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)
Fast Growing Community

- Population of 36,500 (2000)
- Population of 63,000 (2013)
- Population of 70,500 (2016)
Subdivision Plats

- Total Plats
- Plats in city limits
- Plats in ETJ
- Master Plans

Graph showing the number of subdivision plats from 2008 to 2015.
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
I-35 & LP 337/Rueckle Rd

- Pilot truck stop/quarry west
- Housing development east
- Route to SH 46 west and to Landa Street
- Intersection delays
I-35 & Walnut Ave

- 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
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
Loop 337

- 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 Development

- 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
Challenges

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- Limited and outdated standards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

- 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, …
Addressing Development

- 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
Changes

- 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)
Addressing Growth

❖ 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
Summary

❖ 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
Questions?

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