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# New Braunfels Growth & Development

*Garry Ford, Jr., P.E., PTOE  
City Engineer  
City of New Braunfels*

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Drawn by Augustus Kuhn

- 1. COURT HOUSE
- 2. COUNTY PRISON
- 3. SUNDAY SCHOOL

- 4. LAKEVIEW HILLS
- 5. WINDMILL HILLS
- 6. FISHING HOLE
- 7. FISHING HOLE L. & C. R. R.
- 8. BREWERY

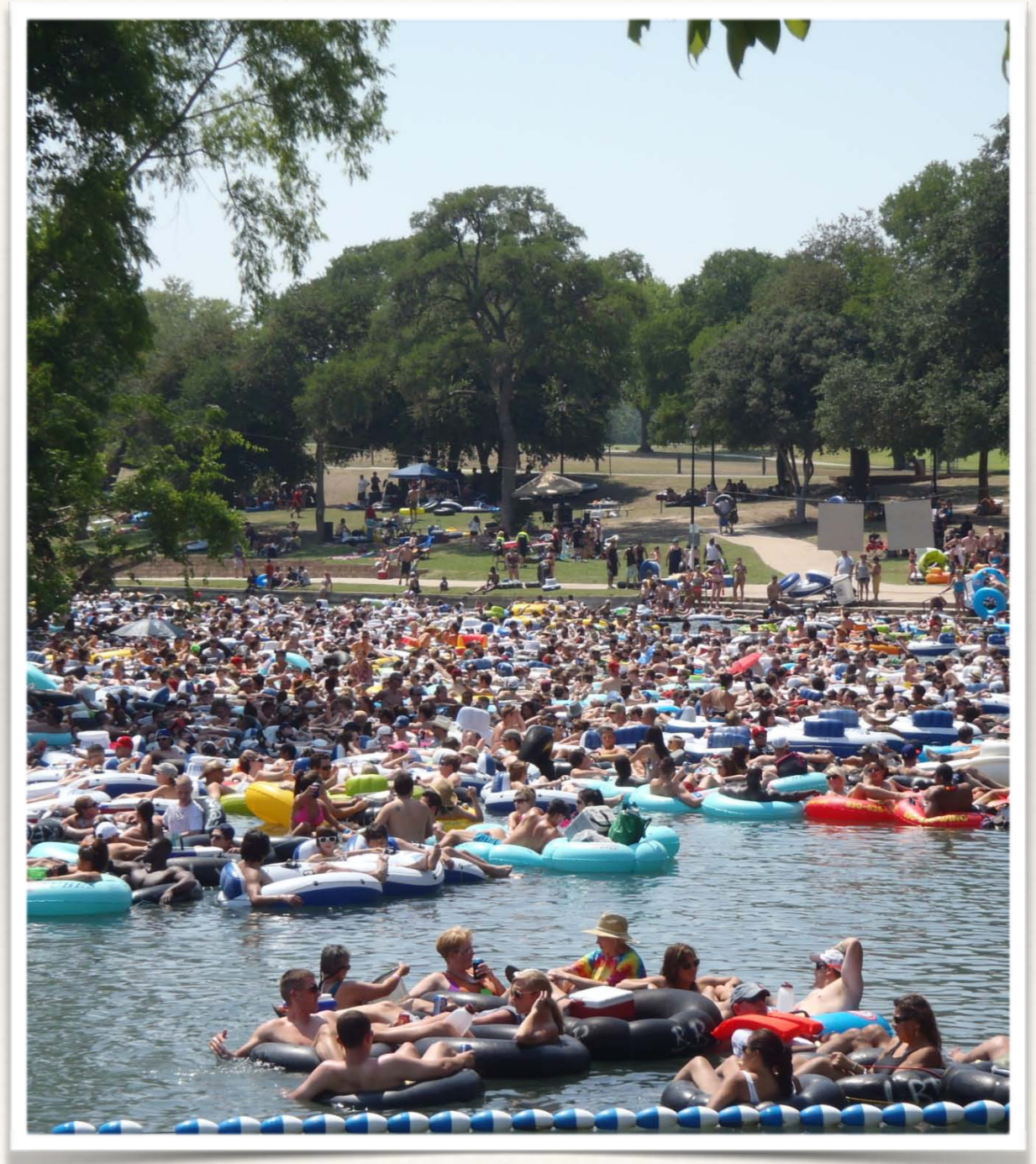
BIRD'S EYE VIEW OF  
**NEW BRAUNFELS**  
 COMAL COUNTY TEXAS  
 1861

- 9. METHODIST EPISCOPAL CHURCH
- 10. ROMAN CATHOLIC CHURCH
- 11. CALVARIY PROTESTANT CHURCH
- 12. WINDMILL CEMETERY
- 13. WINDMILL

- 14. BREWERY, the building owned by the Com. Iron Co. Inc.
- 15. COTTON GIN AND LUMBER MILL
- 16. CEMETERY

# Overview

- ❖ Growth
  - ❖ Development
  - ❖ Transportation
  - ❖ Water
- ❖ Challenges
- ❖ Addressing the Growth, Development and Challenges



# City of New Braunfels

- ❖ Schlitterbahn
- ❖ Historic Gruene
- ❖ Comal and Guadalupe Rivers
- ❖ Landa Park
- ❖ German festivals
  - ❖ Wassailfest (December)
  - ❖ Wein & Saengerest (May)
  - ❖ Wurstfest (November)

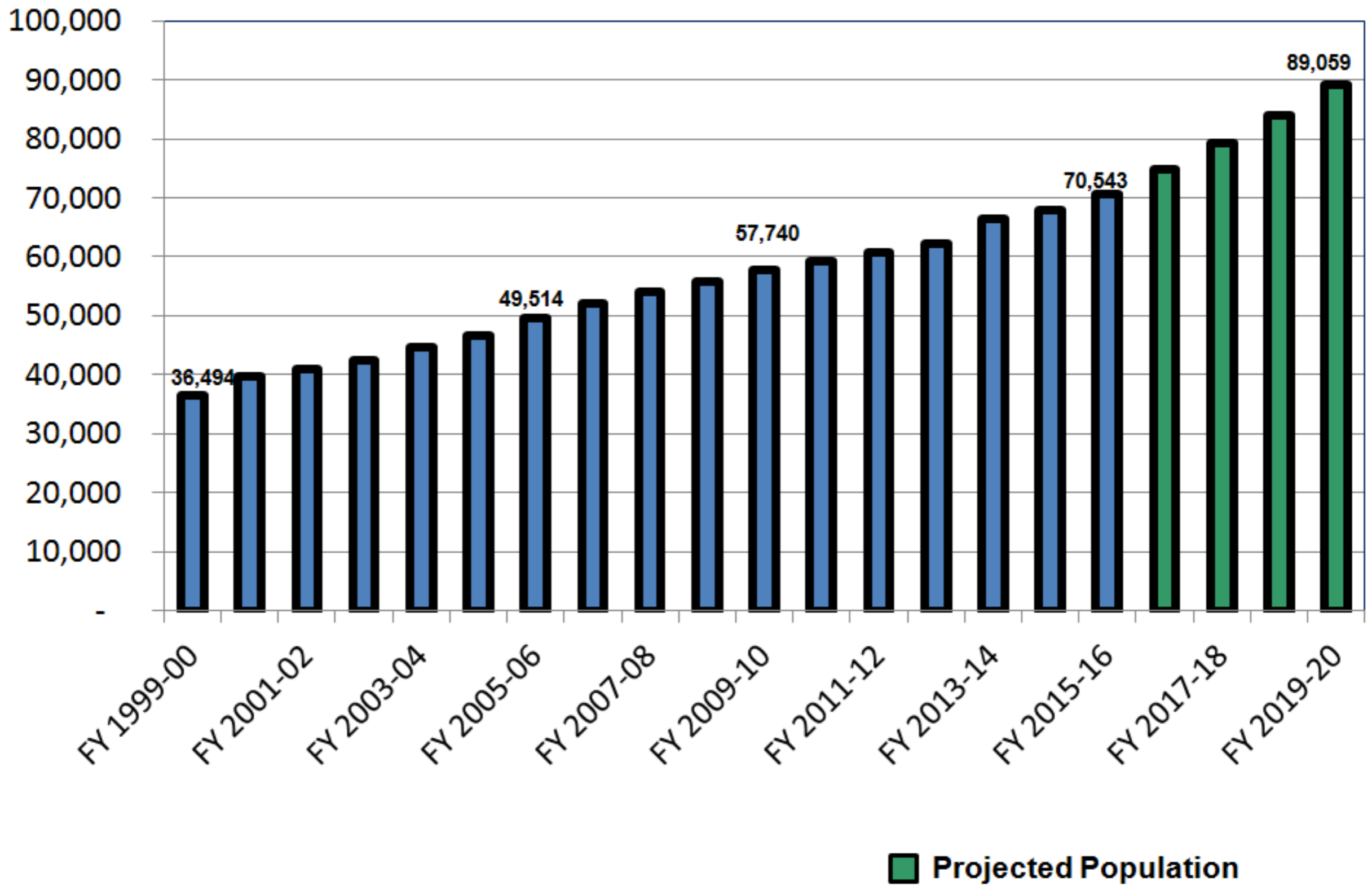


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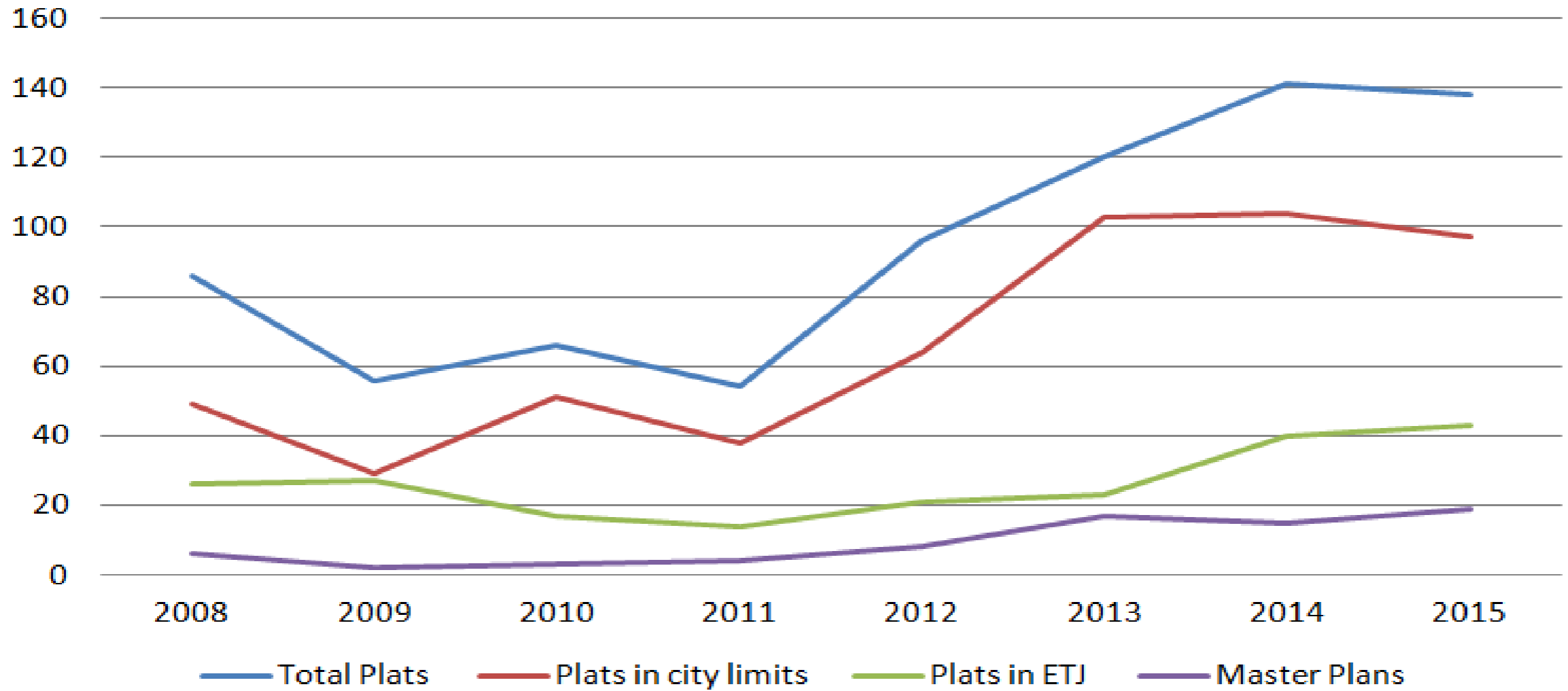
# Fast Growing Community

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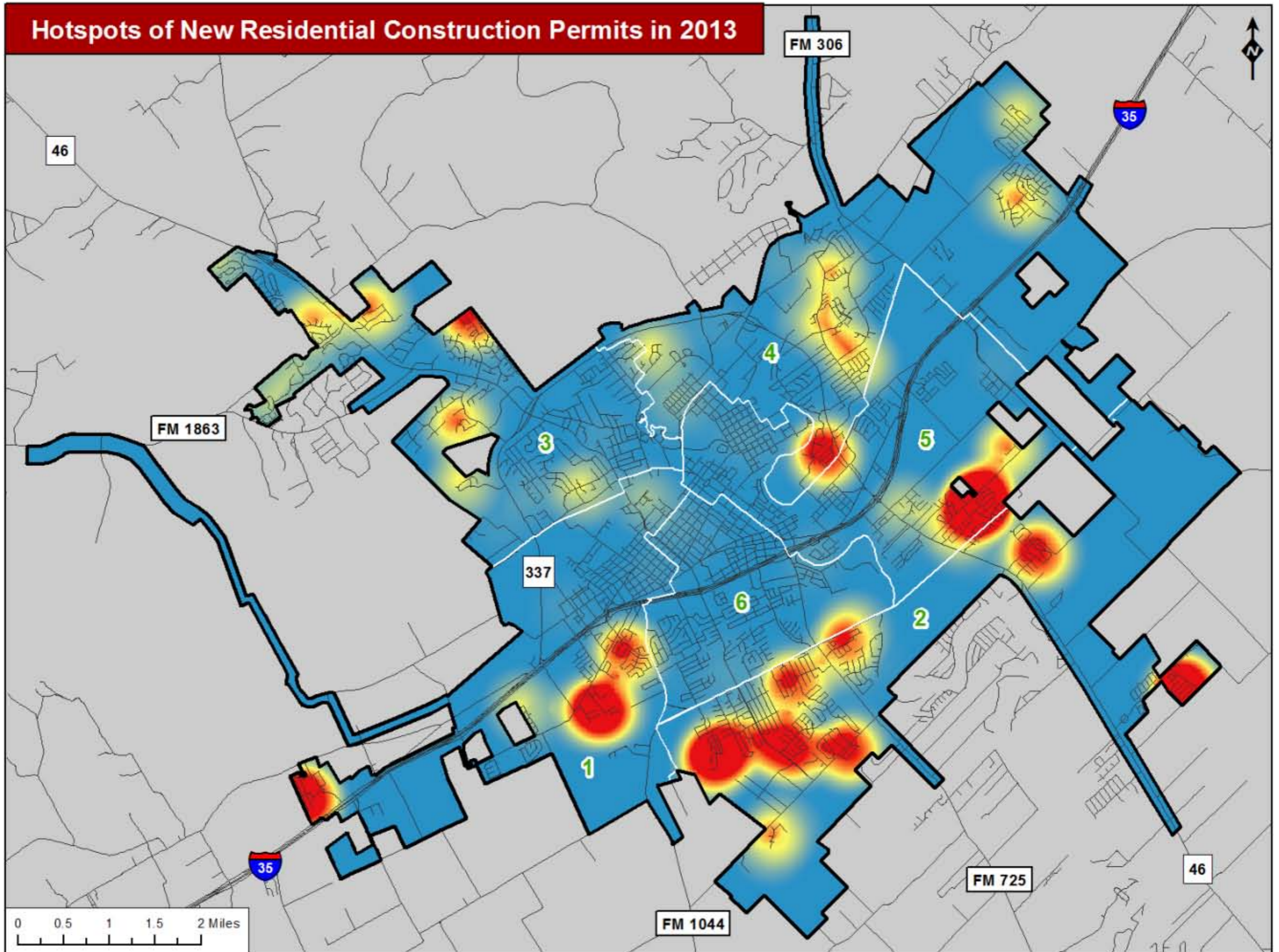
- ❖ Population of 36,500 (2000)
- ❖ Population of 63,000 (2013)
- ❖ Population of 70,500 (2016)
- ❖ 2<sup>nd</sup> fastest growing city in U.S. (2014-2015)



# Subdivision Plats

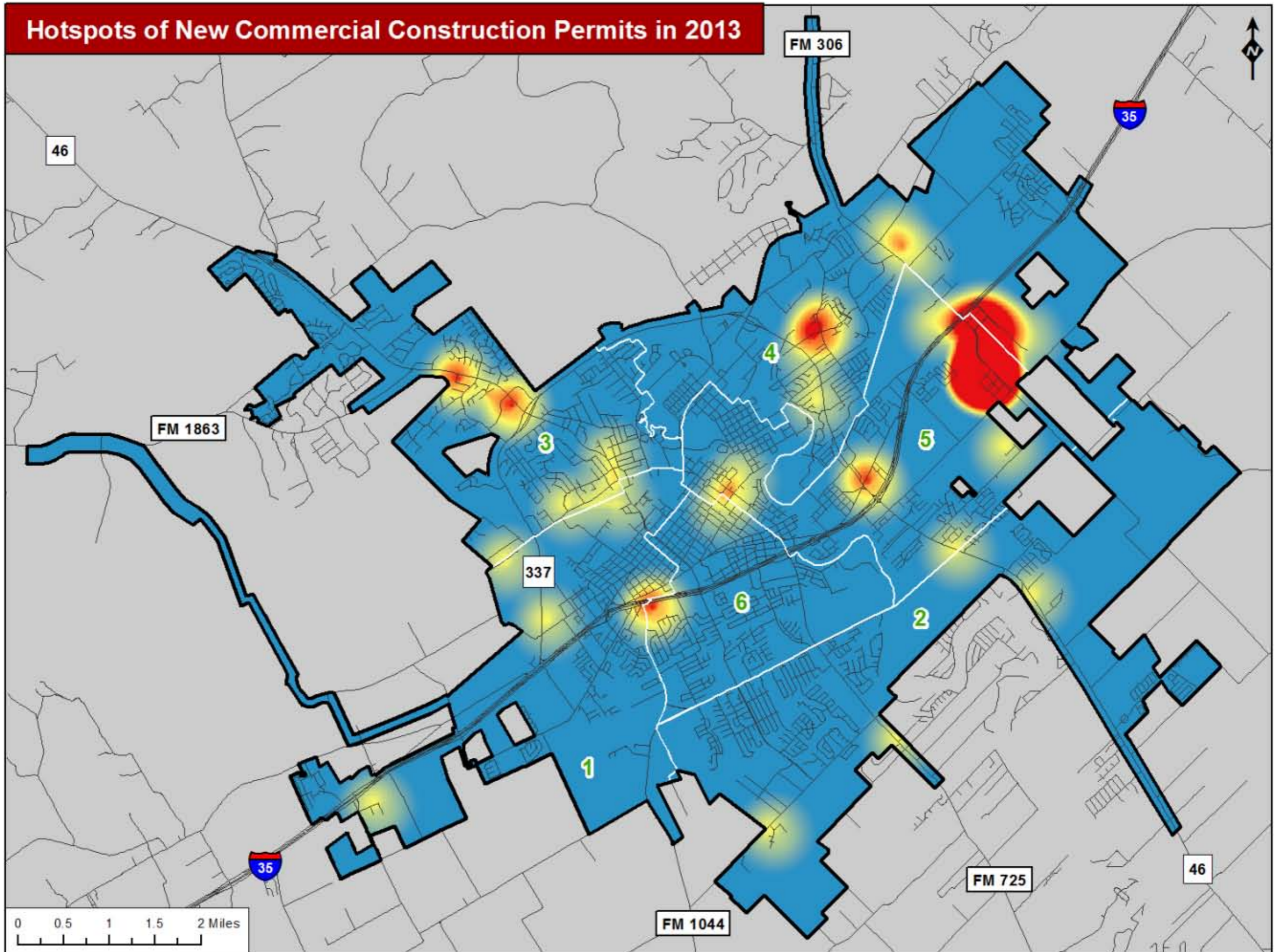


# Hotspots of New Residential Construction Permits in 2013





# Hotspots of New Commercial Construction Permits in 2013



# I-35 Growth

- ❖ General traffic increase
  - ❖ Growth in nearby cities (all directions)
- ❖ Housing growth between San Antonio & New Braunfels
  - ❖ Location & affordability
  - ❖ Represents all markets
- ❖ Regional and local truck traffic



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# I-35 & LP 337/Rueckle Rd

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- ❖ Pilot truck stop/quarry west
- ❖ Housing development east
- ❖ Route to SH 46 west and to Landa Street
- ❖ Intersection delays

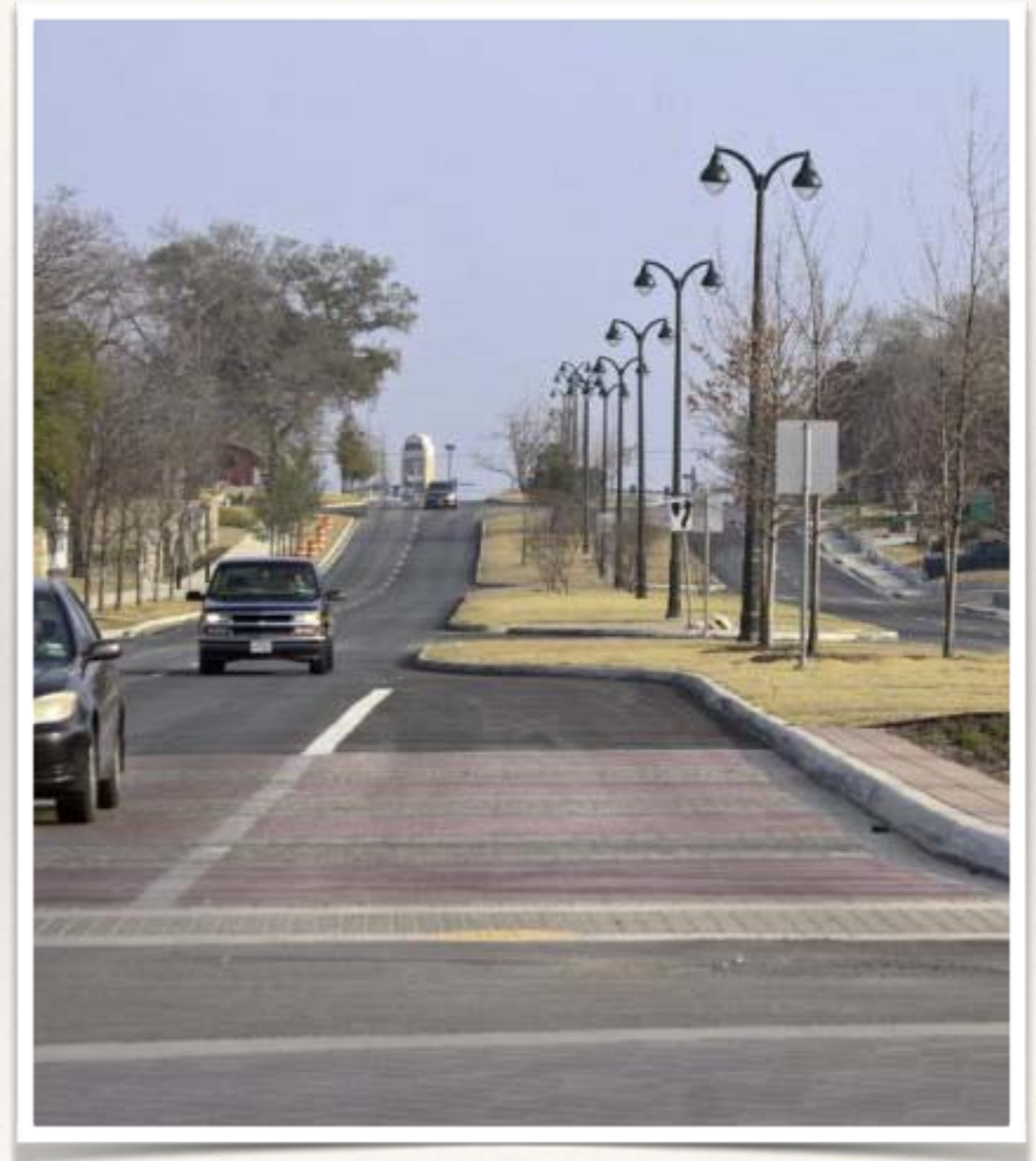


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# I-35 & Walnut Ave

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- ❖ Commercial at I-35
  - ❖ Walmart
  - ❖ HEB
  - ❖ Fast food/gas
  - ❖ Other commercial
- ❖ Issues include intersection delays and access management
- ❖ *City Walnut Avenue project*



# I-35 & Seguin Ave

- ❖ Gateway to Historic Downtown, Landa Park, Comal River, Schlitterbahn, Wurstfest
- ❖ Housing development east
- ❖ Traffic issues:
  - ❖ Limited interchange capacity
  - ❖ Signal operations



# I-35 & SH 46

- ❖ Traffic increase between Seguin and New Braunfels
- ❖ Housing development east
- ❖ Traffic issues:
  - ❖ Closely spaced intersections
  - ❖ Heavy truck traffic
  - ❖ Access management



# I-35 & FM 306/Creekside Xing

- ❖ Tremendous growth area
  - ❖ Creekside development
  - ❖ Buc-ee's
  - ❖ Hospital & medical facilities
  - ❖ HEB & Future In-N-Out
- ❖ Gruene & Canyon Lake traffic



Downtown  
New Braunfels

Canyon  
High School

46  
ROAD

35  
INTERSTATE

FM 1001

FM 306

108,000 VPD  
(TXDOT, 2010)

resolute health  
120 Bed Hospital  
(Under Construction)

Fire Station

CHRISTUS Health

82 Gas Pumps  
65,000 SF

Proposed  
WORLD MARKET  
SPEC'S  
FIVE BEL'W

6,500 VPD

TJ-maxx  
charming CHARLIE  
ULTA

Proposed  
Walgreens

Proposed  
Las Palapas

Proposed  
IN-N-OUT

FM 306

HOBBY LOBBY

belk

CREEKSIDE CINEMAS

Slays

Wildco's

IBS

Future  
H-E-B

MANIONS  
400 Class A  
Multi-Family Units

PH 100  
RETAIL

PETSMART

DICK'S  
SPORTING GOODS

ROSS  
DRESS FOR LESS

JCPenney

BEST BUY

TARGET

Proposed  
ANNA'S LINENS

MCCOY'S  
BUILDING SUPPLY

Walmart  
Distribution Center



# I-35 & Conrads Ln/Kohlenberg Rd

- ❖ TA Truck Stop
- ❖ Housing development west
- ❖ New DPS driver license facility
- ❖ Heavy truck traffic and limited capacity (jug-handles)
- ❖ Future General Land Office Mixed-use development





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# Loop 337

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- ❖ Veramendi development
  - ❖ 2,400 acre master plan development
  - ❖ 12,000-15,000 more people in 25 years
  - ❖ 130,000+ trips
- ❖ Roadway Improvements
  - ❖ \$45 Million project
  - ❖ Two-lane, undivided road to four-lane, divided road
  - ❖ Anticipate start late 2017/early 2018

# VERAMENDI MASTER PLAN



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# Veramendi Development

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- ❖ Stormwater commitments
  - ❖ Regional dam facility
  - ❖ Financial contribution to additional drainage project
  - ❖ Water quality requirements (EARZ)
- ❖ Parks, trails and open spaces
- ❖ Pedestrian and bicycle mobility
- ❖ Financial participation to Loop 337 improvements

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# Challenges

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- ❖ Traffic congestion
- ❖ Managing growth demands
  - ❖ Plats, permits and subdivisions
  - ❖ More citizens = more complaints
- ❖ Limited and outdated standards
- ❖ New staff following established rules
- ❖ Drainage and water quality issues



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# More Challenges

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- ❖ Population growth requires new regulatory requirements:
  - ❖ Municipal Separate Storm Sewer System (MS4)
  - ❖ 40+ Traffic Signals from TxDOT
- ❖ Limited funding
- ❖ Staff levels remain the essentially unchanged
- ❖ Changes require staff time, education, challenges, permission, justification, ...

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# Addressing Development

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- ❖ Improved agency coordination
  - ❖ Counties, utilities, TxDOT
- ❖ Improved review and inspection process
  - ❖ Streamline – minimize layers
  - ❖ Consistency – reviews, inspections, process
  - ❖ Talented and established staff
- ❖ Third-party assistance when needed
- ❖ Push changes through the process



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# Changes

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- ❖ MS4
  - ❖ Developed Minimum Control Measures
  - ❖ City staff inspecting and keeping records of large sites
  - ❖ Developing illicit discharge ordinances
- ❖ Drainage Criteria Manual Update
  - ❖ Started in 2010... finished in 2016
  - ❖ Detention and rainfall intensities updated early
  - ❖ General update and clean up (July 2016)
  - ❖ Water quality requirements (January 2017)

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# Addressing Growth

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- ❖ 2013 Bond Projects
  - ❖ Street Improvements (\$37.5M)
  - ❖ Drainage Improvements (\$24.5M)
- ❖ TxDOT Projects
  - ❖ Loop 337, FM 1101, FM 306, SH 46, Signals
- ❖ Alamo Area MPO Transportation Alternatives Projects
  - ❖ Landa St Pedestrian & Bike Improvements,  
Westside Area Pedestrian Improvements
- ❖ Comprehensive Plan Update

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# Summary

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- ❖ Growth, development, more growth, more development
- ❖ Many challenges and limited resources
- ❖ Address challenges by changing and improving process
- ❖ Address growth by funding and successfully implementing key projects

*Smart Growth Workshop*

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Questions?

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