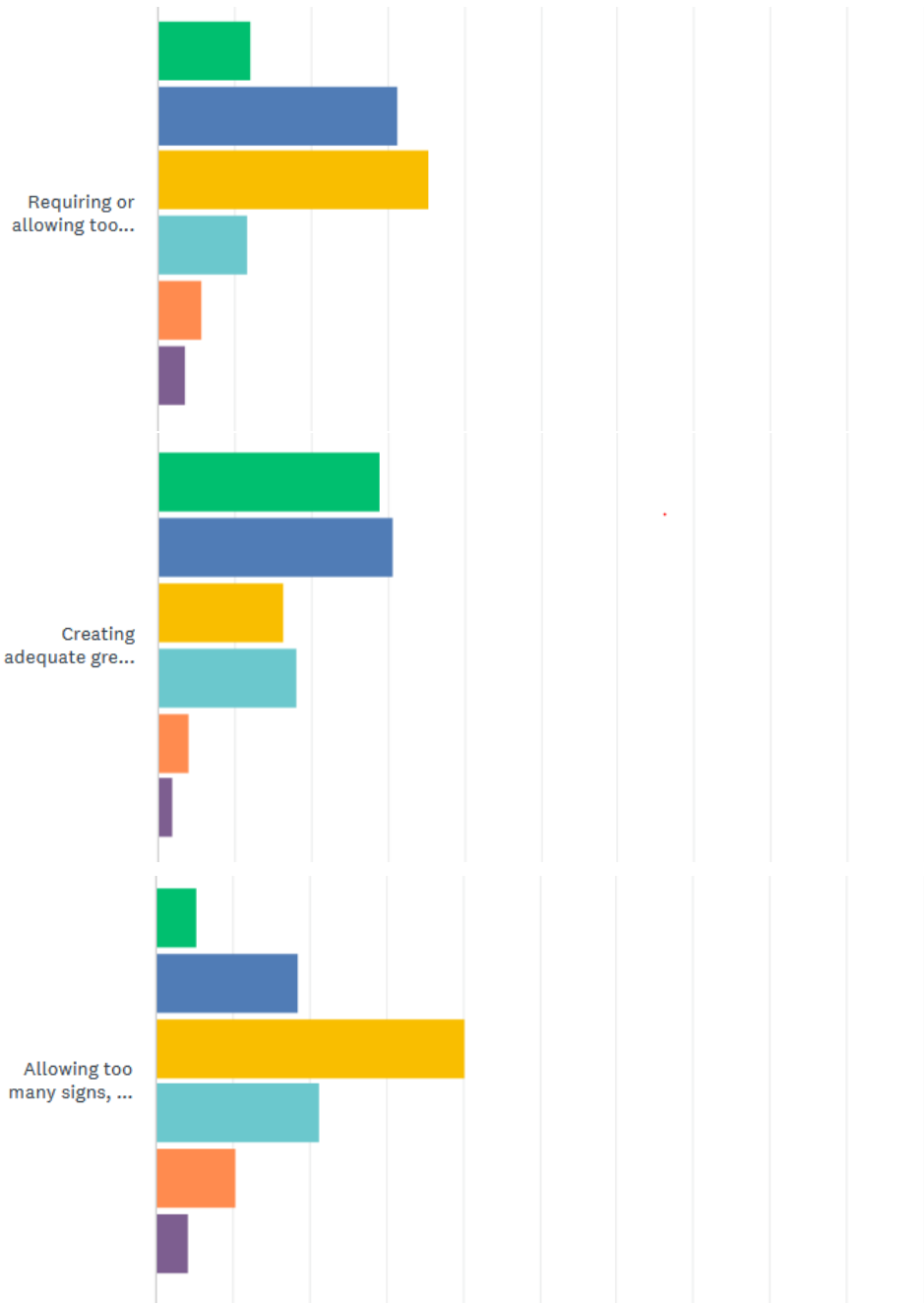
More retail and grocery development, especially south of I35 along Hwy 46

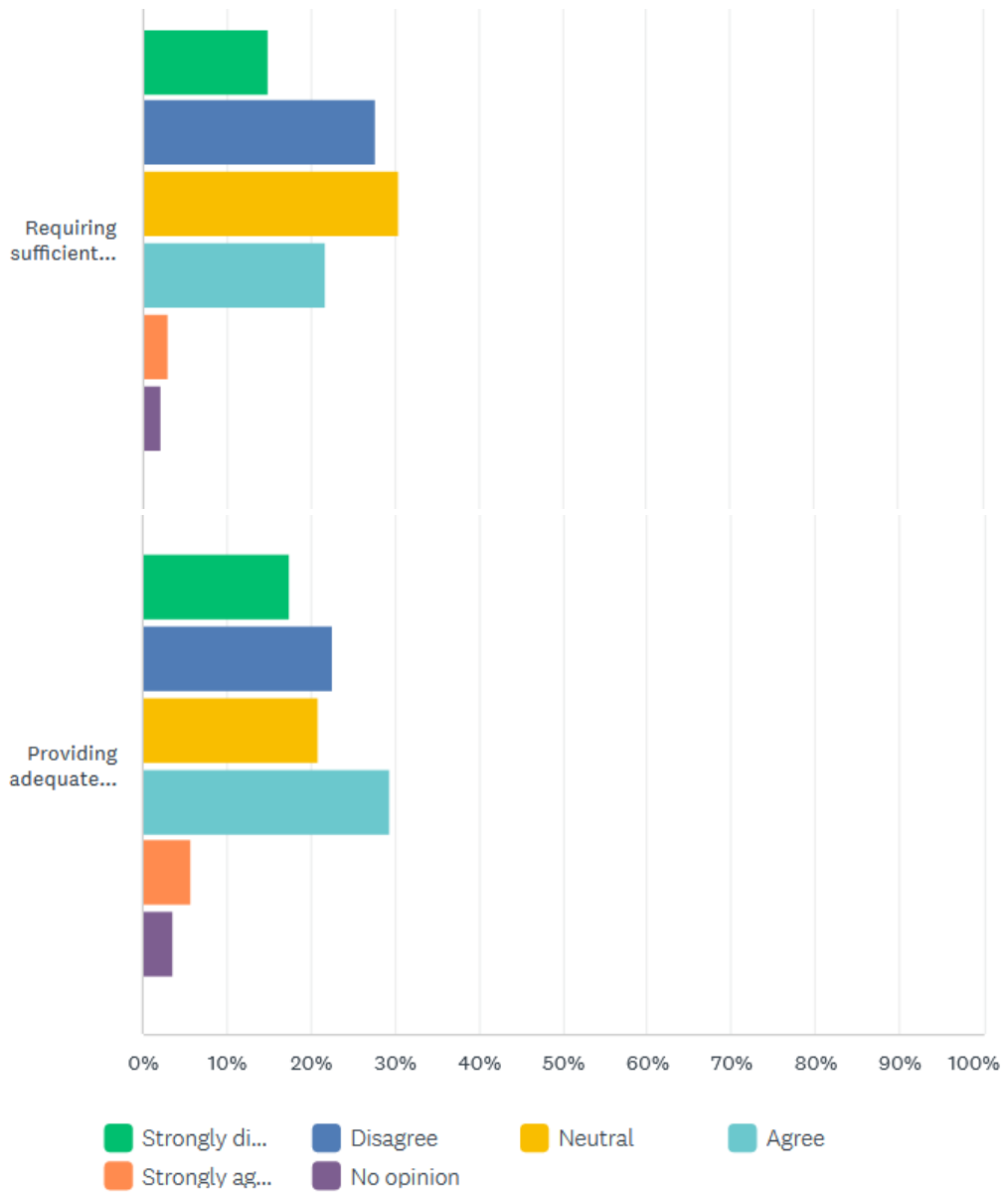
Q7

Q7 Development regulations address how buildings look, along with how much parking and landscaping they provide, how many signs they can have and where, plus where and how buildings are preserved. Has New Braunfels done a good job with:

Answered: 554 Skipped: 207







	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	NO OPINION	TOTAL	WEIGHTED AVERAGE
Producing high-quality, well-designed buildings?	11.13% 61	22.63% 124	29.74% 163	29.38% 161	5.29% 29	1.82% 10	548	3.01
Requiring enough parking to be provided on site?	16.70% 92	35.57% 196	22.87% 126	17.79% 98	5.08% 28	2.00% 11	551	2.65
Requiring or allowing too much parking in certain places?	12.13% 66	31.25% 170	35.48% 193	11.76% 64	5.70% 31	3.68% 20	544	2.79
Creating adequate green space?	28.96% 159	30.78% 169	16.39% 90	18.03% 99	4.01% 22	1.82% 10	549	2.43
Allowing too many signs, or ones that are too large?	5.28% 29	18.58% 102	40.26% 221	21.31% 117	10.38% 57	4.19% 23	549	3.26
Requiring sufficient landscaping?	15.02% 82	27.66% 151	30.40% 166	21.79% 119	2.93% 16	2.20% 12	546	2.77
Providing adequate protection for the city's historic buildings?	17.49% 96	22.59% 124	20.95% 115	29.51% 162	5.83% 32	3.64% 20	549	2.95

The city regulations governing historic structures are not able to protect most buildings. The tradeoff is stiffer requirements that may deter ownership and create a snarl of impediments, so properties are frozen in space, vs a more flexible policy that allows preservation with incentives.

"Green spaces" should be more clearly defined. I think I addressed the landscaping issue above. It's not that there is insufficient landscaping, more that the requirements for effective landscaping should be that is not only attractive but beneficially low in water usage and of help to pollinators.

Tighten the tree ordinance back up! Require Texas native plants in landscapes and require addition of appropriate trees to mitigate the 'heat island' effect.

The various residential developments look all alike, row after row of identical homes crowded up next to each other.

I appreciate when developers build new homes to look like the older styles and also use unused buildings for new needs. The city hall, nbisd administration building and children's museum are all great examples of renovating old structures for new purpose.

I agree with beautifying the city. Planting trees and small green grass ways. I think having walking and bike paths on and around parks is a good idea.

Our beautiful Hill Country views are being destroyed. Not against progress or growth but we are doing a miserable job retaining the uniqueness of our community.

Parking and signage ordinances are insufficient, or too many exceptions are being allowed. Signage should be consistent.

Should not allow tall bill boards in the hill country. Not enough trees in parking lots so there is not much shade.

New developments look nice however most of the existing businesses and major roads have terrible curb appeal.

Historic Downtown buildings should be preserved

I've addressed green spaces. Apart from historic Gruene and Walnut on the west side of 35, there has been little effort to improve or set aside green space in the growing areas of town -signage off the highway is enormous. Very suburban.

On too much parking. I've always had a beef with large commercial "box" store parking requirements. If you look at parking lot sprawl, such as that of Home Depot and Lowes, then look what the parking lot is being used for, there's obviously too much parking required. Home Depot has entire two-story homes "parked" in their parking lot. Reduce the commercial parking requirements and we can reduce some of the sprawl we're creating.

Buc-ees is a great example of a good project. Convenience venues are inevitable and all should have ample parking, landscaping, building size, occupancy and fuel stations. I recommend establishing a minimum acreage for future convenience shops.

Too many billboards in the city, even downtown. Hope for better designed commercial buildings

Signage; the electronic digital signs are very distracting for a driver. Also, they look out of place with the historic nature of our town.

Parking is difficult to nail down because NB does not have public transportation or very good walkability. Many Texans drive large vehicles, plus the tourists descend upon NB and it seems we should be more forward thinking about vehicles. Paved parking lots are not only heat inducers but such a waste of land space. However, nothing is worse than driving around the HEB parking lot looking for a spot to find none. How can we find a balance?

Our Historic Commission has little power in terms of protecting historic properties, its authority needs to be in line with surrounding cities like San Marcos, Boerne, Fredericksburg, etc.

I wish our city did not allow so many tall signs in town and buildings to look any way the person wants. We should have stricter codes like Fredericksburg

Downtown needs to be preserved and new development needs to fit in with current historic buildings.

I put strongly disagree because the city is not doing these things well. City allows too many signs

"Producing high-quality, well-designed buildings? " Are you kidding?! Your regulations are so limiting that new buildings have become clones: natural stone below, stucco above. Boring! and someone must be getting a kickback from the quarries.

Q8

Q8 What are the most important priorities that this project needs to address?

Answered: 447 Skipped: 314

Make sure that we do not stop the growth and economic opportunities we have been fortunate to have, create a unique community mixed with economic opportunities

Historic and green spaces/wildlife preservation

Preservation of our historic structures and neighborhoods. These give our city its unique character.

A network of Pedestrian and bicycle trails and green space ... an improved outdoor sports complex at Westin and/or H-E-B soccer fields

- Ensuring enough parks, trails and natural areas are available for residents. Goal should be for every resident (and over-night visitor) to be within a 10-minute walk to a safe, outdoor, natural area.

Finishing projects more expediently.

"Cool" construction using environmentally sensitive guidelines including less ornament non-use edifices and heights, recycling drainage for plant/trees usage, use of landscaping to reduce runoff and lower heat from paving

Water conservation, recapture, gray water uses in parks and public spaces

Sidewalks

Preserving German history of city

Trees and natural beauty need to be first priority. The fines for knocking down trees are so minimal. That's the beauty of our town.

Limiting the building of apartments and dense residential subdivisions.

Saving historic buildings, eliminating ad signs

Historic preservation and districts. Increasing the fines associated with demolition without a permit and taking the Historic Landmark Commission seriously.

Again, I'd like to see some public charging infrastructure provided for residents as EVs continue to grow in popularity.

Congestion.

Rapid growth

Parking, especially downtown. I do not understand why the parking across from the farmer's market, for example, is no longer free and public. We need all the parking we can get downtown, especially given there are no bike lanes to accommodate alternate modes of transportation.

Setting codes that are more easily understood by citizens, developers, engineers, architects, and staff.

I feel it is very important that housing is created for those wanting to move here (which they will do regardless) that wish to be centrally located and don't necessarily need a house, lawn, etc. Mixed-use vertical development near downtown where folks can walk or bike to shops / restaurants will add to tax base and help with traffic congestion.

Preserve land. Don't develop just because we have more people. Less cookie cutter neighborhoods.

More preservation of open space. Less urban sprawl. Connectivity requirements like bike lanes and sidewalks. Stricter use permits to prevent vacant buildings while you build more. And where's the water coming from to support the growth?

Decide on quality of life for our citizens. This will determine new living development locations, look and feel—not next to rr tracks or warehouses. How about family friendly looking areas with rear entry garages such as in Cotton Crossing? Be thoughtful about what we want our neighborhoods to be and feel like.

Rapid pace of growth in which we lose our small town feel

More green space, trees, tree protection

Public space in design, human scale, missing middle housing, reducing or eliminating parking minimums like the rest of advanced cities

Nature, green spaces, Parks & bike trails

Consistent and clear direction through process

Allowing too many apartments and subdivisions. Allowing too many chain stores and restaurants that move away from New Braunfels charm.

Providing for adequate roads to support the traffic new developments create.

Green spaces.

Walkability in existing neighborhoods and to necessities.

Q9

Q9 What is the most important issue that the updated regulations should address?

Answered: 406 Skipped: 355

Reduce all of the hoops that a land owner or developer has to jump through in order to add a room onto their home, not to mention all of the studies required to create any new project. Only large Corps or able to pay the fees the city now requires to develop. A small business can not afford the fees now required to build even a single user building.

DEMO permits of historic properties should require owner place sign on the property of pending demolition, similar to a zoning request. Too often, the neighborhood wakes up to seeing the property going down.

Water conservation is huge, and one way to address this is by keeping our native landscape safe from landscaping by developers. Another way is to require xeriscaping in new projects both by developers and builders, and as a covenant in HOAs going forward.

Keeping New Braunfels a smaller town and not becoming a subdivision of San Antonio.

Again, affordable housing.

Saving historic buildings, eliminating ad signs

Promoting a walkable/bikeable atmosphere

Water Conservation

Thinking long term and creating an evenly developed town

Streamlining the permit process.

Traffic traffic and traffic.

Ability to sustain basic services to ensure higher quality of life without creating anxiety caused by overpopulating area.

Congestion and quality of life.

Keep the German heritage of New Braunfels apparent. It is what made New Braunfels unique.

Workforce housing

Must include local resident input.

Sprawl of neighborhoods in undesirable areas that are unsafe and low quality of life.

Switch from focusing on land use towards a focus on form and scale,

Green space, native plantings in public areas, signage management.

Walkability and access to (or more effective distribution of) small businesses and resources (food, water, energy), especially for those in low income and multi-family housing. And revitalizing suburbs through the same focus above.

Stop covering everything in concrete. More natural green landscaping required where there is concrete. All lighting must be aimed down - right now, in the evening, I am half a mile from Walmart, but I can read a newspaper in my front yard at night because of their lighting.
