

# City University Session 5

## *Public Works Planning Dept*

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April 23, 2025



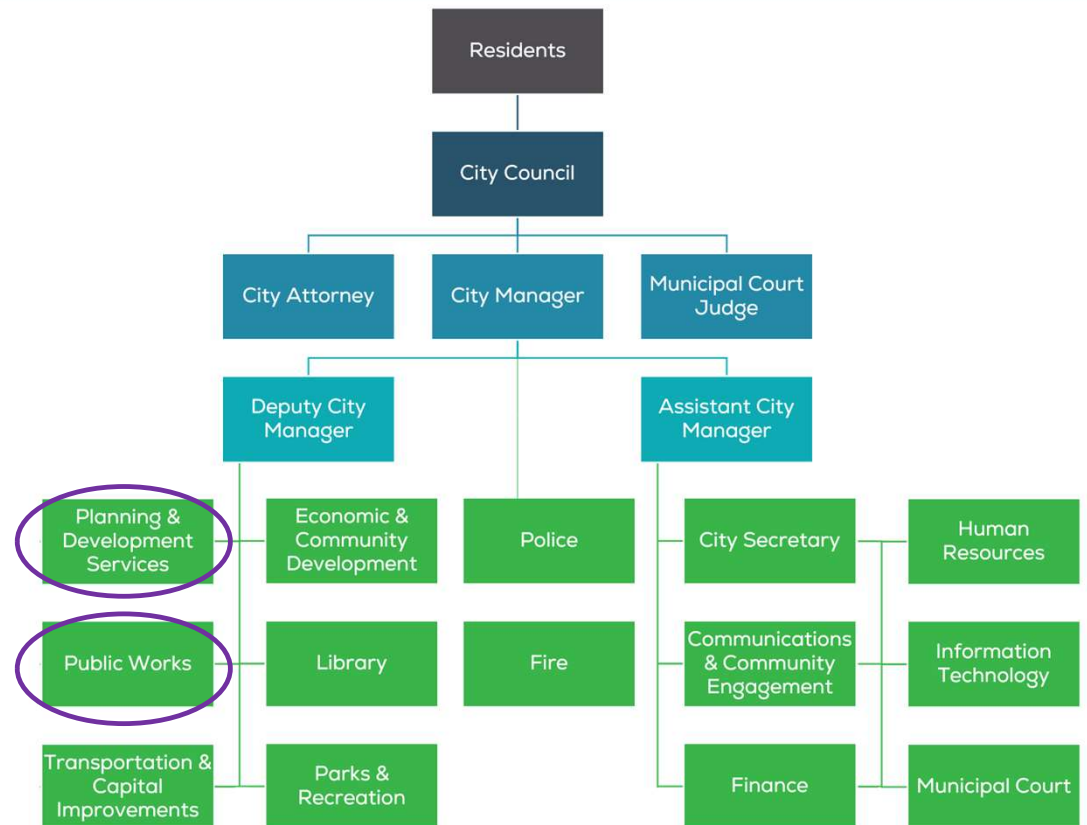
# City University Schedule



Date	Location	Topic
Wednesday, March 26	City Hall – Tejas Room	Kickoff, City Government 101, Strategic Plan
Wednesday, April 2	Westside Library	Transportation & Capital Improvements, Library, Communications & Community Engagement
Wednesday, April 9	Police Department	Police Department, Fire Department
Wednesday, April 16	Das Rec	Information Technology, Parks & Recreation, Human Resources
Wednesday, April 23	Municipal Building (424 Castell)	Public Works, River & Watershed Planning & Development
Wednesday, April 30	New Braunfels National Airport	Economic & Community Development, Airport Finance <i>*Optional 4:30-5:30 air traffic control tower tour</i>
Wednesday, May 7	City Hall – Tejas Room	Municipal Court, City Secretary, City Attorney
Monday, May 12	City Hall - Tejas Room/Council Chambers	Graduation Reception/City Council Meeting <i>(families invited to attend)</i>

# Agenda

- ▲ Welcome/Housekeeping
  - Airport – Tower Tour Sign Up
    - Wednesday, April 30 (Session 6)
    - 4:30-5:30pm
  - Fire Station Tour
    - Wednesday, May 14, 5:30pm
    - Station 7 (357 FM 306)
- ▲ City Updates, Q&A with CMO
- ▲ Public Works Presentation
  - Meet the Trucks!
- ▲ River & Watershed Presentation
  - What's in the box?
- ▲ Planning Presentation
- ▲ Reminders
  - [newbraunfels.gov/cityuresources](http://newbraunfels.gov/cityuresources)
  - Surveys (by Friday morning)



# Public Works

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Greg  
Malatek  
Director

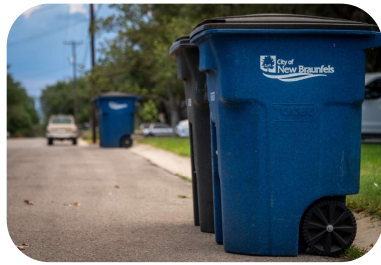
Matthew  
Eckmann  
Assistant Director



# Department Overview



Watershed and  
River Management



Solid Waste and  
Recycling



Fleet Maintenance



Streets, Drainage  
and Traffic



Facilities  
Maintenance

# Solid Waste & Recycling

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Elizabeth Ghiorso  
Solid Waste Manager



# Mission

- ▲ The mission of the Solid Waste/Recycling Division is to be an innovative and responsive City division that aggressively provides comprehensive and cost effective solid waste management in an environmentally sound manner while incorporating common sense methods and technology and educating the public on responsible waste management.
- ▲ The Solid Waste and Recycling Division Consists of four lines of business
  - Residential
  - Recycling/Green Waste
  - Commercial
  - Administrative



# Solid Waste By The Numbers



Total Operating Budget  
FY24  
**\$11.7 Million**

Number of Full Time  
Employees  
**55**

Number of  
Collection/Support Vehicles  
**47**

Tons of Commercial Waste  
Collected  
**39,526**  
*(79,000,000 pounds)*

Number of Commercial  
Accounts  
**2,365**

Number of Residential  
Accounts  
**32,641**

Tons of Recycling Diverted  
from the Landfill  
**9,639**  
*(19,278,000 pounds)*

Tons of Green Waste  
Collected  
**2,562**  
*(5,124,000 pounds)*

Tons of Residential Waste  
Collected  
**40,541,000**  
*(80,682,000 pounds)*

# Special Services

- ▲ City recycle center
- ▲ Bulky goods curbside collection
- ▲ Brush curbside collection
- ▲ Cardboard curbside collection
- ▲ Free bulky goods drop-off days
- ▲ Free household hazardous waste



# Fleet Maintenance

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Shane Knudson  
Fleet Manager



# Mission, Vision & Goals

- ▲ Mission: To provide superior expertise and service to support the City's vehicle and equipment assets.
- ▲ Vision: To be an asset to all City departments in all aspects of fleet management, including procurement, maintenance, disposition, and strategic planning for future growth.
- ▲ Goals/Objectives:
  1. Continue to partner with all departments across the organization to ensure they have reliable fleet resources to effectively provide services to the Citizens of New Braunfels.
  2. Ensure a cost-effective fleet for the entire City.
  3. Provide exceptional customer service for all that we serve.
  4. Consolidate all fleet services to ensure a high level of support



# Fleet Services By The Numbers



Total Operating Budget  
FY23/24  
**\$1.17 Million**

Number of Full Time  
Employees  
**11**

Number of  
Vehicles/Equipment  
Maintained  
**789**

Number of Annual  
Work Orders  
Completed  
**4,117**

# Streets, Drainage, and Traffic

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John Cox  
Streets and Drainage Manager



# Division Overview

- ▲ The Streets Division is responsible for all maintenance and repair of city streets. The division also conducts the annual street minor reconstruction program. This division is also responsible for repairing potholes and removing objects in the streets.
- ▲ The Drainage Division is responsible for the maintenance and repair of open drainage channels, storm drains, drainage outlets, and storm water Interceptors. This division is also responsible for, repairing drainage problems, performing street cleaning / street sweeping and trimming and removing trees / branches from the City right of way.
- ▲ The Traffic Division is responsible for all maintenance and repair of city street signs, pavement markings, traffic signals, and school zone flashing lights. This division is responsible for, maintaining and conducting routine maintenance on traffic signals, striping pavement and repairing damaged or missing traffic signs



# Streets & Drainage By The Numbers



Total Operating Budget  
FY23/24

**\$7.941 Million**

Number of Full Time  
Employees

**46**

Number of  
Vehicles/Equipment

**118**

Total Lane Miles of City  
Streets

**963**

Number of Potholes  
Repaired

**3,076**

Total Number of City  
Maintained Signs

**18,000**

Number of Signalized  
Intersections

**75**

Acres of Drainage ROW  
Maintained

**790**

Lane Miles for 2023  
Street Maintenance  
Plan

**23**

# How We Evaluate Streets

Pavement Management is the process of managing the life cycle of roadways to maximize the pavement life and to minimize the maintenance costs. This process inventories the streets into maintainable segments followed by a survey to determine the surface condition and rideability. This process helps determine what maintenance practices should be used based on the pavement condition to help maximize the life of the roadway. The following prioritization factors are used to develop our yearly street maintenance programs.

- ▲ Pavement Management Software System
  - Qualitative method to develop preventative maintenance program along with resurfacing and reconstruction.
  - Develops a Pavement Condition Rating (PCR) of 1-100 (1=worst)
- ▲ Field Verification
  - City staff visually inspects a streets
- ▲ Traffic Utilization
  - Collector streets vs. local streets
- ▲ Coordination w/ utilities
  - Timing our repairs with planned utility street cuts and improvements.
- ▲ Overall cost
  - It is less expensive to keep a road in good condition that it is to repair a deteriorated one.
- ▲ Council Input
- ▲ Citizen Input
  - We use these prioritization factors to develop our yearly street maintenance programs.



# Facilities Maintenance

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Marcus Todd  
Facilities Manager



# Division Overview

- The Facility Maintenance Division serves 450 thousand square feet of City-administered buildings in various locations and functions. Facility Maintenance provides custodial and maintenance services to 12 facilities daily including the City Municipal Building, NB Public Library, Police and Municipal Court buildings, Westside Community Center and Parks Administration Buildings. Facility Maintenance also provides support services, as requested, to the New Braunfels Fire Stations and Municipal Airport.
- Facility Maintenance has implemented and administers many preventative maintenance programs including all City owned standby and emergency generators, HVAC filter and coil programs, Fire Alarm Panel and Backflow Preventer test and maintenance oversight, as well as our newest preventative maintenance initiative that involves infrared scanning and documentation of various electrical and electro-mechanical systems around the city.
- From custodial to building and equipment maintenance, Facility Maintenance works to ensure a clean and safe environment for citizens and city staff members alike.



# Facilities Maintenance By The Numbers



Total Operating  
Budget FY23/24  
**\$1.25 Million**

Number of Full Time  
Employees  
**10**

Square Feet of  
Buildings Maintained  
**452,595**

Number of Annual  
Work Orders  
Completed  
**1,325**

# Contact Info



**Greg Malatek, Director**  
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830-221-4025



**Matthew Eckmann, Assistant Director**  
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**Amy Niles, River & Watershed Manager**  
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**Elizabeth Ghiorso, Solid Waste Manager**  
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**Marcus Todd, Facilities Manager**  
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**Shane Knudson, Facilities Manager**  
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830-221-4047



**John Cox, Streets & Drainage Manager**  
[jcox@newbraunfels.gov](mailto:jcox@newbraunfels.gov)  
830-221-4030

# Questions?



# River & Watershed

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Amy Niles  
*River and Watershed Manager*



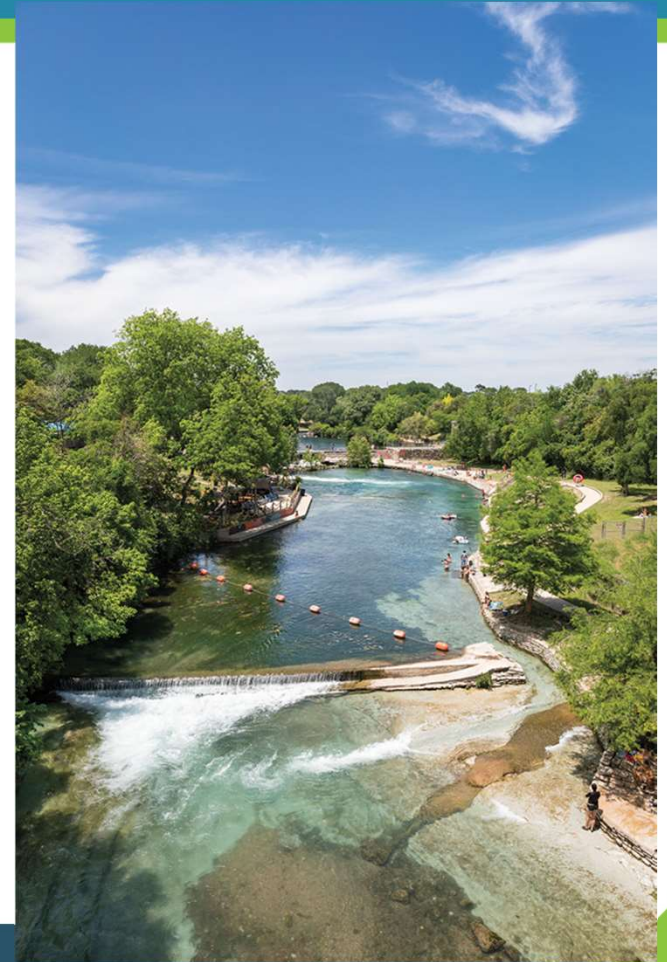
# River & Watershed Division

- ▲ Division within Public Works- combined/created 2 years ago
- ▲ 4 Full Time Employees
  - 2 dedicated to Watershed program implementation
  - 1 dedicated to River Operations
  - Manager position works between both
- ▲ River Operations focuses: responsible management of river recreation in New Braunfels
- ▲ Watershed focuses include: Habitat Conservation Plan, Watershed Protection Plan, and Stormwater Management Plan.



# Comal River Fun Facts!

- ▲ Comal River is about 2.5 miles long
- ▲ It is the shortest navigable river in Texas
- ▲ The entire river is within the city limits of New Braunfels
- ▲ The water comes from underground, the Edwards Aquifer, and the water temperature is about 72 degrees year round
- ▲ There are 4 endangered species
- ▲ There are 12 river outfitters that operate on the Comal
- ▲ Designated National Water Trail in 2024



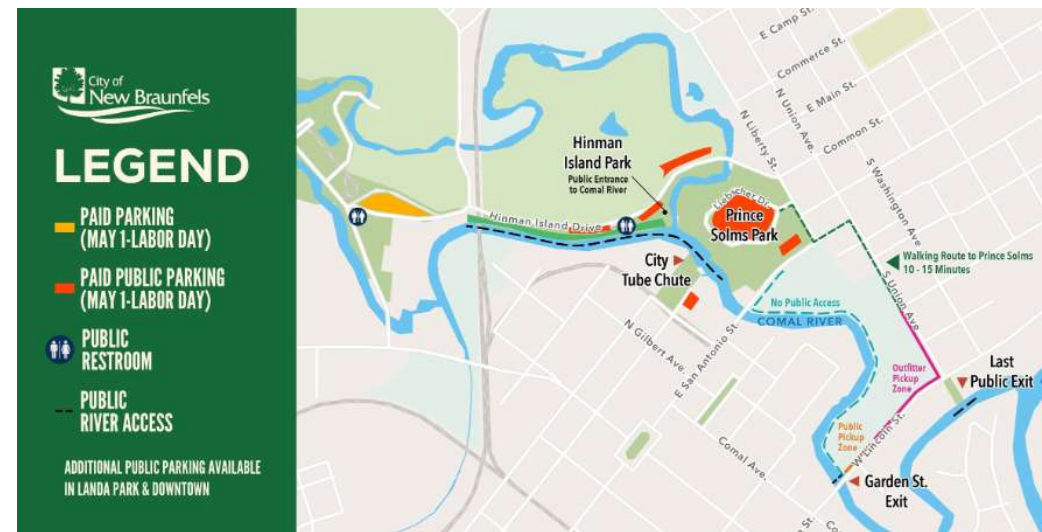
# River Operations

- ▲ Coordinate river items between internal and external stakeholders such as:
  - NB Parks and Recreation
  - NB Police Department
  - Communications and Community Engagement
  - River Outfitters and Recreation Businesses
  - Chamber of Commerce, CVB
  - River Visitors
  - Citizens, especially river front property owners
- ▲ Manage the River Activities Fund
- ▲ Oversee litter and trash removal contract
- ▲ Manage shuttle permits and wristband system
- ▲ Staff liaison for River Advisory Committee
- ▲ Spokesperson for river rules, fees, and water safety- we protect the reputation of the rivers in New Braunfels



# River Activities Fund

- ▲ Goal is to have nonresident river users fund river operations expenses
- ▲ Largest Sources of Revenue:
  - Paid Parking:
    - 7 paid parking lots
    - Residents park for free at 6 of them! Visit [parknbtx.com](http://parknbtx.com) to register today!
    - May 1<sup>st</sup>- Labor Day
    - Fees range from \$10- \$30
  - River Management Fee:
    - \$2 fee on weekends and holidays from Memorial Day weekend to Labor Day
    - We use a wristband system for accountability and accuracy
    - Visit Parks office or Das Rec to get your Resident Pass and waive the fee!
- ▲ Expenditures: Employee costs and projects



# Weekend Role

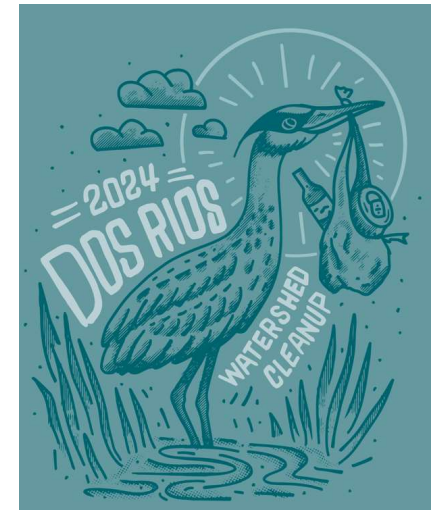


## ▲ What is our role on the weekend?

- There are lots of City staff positions that work in and around the rivers on summer weekends, we serve as the lead point of contact for river items and peace keeper of river activity
- Our role is to look for things that can be improved upon, address noncompliance, and be an extra resource for boots on the ground staff. We are a quick point of contact for those like the CMO that need information without being on site.
- This monitoring is for both the Comal River and Guadalupe River within New Braunfels.
- On average we see 9,100 visitors on Saturday and 4,300 on Sunday in the summer season
  - Peak visitation last season was 12,021 on Saturday July 20th

# Litter Clean-Up

- ▲ The City hires a litter and trash collection contractor to clean the riverbanks, canoe and do surface clean up, SCUBA the Comal River, and service trashcans and do litter control on City properties along the rivers.
  - In the summer months they SCUBA once a week
  - We report SCUBA litter collection by number of mesh bags filled
    - 2017: 1,516
    - 2021: 210
    - 2022: 273
    - 2023: 382
    - 2024: 319
- ▲ Adopt-A-Spot: year-round volunteer cleanup program
- ▲ 9<sup>th</sup> Annual Dos Rios Watershed Cleanup October 11<sup>th</sup>!



# 2025 River Season



- ▲ New parking management contractor
- ▲ New paid parking location at Cypress Bend Park, and expanded Fair Lane
- ▲ Re-Education of the Disposable Container Ordinance
- ▲ Faust Street Bridge under bridge right-of-way public access restricted
- ▲ Coming soon: improved Last Public Exit
  
- ▲ Things to expect:
  - Lower flow- we expect the flow to decrease through the summer
    - Currently 60 cfs and average is 300 cfs
    - Guadalupe River is currently 45 cfs
  - Longer float time- plan for 2-4 hours depending on crowds and exit
  - Bigger crowds on Saturdays

# Watershed Management



- ▲ Watershed Management Programs focus on water quality, safety, and endangered species protection
- ▲ Programs:
  - MS4 Stormwater Management Program
  - Edwards Aquifer Habitat Conservation Plan (EAHCP)
  - Watershed Protection Plan (WPP)
  - Dam Safety Program

# MS4 Stormwater Management Program

- ▲ MS4 – Municipal Separate Storm Sewer System
- ▲ The TCEQ MS4 Permit requires the City to implement stormwater pollution prevention measures designed to protect water quality
- ▲ Permit Requirements:
  - Public outreach & involvement
  - Illicit discharge detection & elimination
  - Construction site stormwater management
  - Post-construction stormwater management for new development
  - Pollution prevention for municipal operations



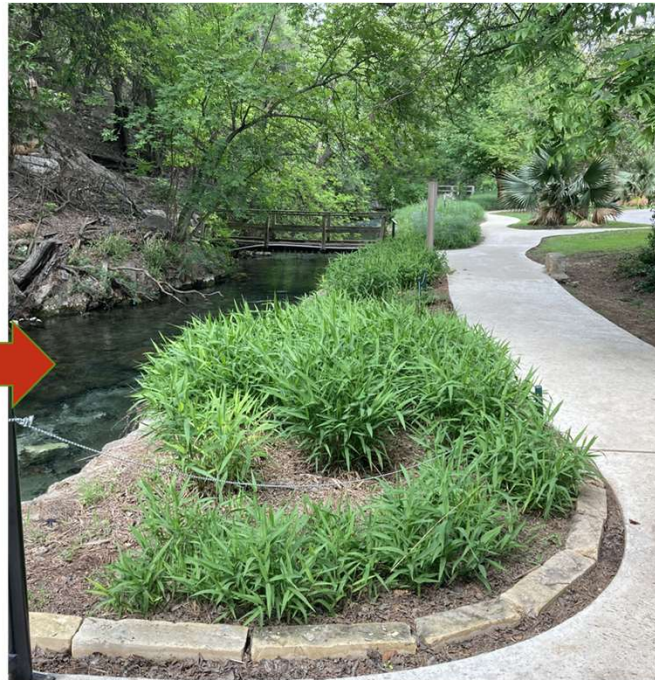
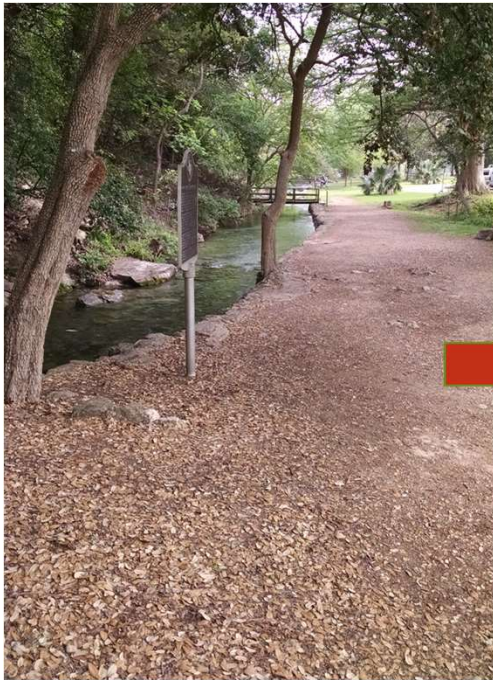
# Edwards Aquifer Habitat Conservation Plan

- Includes both spring flow & habitat protection measures implemented by SAWS, EAA, City of New Braunfels, City of San Marcos & TX State University to protect endangered species in Comal & San Marcos Rivers
- Projects include Bank Stabilization Project, streambank restoration, aquatic plant restoration, invasive species removal and water quality planning
- 4 Endangered Species in Comal River:  
Fountain Darter, Comal Springs Riffle Beetle, Dryopid Beetle, Peck's Cave Amphipod.



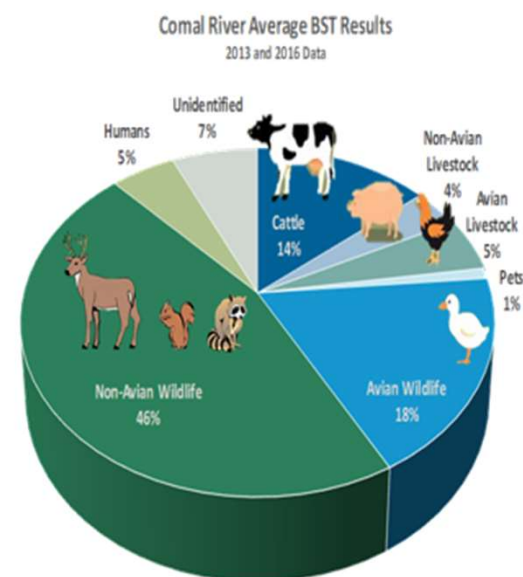
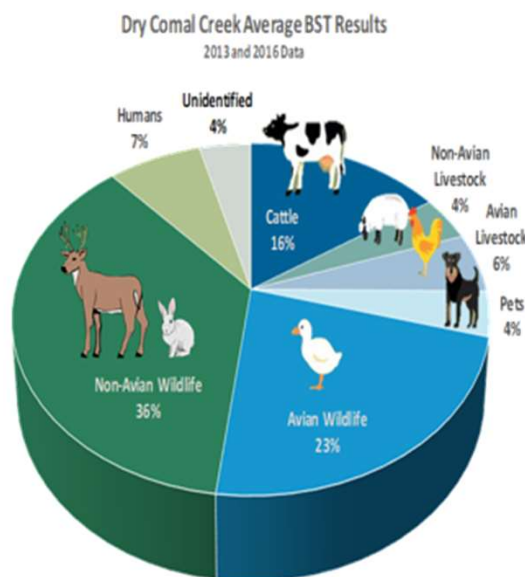
# Edwards Aquifer Habitat Conservation Plan

Example of a Riparian Zone / Streambank Restoration project in Landa Park.



# Watershed Protection Plan

- The City and its project partners developed the Watershed Protection Plan (WPP) to proactively address bacteria levels in the Dry Comal Creek and Comal River watersheds
- WPP has a 10-yr implementation horizon
- WPP Bacteria Management Measures
  - Overabundant Urban Wildlife
  - Urban Stormwater Management
  - Septic Systems / OSSFs
  - Education and Outreach



# Wildlife Feeding Ordinance

- ▲ Wildlife feeding ordinance passed in 2018
- ▲ Increased ordinance enforcement starting in July 2024
- ▲ First Offense: Warning, Subsequent Offenses: Fines of \$75 - \$500
- ▲ Feeding wildlife encourages:
  - Health issues such as disease, parasite load, malnutrition, and genetic issues are more likely
  - Conflicts between urban deer and humans are present in deer-vehicle collisions, aggressive deer encounters, and garden and landscape damage
  - Water quality concerns



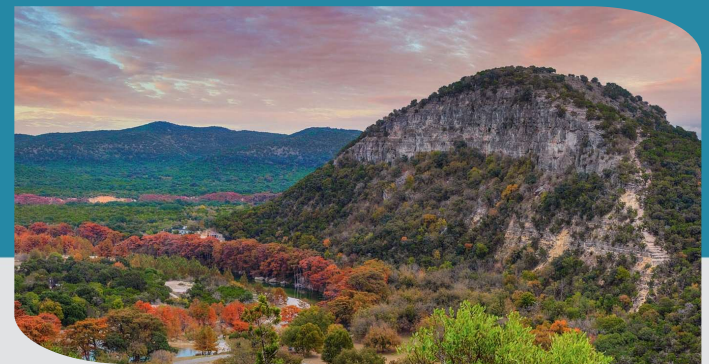
# Questions?



# Planning & Development Services

Christopher Looney  
*Director*







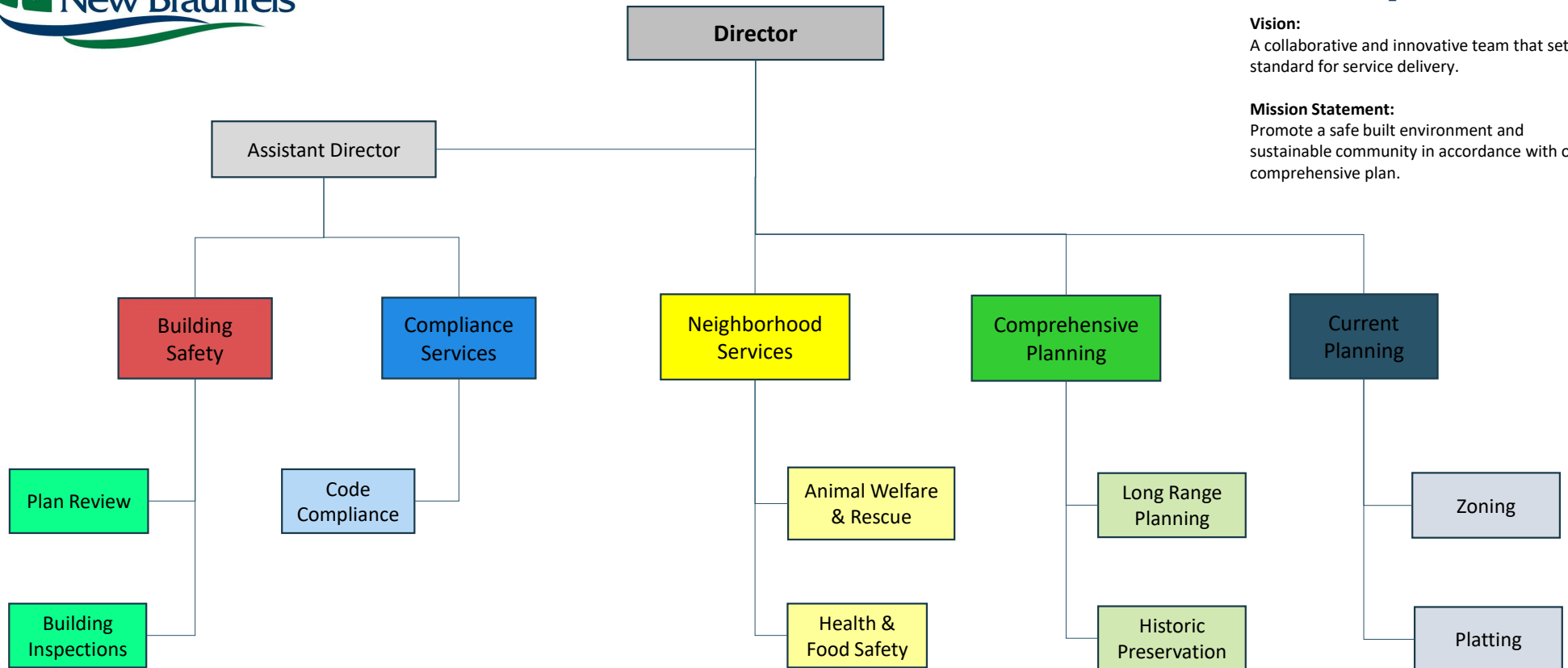
## Planning and Development Services Department

**Vision:**

A collaborative and innovative team that sets the standard for service delivery.

**Mission Statement:**

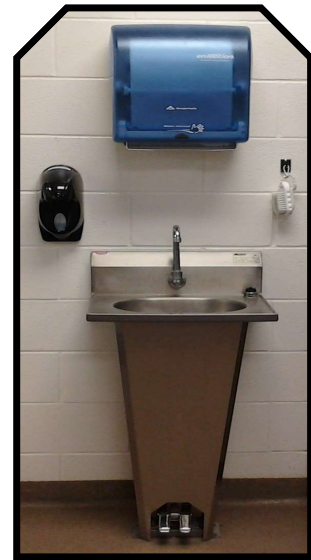
Promote a safe built environment and sustainable community in accordance with our comprehensive plan.



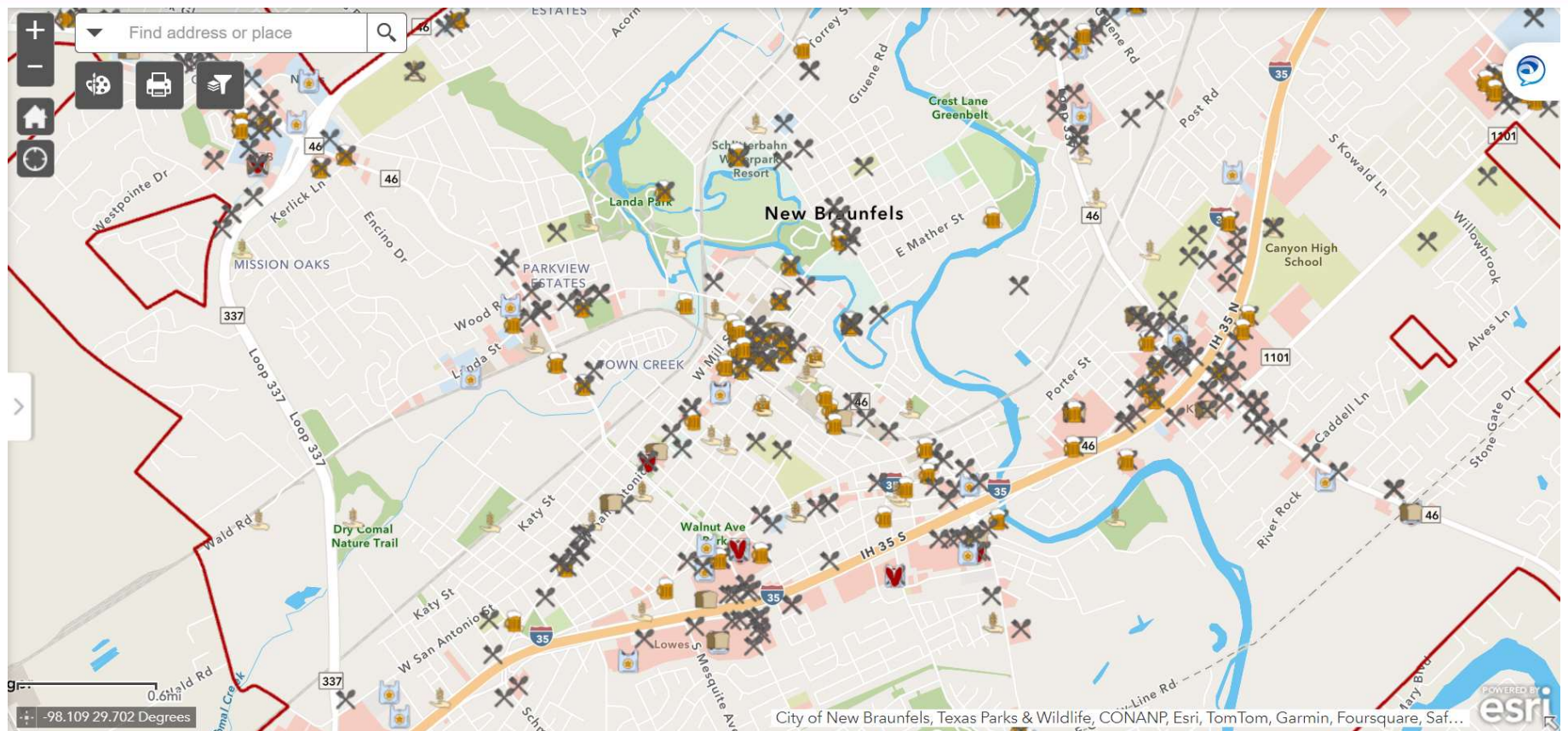
# Neighborhood Services Division

## Health & Food Safety

- Protect public from food-borne illness
- Septic systems
- Swimming pools



# Neighborhood Services Division



<https://newbraunfels.maps.arcgis.com/apps/webappviewer/index.html?id=0a11716ac5414162899085011caf0a8b>

# Neighborhood Services Division



## Animal Welfare & Rescue

- Aggressive animals
- Animal cruelty investigations
- Dead animal removal
- Wildlife feeding
- Partner with the Humane Society



## Board and Commission Facilitation

- Animal Services Advisory Board



# Compliance Services Division

## Code Compliance

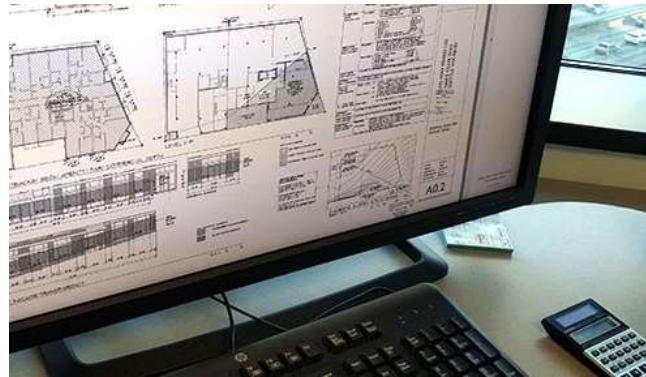
- Junk vehicles
- Overgrown lots
- Bandit Signs
- Graffiti
- Abandoned Structures



# Building Safety Division

## Responsibilities

- Ensure safe construction
- Plan Reviews
- Building Inspections
- Certificates of Occupancy
- Contractor Registration
- Community Outreach

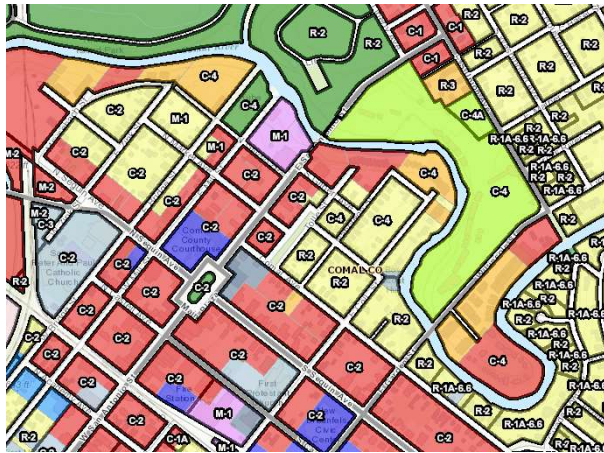


## Board and Commission Facilitation

- Building Standards Commission
- Construction Board of Appeals



# Current Planning Division

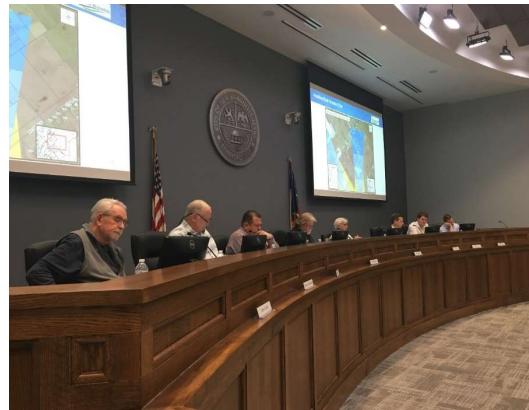


## Responsibilities

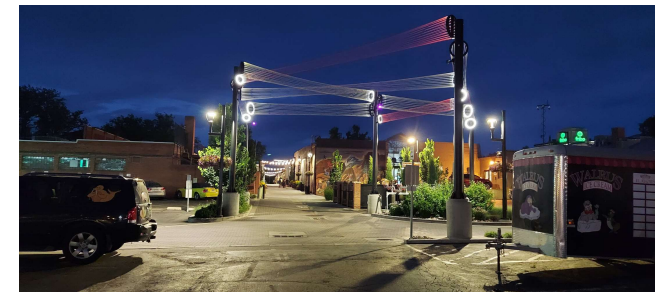
- Zoning
- Subdivision Platting
- Signs

## Board and Commission Facilitation

- Planning Commission
- Board of Adjustment



# Comprehensive Planning Division



<https://newbraunfels.gov/3454/Comprehensive-Planning>

# Historic Preservation

## Responsibilities

- Administer 4 Historic Districts
- Review Demolitions
- Advise on Historic Landmarks
- Historic Property Surveys
- Community Education



## Board and Commission Facilitation

- Historic Landmark Commission

# Plan Hierarchy

River Properties Vision Plan



## Level I: Overarching Policy Plans

Comprehensive Plan; Strategic Plan

## Level II: General Plans

Thoroughfare Plan; Sub-Area Plans; Habitat Conservation Plan

## Level III: Functional Plans

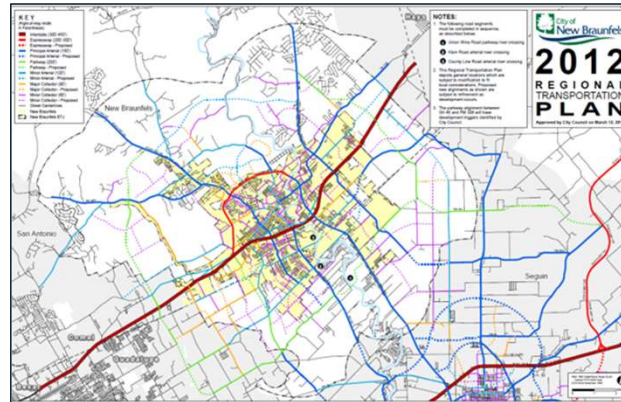
Library Master Plan; Airport Master Plan

## Level IV: Specific Plans

Castell Avenue Visioning Plan; West San Antonio Street Corridor Plan

## Level V: Studies

Downtown Parking Study; Workforce Housing Study; Land Use Fiscal Analysis



# Envision New Braunfels



GROWTH AND FUTURE  
LAND USE



URBAN DESIGN AND  
CULTURAL, HERITAGE AND  
HISTORIC PRESERVATION



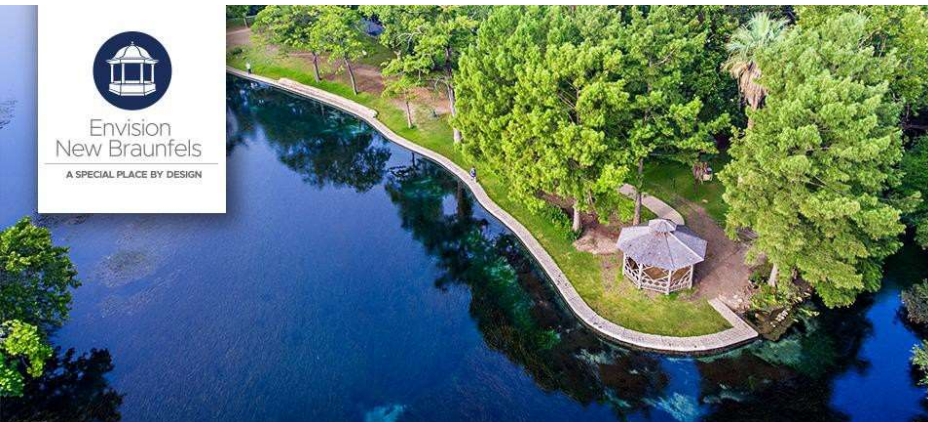
PARKS, RECREATION,  
AND OPEN SPACE



ECONOMIC  
COMPETITIVENESS



TOURISM



TRANSPORTATION



FACILITIES, SERVICES AND  
CAPITAL IMPROVEMENTS



EDUCATION AND  
YOUTH



NATURAL RESOURCES  
AND INFRASTRUCTURE

<https://newbraunfels.gov/3454/Comprehensive-Planning>

# In the Community

## INFORMED



**7,553**  
participants  
engaged online

**1,221**  
participants  
engaged on  
social media

**20+**  
news articles

## INVOLVED



**1,436**  
written comments  
from citizens



**37**  
city-wide community  
input events



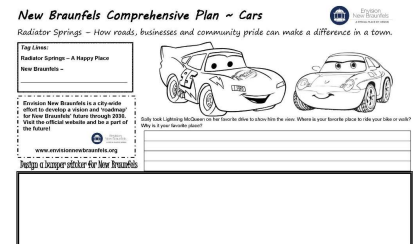
**707**  
plan element advisory  
group volunteers

**7**  
external events with  
plan element advisory  
group participation

## EMPOWERED

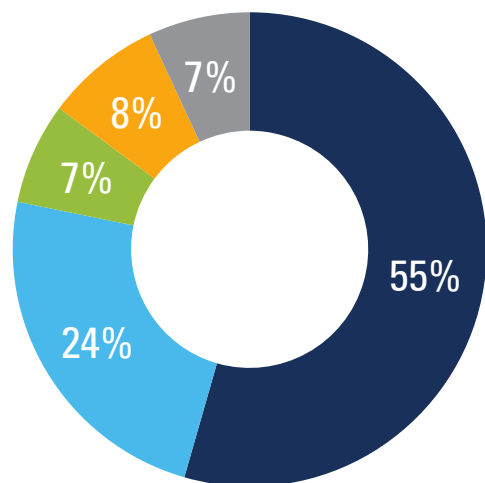


**16**  
steering committee  
meetings

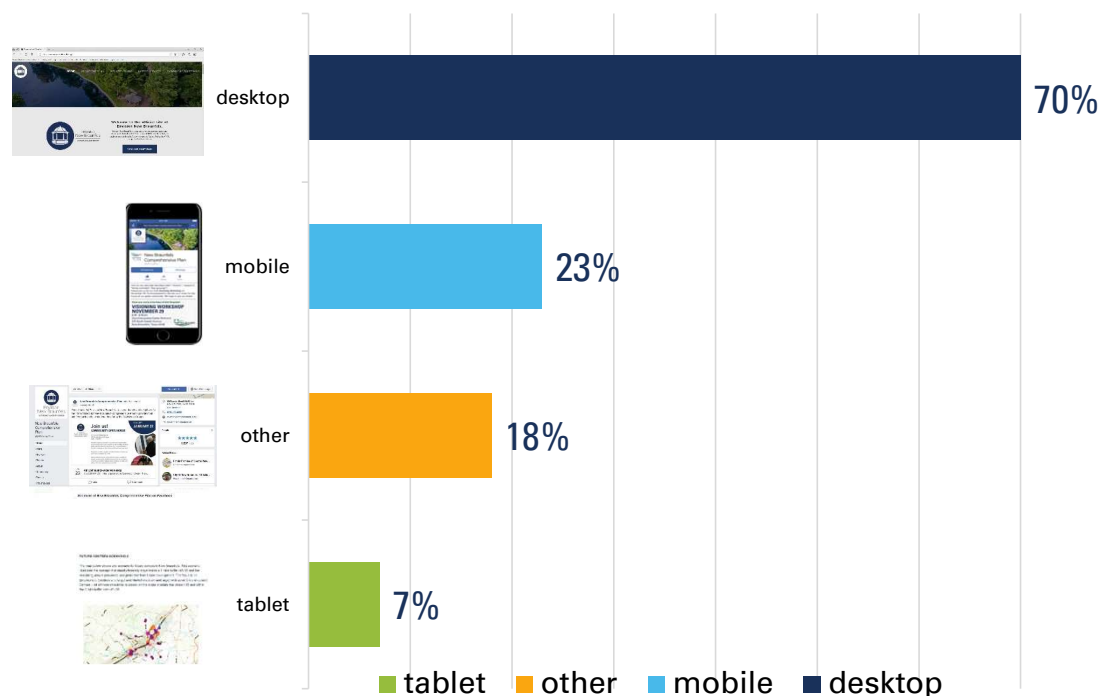


<https://newbraunfels.gov/3454/Comprehensive-Planning>

# Reaching those “on the go”



■ envisionnewbraunfels.org  
■ nbtexas.org  
■ facebook  
■ google  
■ other



# Implementation Roadmap



**ACTIONS**

**ACTION 7.22 (POLICY)**  
Adopt a Complete Streets policy to ensure ease of access for all people and all transportation modes.

**ACTION 7.23 (PROJECT)**  
Build sidewalks and bicycle lanes between Downtown and Gruene.

**ACTION 7.24 (PLAN INITIATIVE)**  
Consider destinations both inside and outside the community when building connections.

**ACTION 7.25 (PARTNERSHIP)**  
Collaborate with San Antonio, San Marcos and Austin on corridor destination connections.

**ACTION 7.26 (PROGRAM)**  
Improve mobility through regular maintenance of infrastructure.

**ACTION 7.27 (PROJECT)**  
Make unifying and transitional connections to and from Downtown through efforts like the South Castell Visioning Plan that encourages thoughtful mixed-use projects that blend in with the character and design of the community.

**ACTION 7.28 (PROJECT)**  
Implement recommendations in the Downtown Parking Study (2016): consider parking meters and a Downtown parking garage while maintaining the Downtown's ambience and cultural heritage.

**ACTIONS**

**ACTION 5.1 (PROGRAM)**  
Continue implementing the Edwards Aquifer Recovery Implementation Program (EARIP) Habitat Conservation Plan and explore additional collaborative planning efforts to protect the rivers and associated basins.

**ACTION 5.2 (POLICY)**  
Discourage development in Edwards Aquifer Recharge and contributing zones, stream zones, flood-prone areas, steep slopes, or other ecologically constrained areas. Where development in these areas must occur, require that it be environmentally sound using tools such as but not limited to low impact development (LID).

**ACTION 5.3 (POLICY)**  
Amend codes to include incentives for developers to use LID tools such as permeable materials, rainwater harvesting, bio-swales, etc. Phase-in some as requirements over time.

**ACTION 5.4 (PROGRAM)**  
Incentivize water use reduction and conservation.

**ACTION 5.5 (PROJECT)**  
Encourage the capture of water for reuse and aquifer storage.

**ACTION 5.6 (POLICY)**  
Implement measures to achieve and maintain a high National Flood Insurance Program CRS rating to ensure the safety of all residents and to reduce property owner flood insurance rates.

**ACTION 5.7 (POLICY)**  
Ensure appropriate accommodations for inclement weather and drainage when making streets/connections walkable.

**ACTION 5.8 (PROGRAM)**  
Encourage native vegetation and remove non-native invasive species in natural riparian and enhanced drainage areas.

**ACTION 5.9 (PROJECT)**  
Complete the planned ASR facility and construct additional ASRs to store excess water for use in future times of drought.

**ACTION 5.10 (POLICY)**  
Increase sources of water in the region to adequately serve the citizens.

**ACTION 5.11 (PARTNERSHIP)**  
Engender opportunities for new partnerships with neighboring and nearby entities that expand capacity.

**ACTION 5.12 (PROGRAM)**  
Expand education on water conservation to new residents who may be moving to the region from areas of water abundance.

- ▲ 46 Goals
- ▲ 8 Strategies
- ▲ 287 Specific Actions: Policy, Program, Projects, Partnerships

# Land Development Ordinance

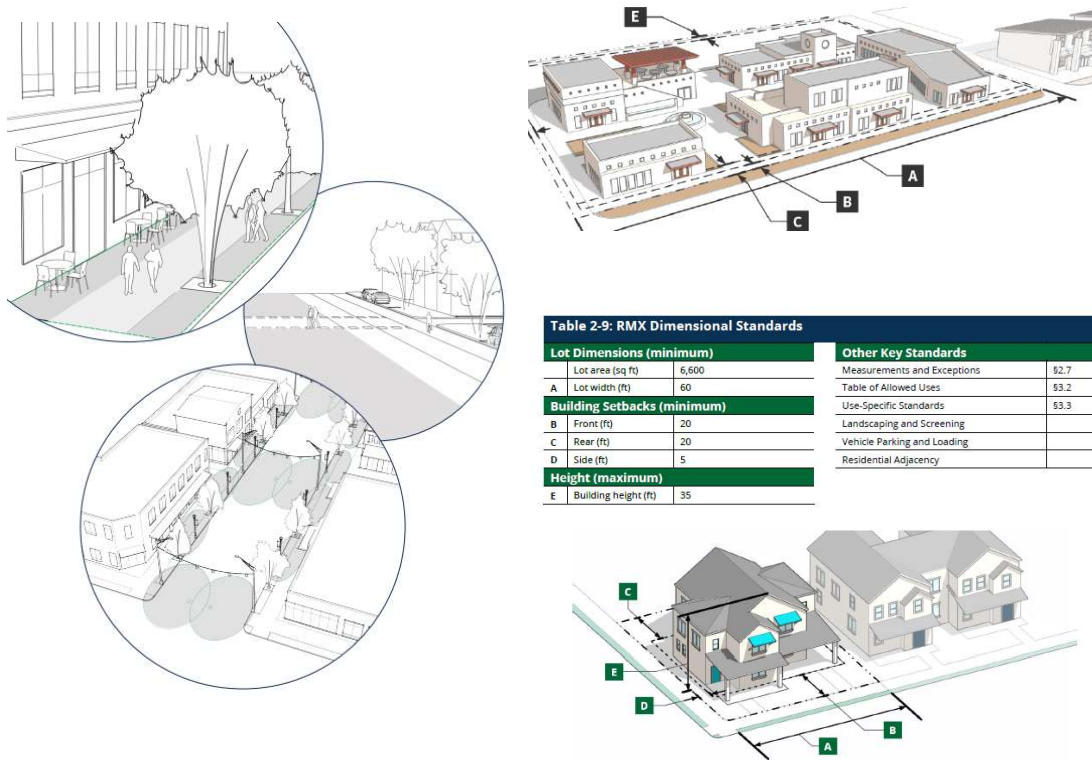


Figure 2.2.8H: RMX District Dimensional Standards Illustration

- ▲ Remove barriers to innovation
- ▲ Integrate best practices
- ▲ Protect existing neighborhoods
- ▲ Locate industrial near emerging hubs
- ▲ Provide appropriate parking options
- ▲ Improve walkability and mobility
- ▲ Embrace housing variety
- ▲ Incent redevelopment and infill
- ▲ Illustration and flowchart intensive

# Land Development Ordinance

## Districts & Uses



2.4.2 CN - Neighborhood Commercial District

**COMMENTARY**  
The CN district carries forward and combines C-1 and C-2A. However, in contrast to the existing districts, CN proposes a minimum lot size of 10,000 square feet, to help delineate the desired size of the uses that are allowed in the district. It also proposes a range for setbacks, with the smallest being zero, to prevent parking between buildings and the street, bring buildings up to the front of the lot, and create a pedestrian-friendly area.

### A. Purpose

The CN Neighborhood Commercial district is established to accommodate a mix of low-intensity office and professional establishments, alongside small retail and service uses focused on serving local, adjacent residential neighborhoods, on lots of at least 10,000 square feet in area. The small-scale, neighborhood-focused nature of these areas means they do not need access to major transportation routes, though they may be located along collector streets. Neighborhood commercial areas should support pedestrian-friendly uses and design, ensuring access by walking, biking, and transit.

### B. Dimensional Standards

Lot Dimensions (minimum)	Other Key Standards
A. Lot area (sq. ft.)	Minimums and Exceptions \$2.2
B. Front (ft.)	Table of Allowed Uses \$3.2
C. Building Setbacks	User Specific Standards \$3.3
D. Rear (ft.) min.	Landscaping and Screening
E. Side (ft.) min.	Vehicle Parking and Loading
F. Height (maximum)	Residential Adjacency
G. Building height (ft.)	35

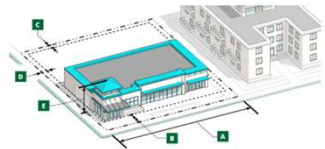
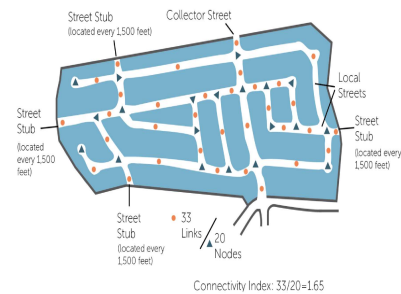


Figure 2.4.2B: CN District Dimensional Standards Illustration

## Development Standards



## Procedures

# Z

## ZONING PUBLIC HEARING

**CASE NUMBER**  
**Z-11-21**

**Hearing Date**  
**Jan. 1, 2021**

**REZONING**

**Raleigh**

**919-996-2682**  
rezoning@raleighnc.gov  
raleighnc.gov/development



## Signs & Historic Presv.

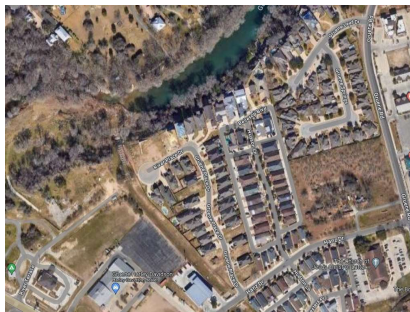


# Addressing Challenges

## ▲ Housing Variety



## ▲ Connectivity



## ▲ Commercial Building Design



# Can Functional Be Aesthetically Pleasing?



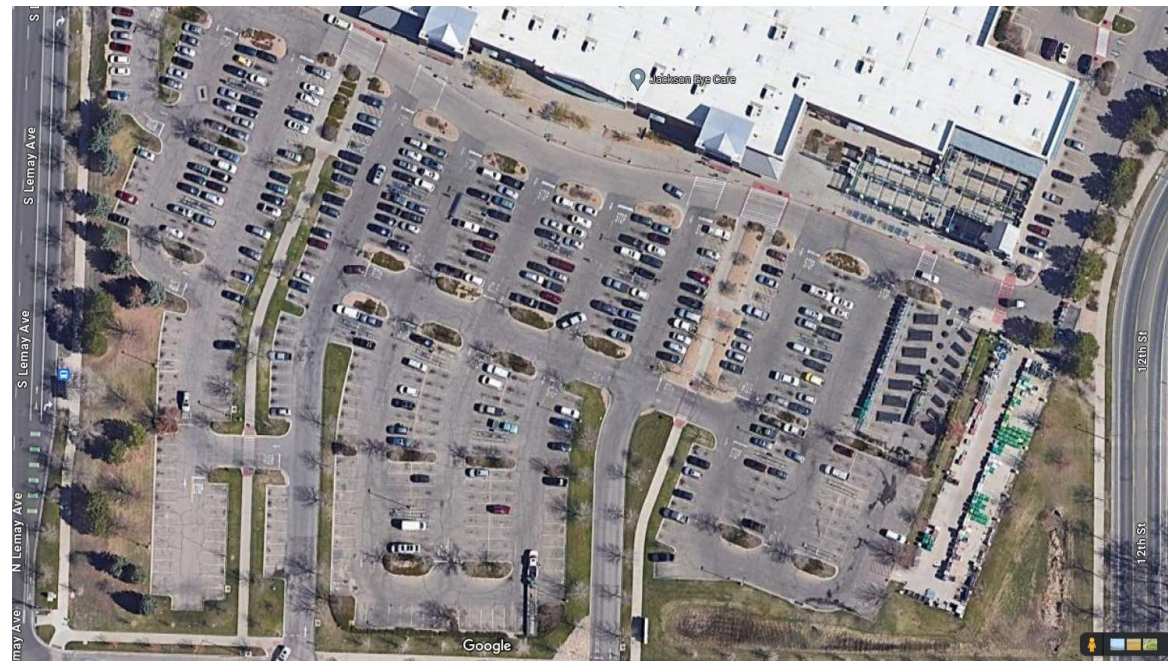
Vs.



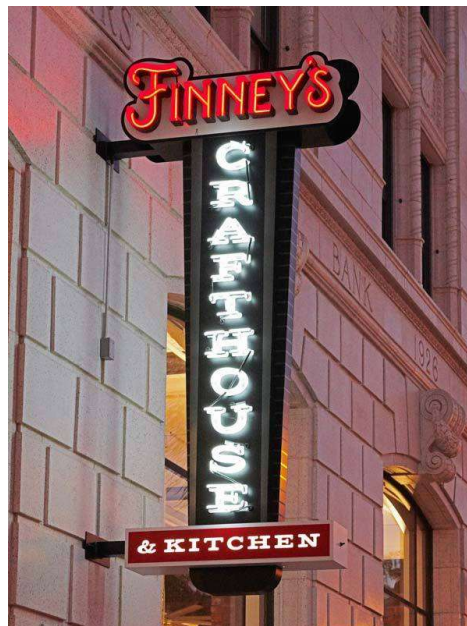
Vs.



# Commercial Parking



# Signs



# Drafting the LDO

## PROJECT SCOPE & ANTICIPATED TIMELINE

**1**

### PROJECT KICKOFF

BACKGROUND  
RESEARCH  
STAKEHOLDER  
INTERVIEWS

**2**

### CODE DIAGNOSTIC ASSESSMENT

DRAFT CODE  
ASSESSMENT

**3**

### DRAFT NEW LDO STANDARDS

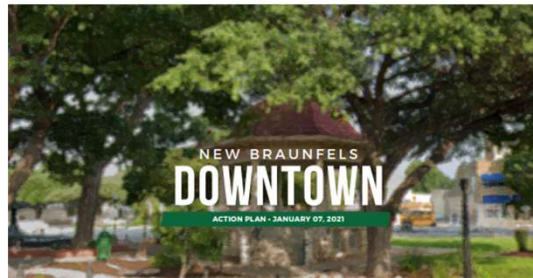
DISTRICTS & USES  
DEVELOPMENT  
STANDARDS  
PROCEDURES  
SIGNS & HISTORIC  
PRESERVATION  
DOWNTOWN  
FORM-BASED ZONING  
CONSOLIDATED  
DRAFT

**4**

### LDO PRESENTATION & ADOPTION

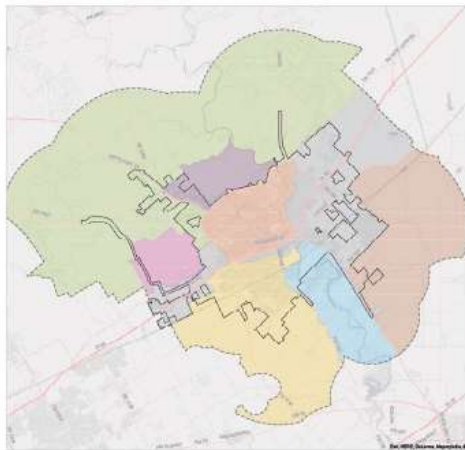
ADOPTION DRAFT  
EXECUTIVE  
SUMMARY  
LDO ADOPTION  
HEARINGS  
FINAL LDO

# Envision New Braunfels Update



# Envision New Braunfels Update

## Future Land Use



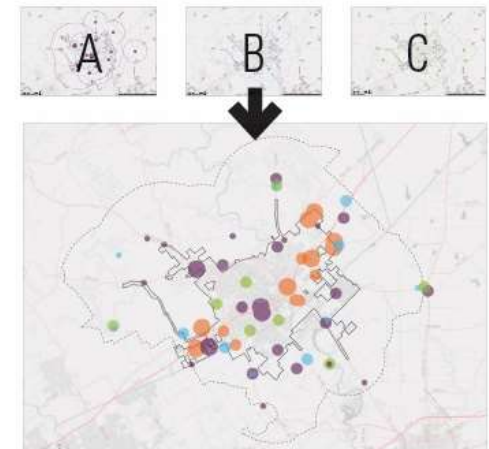
SUB AREAS



EXISTING CENTERS



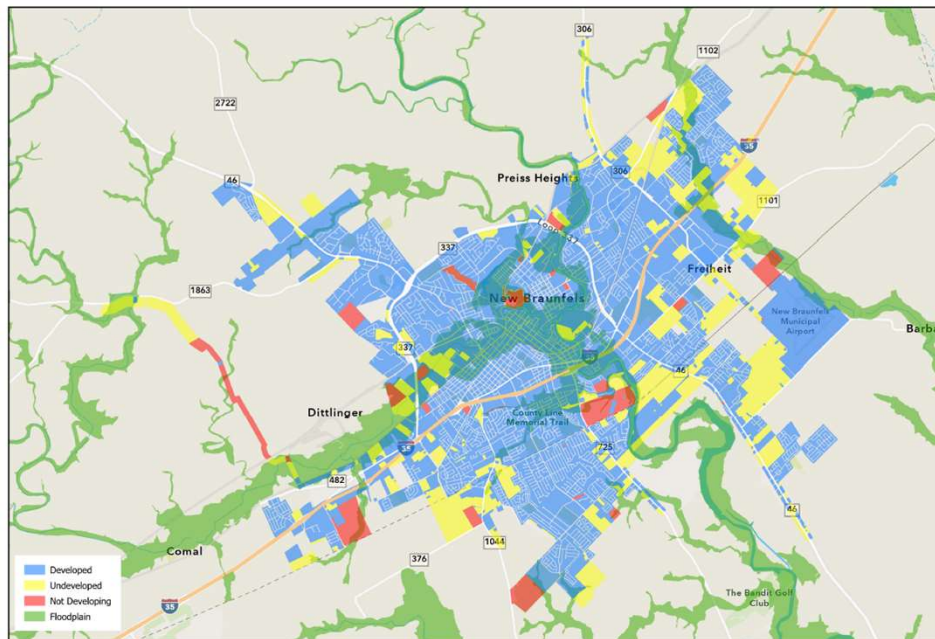
CORRIDORS



FUTURE CENTERS  
(PREFERRED ALTERNATIVE)

# Envision New Braunfels Update

## Build-Out Analysis



Parcel Development Status - 2023

### 2020

	Acres (sum)	Percent Total
Developed	16,748	66.8%
Undeveloped- net developable	5,761	23.0%
Not Developing	1,276	5.1%
Floodplain/floodway	810	3.2%
Unknown	478	1.9%
Totals	25,073	100.0%

### 2029

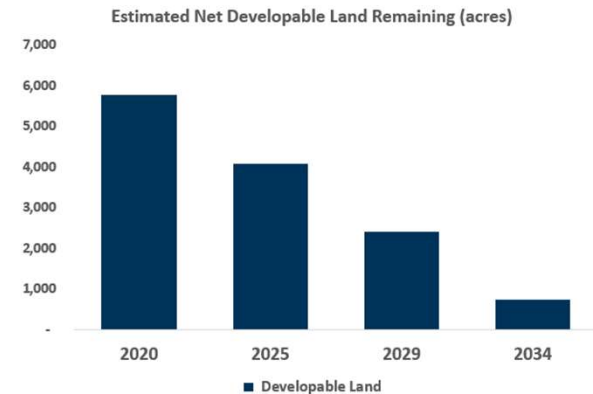
	Acres (sum)	Percent Total
Developed	20,098	80.2%
Undeveloped- net developable	2,411	9.6%
Not Developing	1,276	5.1%
Floodplain/floodway	810	3.2%
Unknown	478	1.9%
Totals	25,073	100.0%

### 2025

	Acres (sum)	Percent Total
Developed	18,423	73.5%
Undeveloped- net developable	4,086	16.3%
Not Developing	1,276	5.1%
Floodplain/floodway	810	3.2%
Unknown	478	1.9%
Totals	25,073	100.0%

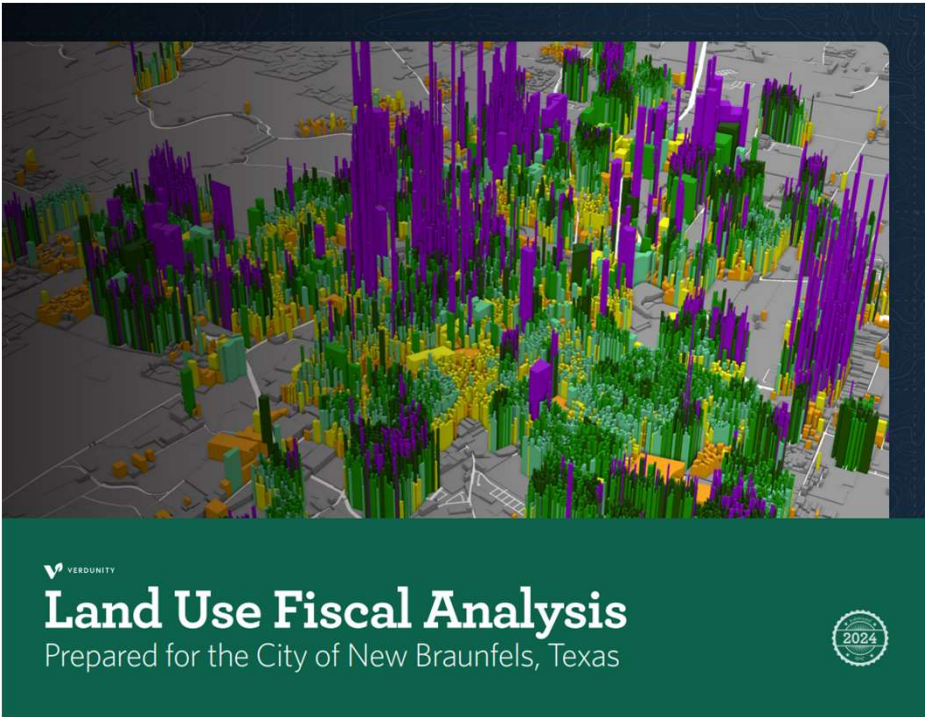
### 2034

	Acres (sum)	Percent Total
Developed	21,773	86.8%
Undeveloped- net developable	736	2.9%
Not Developing	1,276	5.1%
Floodplain/floodway	810	3.2%
Unknown	478	1.9%
Totals	25,073	100.0%

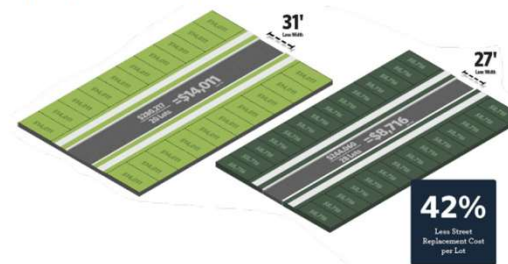


# Envision New Braunfels Update

## Land Use Fiscal Analysis



### The Effect of Lot Size & Street Width on Homeowner's Tax Burden



**SUBURBAN BIG BOX**  
Wal-Mart



**23.78**

TOTAL ACRES

**\$834,740**

ASSESSED VALUE PER ACRE

**SUBURBAN PAD SITE**  
Jack In the Box



**1.17**

TOTAL ACRES

**\$1,329,929**

ASSESSED VALUE PER ACRE

**TRADITIONAL DOWNTOWN GRID**



**33.51**

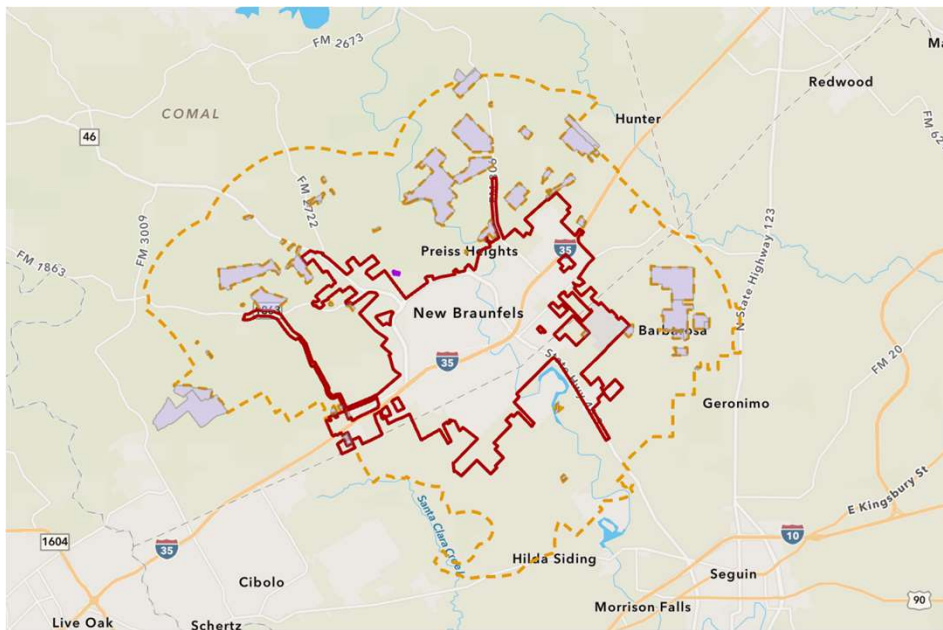
TOTAL ACRES

**\$2,176,405**

ASSESSED VALUE PER ACRE

# Envision New Braunfels Update

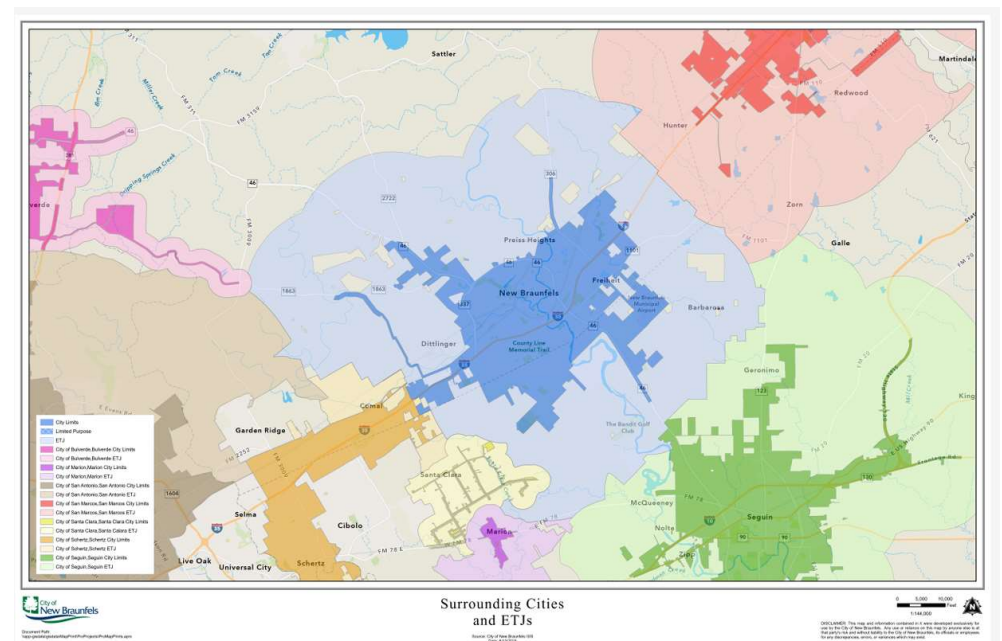
## ETJ



Number of  
**61**

Acres Released  
**6,953.35**

## Regional Planning



# Comprehensive Plan



**Christopher J. Looney, AICP**  
**Planning & Development Services Director**  
**[clooney@newbraunfels.gov](mailto:clooney@newbraunfels.gov)**  
**830.221.4041**

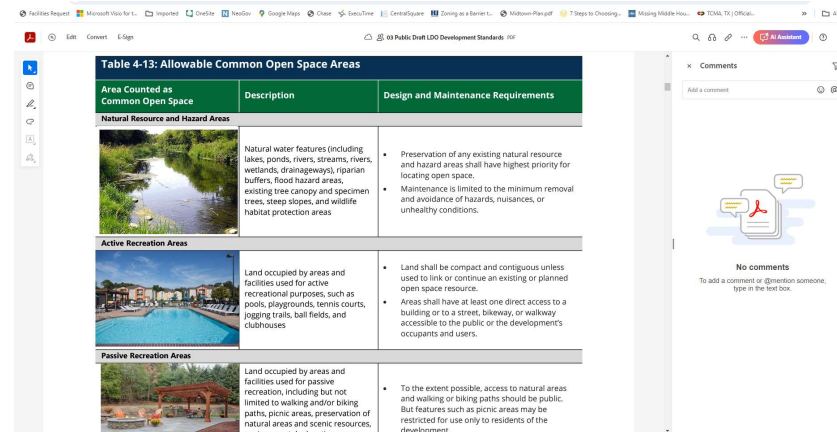
**<https://www.newbraunfels.gov/3474/Planning-Development-Services>**




**<https://www.newbraunfels.gov/LDO>**

**<https://www.newbraunfels.gov/3454/Comprehensive-Planning>**

# LDO Public Input

- ▲ Public Participation Plan
- ▲ Surveys
- ▲ Stakeholder Interviews
- ▲ Public Meetings
- ▲ Committee Workshops
  - Technical Advisory Committee
  - Citizens Advisory Committee
    - Appointed Industry Representatives
    - Board/Commission Representatives

A screenshot of a web browser displaying a public draft of the LDO Development Standards. The browser window shows the title 'Public Draft LDO Development Standards' and a table titled 'Table 4-13: Allowable Common Open Space Areas'. The table has three columns: 'Area Counted as Common Open Space', 'Description', and 'Design and Maintenance Requirements'. The table lists three types of areas: 'Natural Resource and Hazard Areas', 'Active Recreation Areas', and 'Passive Recreation Areas'. Each row includes a small image, a description, and a list of requirements. A comments sidebar is visible on the right side of the page.

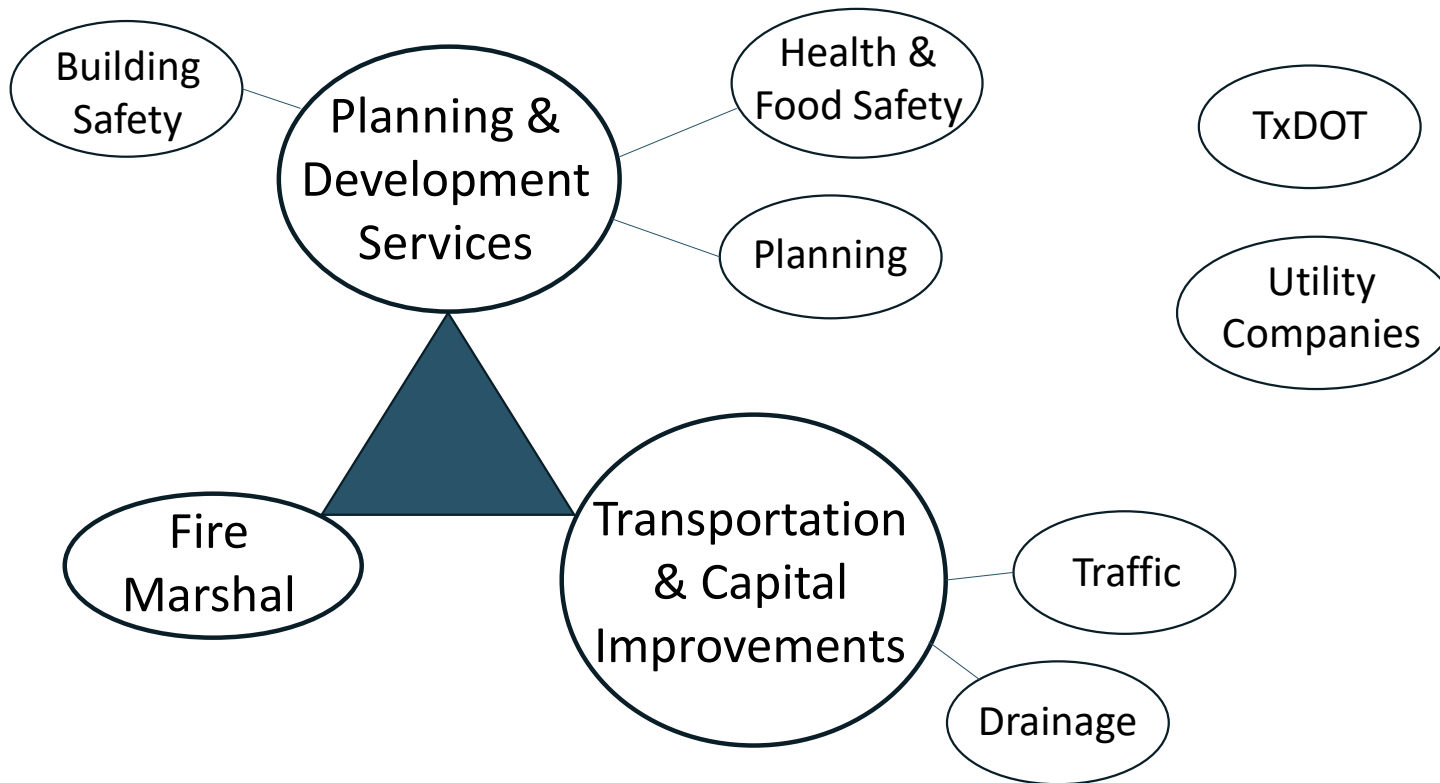
Area Counted as Common Open Space	Description	Design and Maintenance Requirements
	Natural water features (including lakes, ponds, rivers, streams, rivers, wetlands, drainage ways), riparian buffers, flood hazard areas, existing tree canopy and specimen trees, steep slopes, and wildlife habitat protection areas	<ul style="list-style-type: none"><li>Preservation of any existing natural resource and hazard areas shall have highest priority for locating open space.</li><li>Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.</li></ul>
	Land occupied by areas and facilities used for active recreational purposes, such as pools, playgrounds, tennis courts, jogging trails, ball fields, and clubhouses	<ul style="list-style-type: none"><li>Land shall be compact and contiguous unless used to link or continue an existing or planned open space resource.</li><li>Areas shall have at least one direct access to a building or to a street, bikeway, or walkway accessible to the public or the development's occupants and users.</li></ul>
	Land occupied by areas and facilities used for passive recreation, including but not limited to walking and/or biking paths, picnic areas, preservation of natural areas and scenic resources, and development of natural resource	<ul style="list-style-type: none"><li>To the extent possible, access to natural areas and walking or biking paths should be public. But features such as picnic areas may be restricted for use only to residents of the development.</li></ul>

<https://newbraunfels.gov/3449/Land-Development-Ordinance>

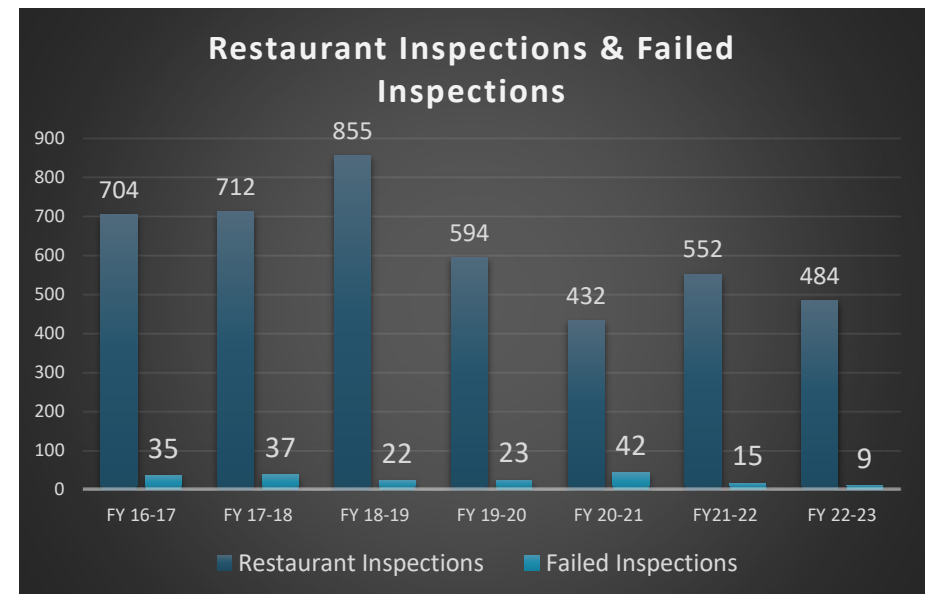
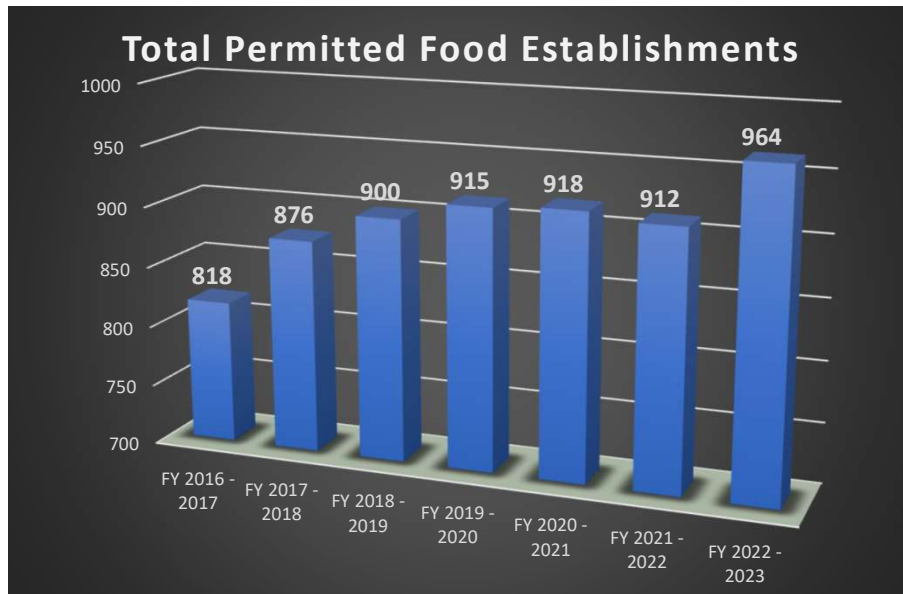
## Citizens Advisory Committee – Appointed by City Council

- ▲ Workforce Housing Advisory Committee
  - Johnnie Rosenauer
- ▲ Zoning Board of Adjustment
  - John Coker
- ▲ Planning Commission
  - Randall Allsup
- ▲ Historic Landmark Commission
  - Nathan Feingold
- ▲ Engineer Representative
  - Jocelyn Perez
- ▲ Building Industry Representative
  - Melissa Callas
- ▲ Developer Representative
  - Ricky Beach
- ▲ Sign Industry Representative
  - Jeanette Mangus
- ▲ Architect Representative
  - Patrick Winn

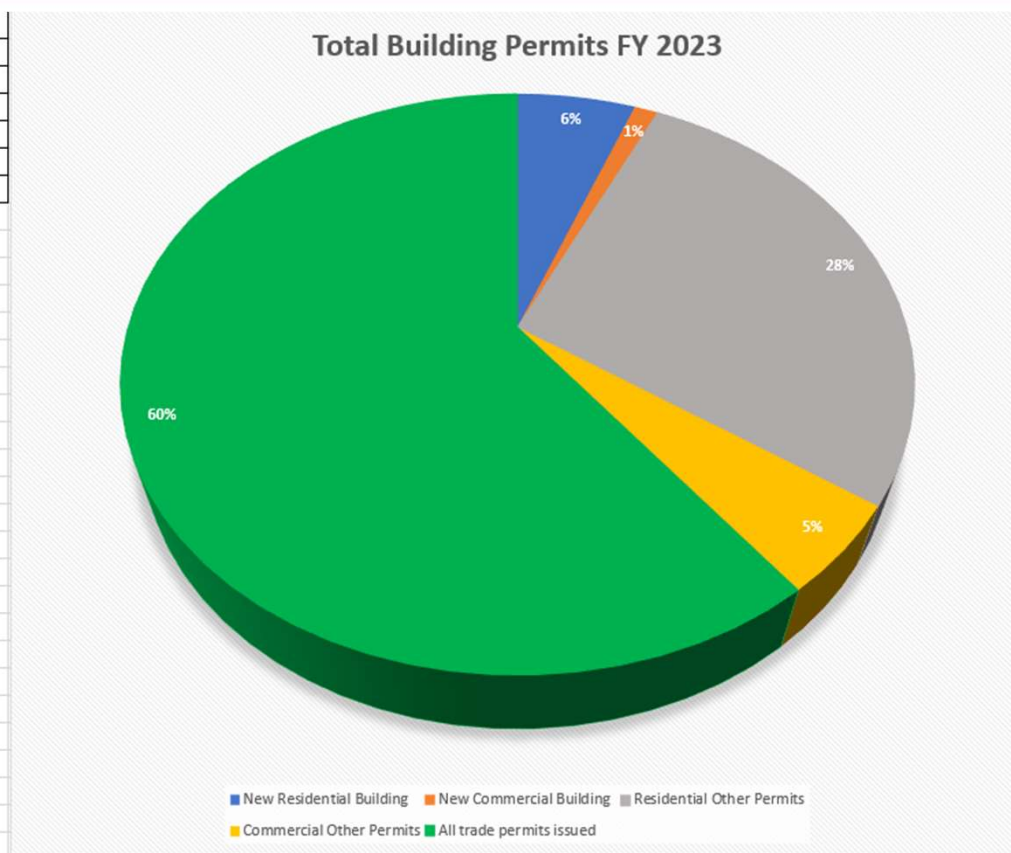
# Building Plan Review Process



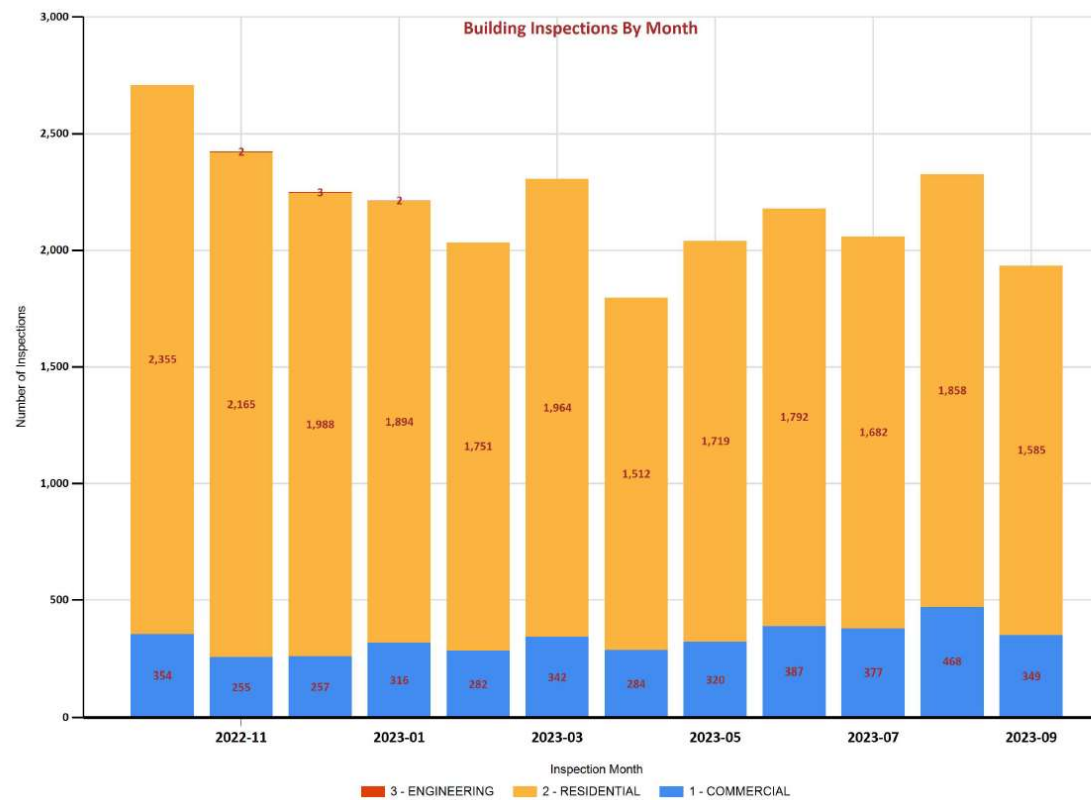
# Health & Food Safety



# Building Safety

[illegible]

# Building Safety



# Current Planning

■ Administrative Permits: flood zone verification, home occupation, legal lot determination, off-site parking agreement, buffer wall objections, special events, off-site banners, temporary vendor permits, tree removal permits, zoning verification letters

■ Customer Communication

■ Platting: final plat, master plan, amending plat, amendment to plat, minor plat, sector plan, replat

■ Short Term Rental Permits

■ Zoning Change Process

■ Boards and Commissions

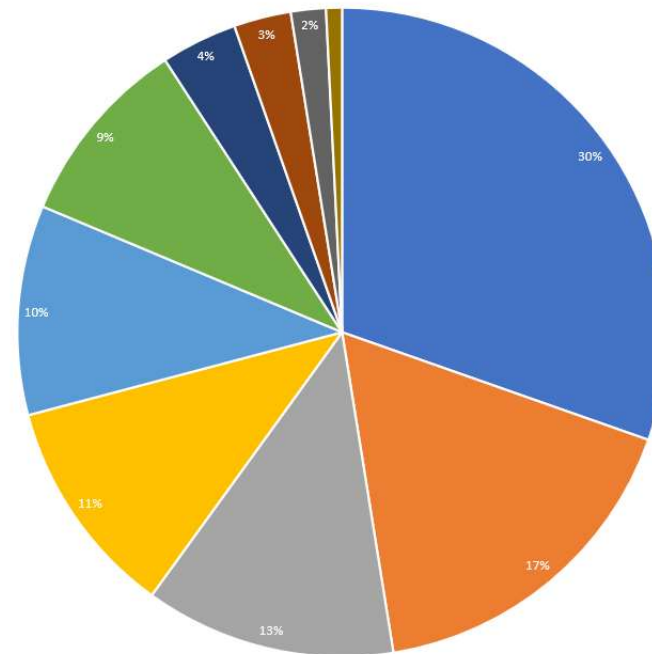
■ BOA Variance

■ ETJ Removal Requests

■ Vested Rights Determination

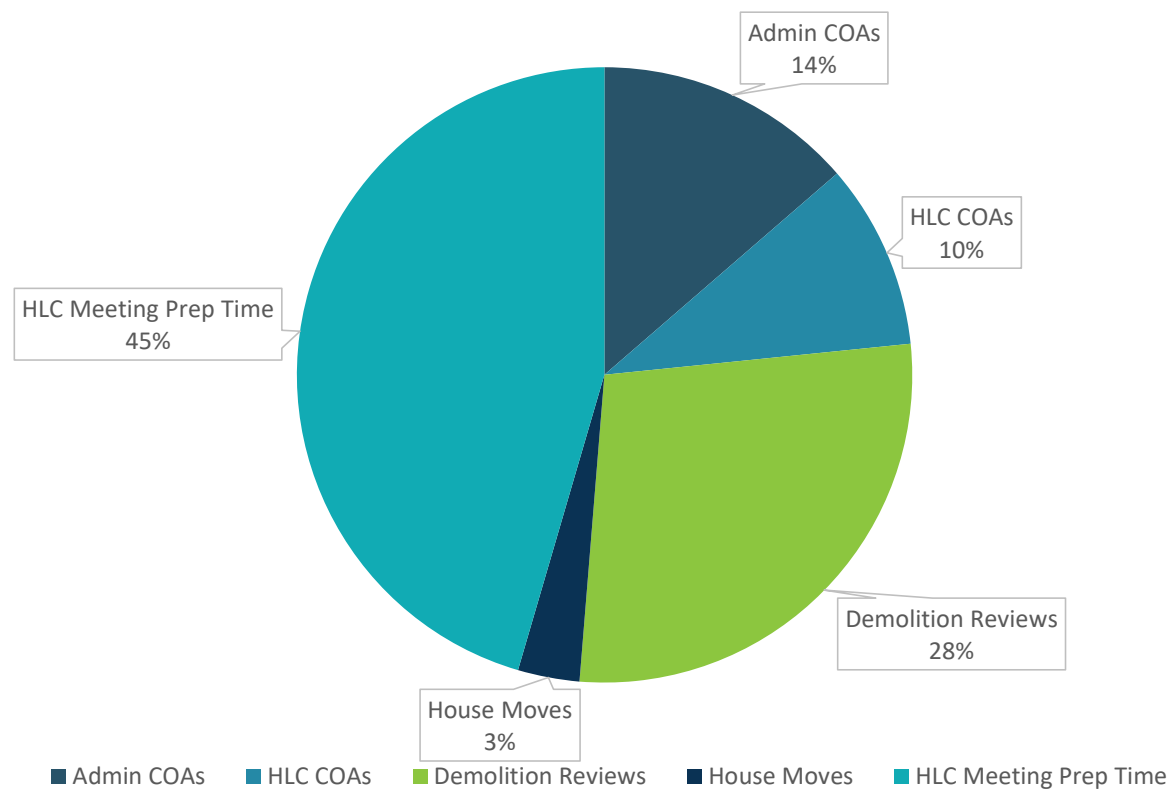
■ Waiver Request

Current Planning

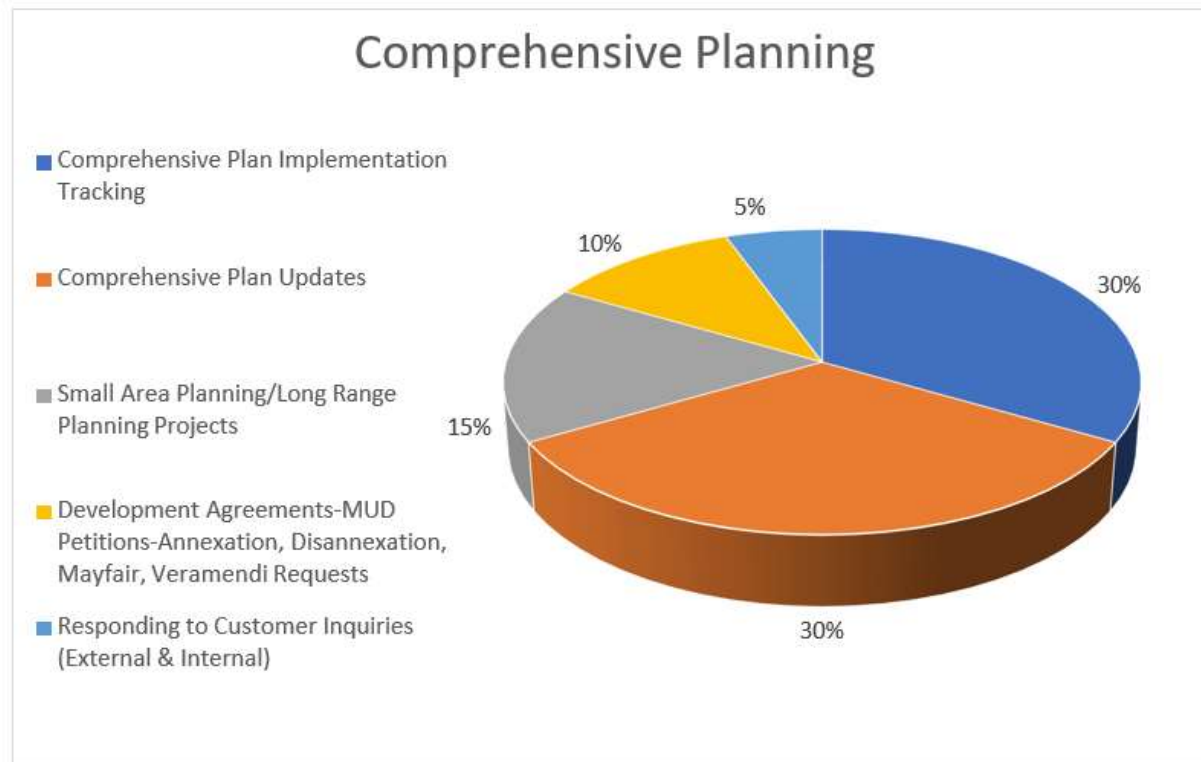


# Historic Reviews/HLC Prep Time

Oct '23 - April '24



# Comprehensive Planning



# Questions?



# Reminders



Date	Location	Topic
Wednesday, March 26	City Hall – Tejas Room	Kickoff, City Government 101, Strategic Plan
Wednesday, April 2	Westside Library	Transportation & Capital Improvements, Library, Communications & Community Engagement
Wednesday, April 9	Police Department	Police Department, Fire Department
Wednesday, April 16	Das Rec	Information Technology, Parks & Recreation, Human Resources
Wednesday, April 23	Municipal Building (424 Castell)	Public Works, River & Watershed Planning & Development
Wednesday, April 30	New Braunfels National Airport	Economic & Community Development, Airport Finance <i>*Optional 4:30-5:30 air traffic control tower tour</i>
Wednesday, May 7	City Hall – Tejas Room	Municipal Court, City Secretary, City Attorney
Monday, May 12	City Hall - Tejas Room/Council Chambers	Graduation Reception/City Council Meeting <i>(families invited to attend)</i>



**Session 5 Survey**