

02-001

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF NEW BERLIN, TEXAS

WHEREAS, the City Council requested that the City’s Planning and Zoning Commission develop a Comprehensive Plan for the City of New Berlin; and

WHEREAS, Texas Local Government Code Chapter 213, authorizes the City to develop a Comprehensive Plan in order to control growth and provide a road map for the future growth areas of the City; and

WHEREAS, the development of a Comprehensive Plan ensures that development in and around the City will progress in an orderly manner; and

WHEREAS, this plan takes into account land use considerations, transportation considerations and the need for increased public facilities; and

WHEREAS, a Comprehensive Plan is used as a guide to establish development regulations, particularly subdivision regulations and zoning regulations; and

WHEREAS, the Planning and Zoning Commission has proposed for Council’s adoption this Comprehensive Plan; and

WHEREAS, a public hearing was held in order to receive input from the public and give them an opportunity to get testimony and present written evidence regarding the proposed Comprehensive Plan on February 18, 2002
& March 18, 2002

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BERLIN, TEXAS:

The City Council of the City of New Berlin adopts this Comprehensive Plan for the City of New Berlin in substantially the same form as attached hereto and incorporated by reference.

PASSED and **APPROVED** on this the 18th day of March, 2002.

APPROVED:

Ferdinand Friederick
Ferdinand Friederick, Mayor

ATTEST:

Janie Wallace
Janie Wallace, City Secretary

APPROVED AS TO FORM:

Susan C. Rocha
Susan C. Rocha, City Attorney

final

**CITY OF NEW BERLIN COMPREHENSIVE PLAN
CHAPTER I
BASIC STUDY**

Origin of the Community

The community of New Berlin is located in Southwestern Guadalupe County of Texas near its junction with Bexar and Wilson Counties. Primarily German immigrants settled the area during the middle 1800's with agriculture as the most important activity. For more than a century, the community was a gathering place for area farmers and ranchers. Several general merchandise stores, blacksmith shop, cotton gin, bowling alley, several dance halls, car dealership, meat market, post office and garage all made their appearance at some time during the years.

However, the community did not become an incorporated city until May 24, 1975. Expenses associated with the incorporation process were paid with funds contributed by the New Berlin Community Club and donations from individual citizens. The first city officials were elected on August 9, 1975. Reverend David Murdock was elected as mayor and Leroy Albrecht, Robert Zuehl Jr., Freddie Frederich, Melvin Strey and Arthur Borgfeld were elected as aldermen. Jim Lewis was elected as the first City Marshall.

For more than twenty-five years, the city has functioned without any property taxes. Instead, operational funds have been obtained through annual voluntary donations from the citizens along with franchise taxes received from electric and telephone providers. Some additional funds came through grants and fund raising activities organized by the community.

Beginning with a population of slightly over two hundred and an area of two square miles, the city has grown slowly but steadily. The 2000 census verified that the population had increased to nearly five hundred people. Additional territory was added to the incorporated city limits throughout by means of voluntary annexations. Through wise decisions and frugal financial planning, the city has acquired several acres of land on which it built a city hall and installed some playground equipment for use by its citizens. Elected officials continue to serve their fellow citizens on a voluntary basis. A part-time city secretary and treasurer are paid a stipend for their services to the community.

Fire protection is provided to the city and surrounding area by the New Berlin Volunteer Fire Department which has been in continuous operation since it was chartered by the State of Texas on March 20, 1972. The New Berlin Community Club again supplied initial funds for the formation of the fire department. The East Central Water Supply Corporation and Green Valley District provide water for the area within the city as well as the surrounding area. Guadalupe Valley Electric Coop provides electricity.

The General Nature of the Community

The city of New Berlin is a small South Central Texas city in Guadalupe County. The city itself consists of approximately 5 square miles. Much of the land is used as farming and ranching.

The gentle hills and creeks are covered with Oaks, Elm, Pecan and Mesquite Trees. While various amounts of tree cover was removed for either farm or residential, the terrain and along the creeks still has a multitude of trees and large shrubs.

There are two creeks that start within the city. They are the Elm Creek and the Blue Creek. They each run into the Cibolo Creek, which runs through the ETJ. The Elm Creek and Blue Creek stay dry through most seasons.

Because of its close proximity to San Antonio and Seguin, New Berlin has become an increasingly popular location for new residences.

The Highway System

FM 775 was the original primary route to the New Berlin area, stretching from the City of La Vernia to IH 10 (just west of Seguin). FM 2538 and Linne roads were then built to provide additional connection to New Berlin from Marion, San Antonio and Seguin. FM 775 is the "main street" of the City of New Berlin. With these additional connections to IH 10, from the City of New Berlin, travel time between New Berlin area and the metropolitan areas of Seguin and San Antonio areas has been continuously reduced. FM 467 begins on the southern outskirts of the city and ends in Seguin. FM 467 made New Berlin accessible for small colonies that resided between the two cities.

General Population Characteristics

In 1990, there were 188 persons living in New Berlin and the 2000 Census shows it has increased to 467 as shown on an interim census report issued by the Texas State Comptroller's office in 2000.

Age Distribution

In 2000, of the 467 persons living in New Berlin, 32% were under the age of 20, 56.6% between 21 and 64 years of age, and 12% were 65 years and older.

Racial/Ethnic Distribution

The results of 2000 Census indicated there were 458 whites representing 98.5% of the population; 2 blacks or 0.4%; and the balance being American Indian, 3, or 0.6% and 4 or 0.9% are some other race.

Household Status

The results of the 2000 Census also indicate there were 167 households reported in the Census with 82% of the households consisting of two or more persons. There were only 78 households reported in the 1990 census.

Information below this point was not currently available in the 2000 Census
Information was obtained from the 1990 Census
Any updates will be made upon availability

General Economic Characteristics

The results of the 1990 Census placed New Berlin among those with a relatively average standard of living for its citizens.

Family Income

Based on the 1990 Census the median income of families in City of New Berlin was \$31,250. There were 14 families reported below the poverty level. The threshold for a family of three in 1990 was \$10,419, which is well above the poverty level. Since the family is an average of three persons, this puts the average family income well above that level.

Mobility

Based on the 1990 Census, of the 78 housing units in New Berlin, 71 were owner-occupied, while 6 were renter-occupied. Of the owner-occupied units, 6 had moved into them in 1990, representing 8.5%; 30% had moved in between 1980 and 1989; 50% from 1970-1979; 5% from 1960-1969; and only 5 units were occupied prior to 1959.

Persons Per Room

Persons per room is often used as a measure of overcrowding; that is, whether there is adequate living space per person. In 1990, 1% of the owner occupied homes had more than one person per room while 0% of the rented units had more than one person per room.

Plumbing Facilities and Water Sources

The availability of basic plumbing facilities -hot pipe water, flush toilets for exclusive use, and a bathtub or shower for exclusive use are often used as a measure of adequate housing. In 1990, all except 5 housing units in the city had complete kitchen facilities. There were only seven households with individually drilled wells and 85 units were served with septic tanks or cesspools.

Value -Owner Occupied Units

In 1990, the value of specified owner-occupied housing units showed 30% with a value below \$50,000. There were 60% in the \$50,000 to \$99,000 value range and 10% in the \$100,000 to \$149,000 range. With the inflation of values over the past several years, these figures have increased proportionately.

Type of Structure

As reported in 1990, 59 or 75% were single-family detached units and were owner-occupied. The remainder of the structures being mobile homes or trailers.

Year Structure Built

Structures built from 1980 to 1990 totaled 20, or 30% of the city's 78 housing units. From 1970 to 1979 there were 44 units (all were owner-occupied). There were 7 units constructed from 1950 to 1969 and 7 from 1940 to 1949.

Labor Force Characteristics

In 1990 the total persons 18 years and older numbered 145. Of that number 84, or 57.9%, were in the labor force. Of the civilians in the labor force, the employment rate was 97.6 %, leaving 2.4% unemployment rate. Of the 188 civilians, 99 (or 52.7%) were women. There were 41 women employed, giving them an employment rate of 51.9%.

Class of Worker

Based on the 1990 Census the 84 employed individuals were classified by worker categories as follows: private wage and salary workers - 56.6%. Federal government workers - 5%. State government workers - 5% and local government workers - 6.5%. Self-employed - 7.0%, and unpaid family workers comprised the balance.

Major Occupations

In 1990, the occupations for the 84 individuals were classified as follows: Managerial and professional – 14.3%; Technical sales and administrative - 50%; service occupations - 10.75%; farming - 5%; precision production, craft and repair occupations - 13.1%; operators, fabricators and laborers – 6.85%.

Population Growth -Estimated

1970 – 0 (City not yet incorporated)
1980 – 253
1990 – 188
2000 – 467

CHAPTER II CITY OF NEW BERLIN GOALS AND OBJECTIVES

General

The City of New Berlin has for many years set its goals to achieve an attractive environment through sound planning and citizen participation to provide, improve or preserve those elements which will make New Berlin a desirable place to live and work.

Major accomplishments within the city limits in the past five years are:

Reconstruction and paving of Zuehl Crossing Road and Warncke Road to accommodate the increased traffic and residents in these areas including the addition of culverts for better drainage in various areas. Picnic area and playground equipment were added to the grounds of city hall. New playground equipment has been added to the grounds at the New Berlin Club Community Center. To better serve residents, Green Valley Special Utility District upgraded water mains and East Central Water Supply Corporation activated the water pumping station located at FM 775 and Zuehl Crossing Road, as well as upgrading of mains along FM 775 from water station to Warncke Road. A new line was installed from Warncke Road to Church Road. A walking track is currently in the planning stage for the city hall grounds. Involvement of dedicated and concerned citizens contributes to the accomplishment of the objectives and their constant review to keep pace with the growth and expansion of the City of New Berlin.

It is recommended that the city council update, affirm, and/or establish the goals and objectives of the city to encompass the following areas:

City Facilities & Services	Coordination with Neighbor Cities	Housing	Development & Growth
Public Utilities		Transportation & Circulation	Schools

City Facilities and Services

Develop such community facilities and services, at most reasonable cost, as are necessary and desirable for local government and for the health, welfare, intellectual development, skill improvement and the safety and protection of the public. Support and encourage both public and private efforts to enhance the physical, emotional, mental and social well being of the community. Develop human services to provide information and assistance to senior citizens, handicapped and others in need of special services. Provide sufficient recreational areas to encourage the healthy development of the city's youth and provide continuing healthy recreational opportunities for all citizens. Provide a Network Equal Access Facility, such as that of "KIOSK" currently present in the city of Seguin. This Program will provide computers and Internet access for families that do not have home computers or cannot afford them.

Growth and Development

Provide a comprehensive dynamic plan as a guide to the continuing commitment of city officials, city commissions and city staff for the orderly progress toward the goals of New Berlin, identifying and understanding the problems associated with its growth.

Public Utilities

The City should continue combined efforts with the Public Utility Providers to insure adequate water, electric power, gas and telephone service for all segments of the city.

This is concerned with such objectives assuring adequate utility services to the existing community and to the newly developed sections, to protect the citizens from undue price escalation and monitor all contracts and franchise controls affecting residents of the city.

Housing

Emphasize the "quality of life" for citizens of New Berlin in all aspects of city planning which concern housing for citizens of the city. Encourage a spectrum of various housing categories so that suitable levels of housing as to type and cost are available.

Development and enforcement of zoning and dealing with subdivision ordinances will assure the development of community housing that will encourage quality neighborhoods designed to meet the "needs" of the city.

Transportation and Circulation

Provide, through major thoroughfare planning, effective movement of persons and goods in and through New Berlin with minimum disruption of residential areas and maximum avoidance of traffic bottlenecks on main thoroughfares.

The objectives include a thorough study of the street and drainage system of the city to determine needs for major thoroughfares, arterial and collector streets and updating of maps to be included in the comprehensive plan.

Schools

Support educational opportunities for children and adults residing in New Berlin.

The public school systems provide excellent educational opportunities, which are encouraged to expand especially in the area of adult education.

Close involvement with Seguin, Marion and La Vernia School Districts based on the cities growth.

Coordination with Neighbor Cities and County Government

Maintain close coordination and cooperation with cities, County Government and other political subdivisions in all matters of common interest, with emphasis on water supply, waste management, pollution, transportation, police and fire protection and emergency medical services. Conduct this coordination without need for any changes in political jurisdiction.

Other objectives of developing more specific programs are an ongoing program.

- To broaden job opportunities;
- To diversify commercial activities;
- To promote existing businesses;
- To protect and enhance the region's resources and identity;
- To capitalize on the regions strategic location;
- To identify private and public sources of capital investment.

Cooperate with Alamo Area Council of Governments (AACOG), Texas Municipal League (TML) and Others

Consider membership in the Alamo Area Council of Governments (AACOG), Texas Municipal League (TML) and other programs. Participate in those area type studies, which are pertinent to progress for New Berlin. Seek, with other non-metropolitan members of these groups, for balanced representation within their structure between metropolitan members and non-metropolitan members

Being an active member of AACOG, and TML can be of assistance in matters of funding and studies affecting the city as well as being of assistance in several areas of community concern.

GOALS AND OBJECTIVES

A. CITY FACILITIES AND SERVICES. Develop Community Facilities and Services as are necessary and desirable for local government and for the health, welfare, intellectual development and skill improvement, safety and protection of the public.

1. City Hall Complex
 - a. Study needs of community continuously
 - b. Provide community meeting facility for various groups and organizations within the city
 - c. Encourage small conferences and conventions.
2. Law Enforcement Protection.
 - a. Continued cooperation with county authorities to maintain law and order.
 - b. Establish protocol for city judge
3. Volunteer Fire Department. Assure adequate fire protection to all sectors of the city.
 - a. Continue mutual agreements with neighbor cities for fire protection, emergency management, and hazardous materials containment
 - b. Support training programs for skill improvements of all personnel.
4. Insure Emergency Medical Service Capability. Provide emergency medical assistance to the community.
 - a. Continue first-responder emergency medical assistance and transport capability. Through cooperation with regional providers.
 - b. Train Fire Department personnel in emergency procedures
 - c. Encourage volunteer personnel to support EMS capability
5. Library. Provide high quality, user-oriented public library services for the city.
 - a. Provide for those needs within available resources;
 - b. Determine additional needs for library services
 - c. Encourage volunteer support to provide an adequate and well-trained staff
 - d. Include Library as part of future facility planning.
 - e. Discuss cooperation with county for funding
6. Human Resources. Maintain an awareness of the basic human needs of the community.
7. Extra Territorial Jurisdiction (ETJ)
 - a. Study feasibility of annexation
 - b. Develop plans for current use and development of ETJ
 - c. Establish utility requirements and source for the ETJ
 - e. Develop time frame to accomplish
8. Parks and Recreation Program. Encourage the establishment of parks and playgrounds, and similar recreational areas.
 - a. Encourage land development practice, which will require the dedication of recreational space in new developments;
 - b. Cooperate with organized youth recreation leagues
 - c. Cooperate with school authorities in joint recreational activities
 - d. Study feasibility of establishing a youth center
 - e. Study feasibility of major improvement to recreation program

B. GROWTH AND DEVELOPMENT. Provide for orderly progress toward the goals of New Berlin as it grows and increases in population.

1. Review and Update the comprehensive plan periodically. See Texas Local Government Code (Chapter 213) -- hearing and adoption by ordinance.
 - a. Establish goals and objectives to provide a sound basis for planning the growth and development of the city.
 - b. Develop comprehensive studies that encompass the overall future needs of the city.
 - c. Study of ETJ
 - d. Develop capital improvement plan to insure physical resources and abilities of the city will be provided and maintained.
2. Review Plans and Ordinances.
 - a. Assure compatibility, currency and enforcement of zoning ordinance when developed and adopted.
 - b. Monitor and enforce sign ordinance.
 - c. Provide support to the city council's efforts to enforce existing ordinances.
 - d. Review ordinances to determine need to revise, update, rescind or consolidate.
 - e. Solicit positive suggestions from citizens.
3. Civic Pride Program.
 - a. Encourage Beautification committees
 - b. Encourage newspapers to devote timely articles and editorials on civic pride
 - c. Encourage civic organizations to participate in community service projects.
 - d. Promote voluntary compliance to minimize business/residential clutter.

C. PUBLIC UTILITIES AND SERVICES. Plan for adequate water, electric power, gas and telephone for all sectors of New Berlin at the most economical rate possible. East Central Water Supply Corp and Green Valley Special Utility District own the water system. Electricity is provided by GVEC. Property owner provides septic system. Telephone service is obtained from Southwestern Bell.

1. Assess Water Systems.
 - a. Evaluate growth expectations of the city,
 - b. Determine future expansion needs, locations and impact on present services and systems
 - c. Maintain updated section of comprehensive plan on water and sewer/septic systems with accompanying maps
 - d. Monitor and improve drainage runoff into the streets and creeks.
2. Solid Waste Resource Recovery.
 - a. Encourage continuing support of recycling of materials (aluminum, other metals, glass and paper) as well as yard waste to meet state mandate of waste stream reduction
 - b. Encourage development of residential and commercial recycling programs.
 - c. Incorporate a waste water treatment facility ordinance or permitting process
3. Water Conservation.
 - a. Encourage water conservation by Citizens and businesses
 - b. Participate with other communities in procuring additional water sources.

D. HOUSING. Emphasize the “livability” of New Berlin in all aspects of city planning which concern housing for citizens.

1. Assure updating and enforcement of appropriate housing codes contained in ordinances pertaining to zoning, construction, signs, health, safety and welfare
2. Encourage developers to consider “needs” of the city
3. Enforce, fairly and equitably, regulations that will encourage quality neighborhoods;
4. Consider controlling density / zoning for the number of dwellings built so that municipal services are not strained beyond their limits
5. Plan for the timely and orderly expansion of the transportation system, water and sewer/septic systems to accommodate new dwellings and maintain services to existing areas.

E. TRANSPORTATION AND CIRCULATION. Provide, through major thoroughfare planning, effective movement of persons and goods through the city.

1. Study and maintain current maps and appropriate sections of the comprehensive plan
2. Continue long range planning for drainage, housing and economic growth
3. Plan for adequate maintenance of existing streets
4. Restrict and control drainage.

F. SCHOOLS. Support educational opportunities for children and adults residing in New Berlin

CHAPTER III LAND USE

Land Use General Description

Initially, farms and small businesses characterized the city, plus some scattered residences. During the 26 years of incorporation the city has fluctuated in population, with the largest increase reported from 1990 to 2000.

In 2001, it became very apparent that the city would continue its rapid development and that the use of the land needed to be carefully controlled to provide for orderly growth and the most efficient use of the remaining undeveloped land in the city. To plan the future use of land in New Berlin the city council appointed a Planning and Zoning Committee. One of the recommendations of the committee is that a future land use map be drafted to use as a guide to potential land uses that could likely develop with the city over the next 10 years.

Residential

The present residential area comprises about one-half of the total city. About 76% of the residential area is devoted to single family, residential dwellings. The remainder is used for mobile homes. The potential residential use land available for development is generally available throughout the areas.

Commercial

Less than 5% of the city is presently developed for commercial use. This is mostly along FM 775.

Industrial

At the present time there is little or no industry located within New Berlin

Public Use

There are approximately 2 acres of land devoted to public use, which includes park and City Hall.

Future Land Use

Once a future land use map has been generated, it will illustrate and project the guided growth of the city and its restrictions and will be the basis for adoption of zoning ordinances. It will assist with the implementation of a comprehensive plan that promotes the health, safety, morale and the general welfare of the city. Restrictions and ordinances are designed to lessen the congestion in the roads to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid concentration of population to facilitate the adequate provisions of transportation, water, schools, parks and other public requirements.

The future land use map will provide a tool for use in making development and zoning decisions.

CHAPTER IV COMMUNITY FACILITIES ELEMENT

Introduction

Community facilities are the means of providing services or meeting needs of a community. Such facilities may be located within the community, adjacent to it or at a considerable distance. Location may be critical as in the case of emergency medical service or it may be dictated by size of the area required to provide the economic base.

SECTION 1 PUBLIC SAFETY

General

The County provides an adequately manned, trained, managed and equipped sheriffs department that enforces the law in an impartial, professional, and dignified manner. This creates a positive impact in the entire community that is both stable and interested in the safety and well being of its citizens.

The population of New Berlin has increased from 188 in 1990 to 467 in 2000. The growth of our city dictates a constant upgrading of our law enforcement to maintain this image and supply the services at a high level commensurate with growth and workload.

As the city becomes more complex, so does the mission of law enforcement. We are experiencing a rapid increase in dwellings. This in itself causes a density of population in areas where before there were none. While population density does not by itself create crime, it widens the opportunity and increases the exposure.

SECTION 2 FIRE PROTECTION

General

New Berlin Fire Department's primary objective is to protect lives and property. Local volunteers are accomplishing these objectives.

Fire Protection (Suppression)

The continuing growth of New Berlin has created added responsibility to the mission of the New Berlin Volunteer Fire Department. To adequately meet this responsibility, constant upgrading of personnel and equipment requirements are essential in providing emergency response to the citizens of New Berlin. Planning factors and requirements necessary to protect the community in the most cost-effective way are divided into personnel and equipment.

Personnel

The growth of our city dictates constant upgrading and evaluation of our manning as it relates to density of population. As it appears today, minimal new construction is occurring in our mercantile area. However, single-family construction continues and future multi-family dwellings widen or increase exposure on our delivery of service.

Equipment

The New Berlin Volunteer Fire Department maintains a total of seven fire apparatus as follows:

STATION 1

- 2110 Pumper 750 gallon, 750 gpm; floating pump
- 2120 Brush 4x4, 250 gallon, 250 gpm "BUSH HOG"
- 2121 Brush 4x4, 350 gallon, 250 gpm "QUICK ATTACK"
- 2125 Rescue 4x4, 350 gallon, 250 gpm; JAWS & Medical Equipped
- 2130 Tanker 3000 gallon, 500 gpm; 2000-gallon drop tank

STATION 2

- 2122 Brush 4x4, 250 gallon, 250 gpm
- 2123 Brush 6x6, 750 gallon, 250 gpm "THE HULK"

The New Berlin Volunteer Fire Department (VFD) utilizes a Very High Frequency (VHF) Frequency Modulated (FM) radio system with frequencies found in the 146 MHz to 173 MHz range. Dispatching is done from the Guadalupe County Sheriff's Office on a single simplex channel shared by 10 other Guadalupe County Fire agencies, including: Seguin Fire/EMS, Schertz Fire/EMS, Guadalupe County Sheriff's Department, Seguin Police Department and Guadalupe County Road and Bridge. All Wilson County Agencies, Comal County Fire Departments and Bexar County Fire Departments are monitored and our system will allow communications with them during emergency situations. All Radios are weather monitoring capable of NOAA weather radio frequency of 162.550 which is the San Antonio transmitter located at the Medical Center. Officers of the fire department have some other "controlled" channels and the Chief has access to "highly controlled" channels. All fire apparatus and officers have multi-channel mobile radios, each officer has a portable radio, most active members have some type of two-way radio equipment. The New Berlin (VFD) Station 1 has one high-powered multi-channel base radio and Station 2 will also have a high-powered multi channel base radio. During large events, Station 1 base is operational and on air until the event is complete.

The New Berlin VFD and the La Vernia VFD have teamed to form a wide area common radio system utilizing Logic Trunked Radio technology. This system will allow more efficient utilization of frequency spectrum and allow many departments to use the same system. This system will cover all or parts of Guadalupe, Wilson and Bexar Counties. Planned improvements include additional sites and expanded user capacity.

SECTION 3 EMERGENCY MEDICAL SERVICE

General

Emergency Medical Services (EMS) are an important service to the community. Increased interest in emergency medical service to the public, the medical community, and local government as well as higher productivity demands have prompted many volunteer fire departments to increase their participation in EMS.

Presently, the New Berlin Fire Department VFD does not provide an EMS service. The City of New Berlin has contracted with the city of Seguin for these services. However the New Berlin VFD actively participates in aiding and assisting in all emergency situations.

Long Range Planning

If ambulance service is desired as part of the Volunteer Fire Department, many planning requirements would need to be considered including:

- Purchase of equipment
- Increased manning requirements
- Increased training budget
- Increased medical supplies
- Increase administrative costs

SECTION 4 LIBRARY SERVICES

General

The city recognizes the importance of education in our youth as well as continued education for adults. To assist New Berlin in its efforts to make reading and reference books available to its citizens, the Marion Independent School District provides a variety of books in a small section located in the city hall building.

Library Goals

The present library facilities are a temporary solution. A modern library facility designed for library functions and activities would be more adaptable to the community. The solution would be to construct a complete library facility in the city hall, providing multiple purpose space for civic and cultural uses.

SECTION 5 SCHOOLS

General

The City of New Berlin is served by three school districts: Marion Independent School District, La Vernia Independent School District and Seguin Independent School District. Each school district consists of Elementary Schools, Middle Schools and High Schools with grades ranging from Kindergarten through Twelfth grade. The city will seek opportunity to be involved in their expansion needs.

Each school offers a comprehensive program that meets the needs of the students, whether they are low or high achievers. Program offerings include English language arts, mathematics, science, health, physical education, fine arts, social studies, Texas and United States history and computer literacy. The high school campuses offer a widely varied curriculum that includes a multitude of courses that students may select from including high technology, career development courses, pre-college, etc.

SECTION 6 PARKS AND RECREATION

General

New Berlin currently has a small park located at the city hall. There is a covered picnic area, playground equipment and basketball goal. As the growth of the city continues, additional park facilities and recreation requirements should be given high priority.

Planning Objectives

The basic objectives in planning for the development of a park and recreation area is to provide residents of the community with visual, physical and emotional relief from the congestion of urban surroundings and to expand and enhance park lands and open space as a vital natural resource of the community. These objectives are accomplished through the application of certain development principles, which include the following:

1. Provide recreational facilities and other community services considered essential for the health, safety, welfare and maximum enjoyment of community life.
2. Establish a system of park planning through the utilization of contemporary standards, which provide an attractive park that is conveniently located with respect to residential areas and offer a wide range of recreational facilities.
3. Acquire parklands and open space areas as needed to maintain adequate recreational facilities proportionate to the population density and growth of the community,
4. Coordinate New Berlin's park, recreation and open space system with regional, parks and recreation systems to obtain the greatest use of open space lands with the most efficient expenditure of funds.

Facility Considerations

The basic types of park and open space facilities to be considered include:

1. Play areas. This is a tract ranging from above 1/2 to 3 acres providing playground equipment. These type parks offer the greatest return on investment to the taxpayer and should be maximized.
2. Open Space Areas. Where terrain, drainage and/or other conditions tend to cause areas to be left undeveloped or only partially developed, these areas may remain natural areas with limited usage.

Subdivision Recreation Centers

Subdivision developers should be encouraged to provide neighborhood recreation centers to provide playgrounds, plus dedicated green space. A neighborhood association then maintains and operates them. Currently there is no such successful center in New Berlin.

Future Requirements

The city council should consider the funding for the development of a park and recreation master plan. The plan should lay out the recreational needs of the city for the next ten years.

SECTION 7 CIVIC CENTER

There is currently a community center located in the city. However, it is owned, operated and maintained by its own club, not the city.

New Berlin could greatly benefit from having its own civic center to provide a place for various activities basic to the promotion of civic activities, quality of life and the arts. The facility would serve the community for a multitude of activities associating with city functions, senior citizens programs and seminars. Provide a meeting space for civic and other local organizations.

It is recommended that the facility be located on city-owned property in conjunction with city hall.

The basic objective in planning for the development of a civic center is to support and encourage the educational and cultural enrichment of the citizens of New Berlin. This objective is accomplished through the application of certain principles, which include the following:

1. To provide the city with a conveniently located facility offering a wide variety and range of cultural, informational and educational services and opportunities.
2. To make provisions for conferences and general public meetings in order to facilitate cultural development.
3. To provide a complete municipal complex with adequate parking space and easy access in a central location.

As the city grows, an ad Val Orem tax should be considered along with sales taxes to support such an endeavor.

CHAPTER V MAJOR TRANSPORTATION ELEMENTS

Introduction

The goals and objectives outlined in Chapter II emphasize the use of streets as the primary instrument in the transportation of persons and goods throughout the city. Development plats must include and construct, at developers cost, any streets, which are designated in their plats. While some compromise may result in the precise route of a street in a plat, it is the ordinance #01-001 provision, which ensures the city, can acquire a suitable system of arterial and collector streets as development creates the need.

Street Elements

In newly developed subdivisions, right-of-way shall be dedicated by the developer and pavement width constructed in accordance with city requirements. The classifications of the streets shall be as determined by the City Engineer and approved by the City Council. The Tables below and on the following pages provide the requirements of right-of-way and pavement widths, as well as median widths and crown or cross slopes. While there are a number of streets with in the city, there are only four major thoroughfares, FM 775, FM 2538, Linne Road and FM 467.

In construction projects by the City of New Berlin, where the desired right-of-way is not available for the adequate pavement width shown in Table, the City Engineer will determine the pavement width to be used on the project. Said pavement width must be approved by the City Council.

Major Thoroughfares

1. FM 775, this highway has been designated as the "main street" through the city. It is a two lane Farm to Market Highway that in some parts of the city is divided by a center left turn lane. This highway reaches from IH-10, just west of Seguin to the city of La Vernia and beyond.
2. FM 2538 begins at FM 775 in the heart of the city and runs to IH-10.
3. The third and final route into the city is Linne Road. This road also begins in the heart of the city and runs to IH-10 and beyond to the city of Marion.
4. FM 467 provides access to the southern part of the city.

Collector Streets

These are primarily for intra-city use, which carry sufficient traffic to warrant adequate width. A minor street (Marginal Access street) has only one traffic lane if cars are parked along side. Collector specification will have two lanes if cars are parked along side. Collector streets are heavily traveled and need priority maintenance.

Minor Streets (Marginal Access)

These streets have actually been built or are a part of an approved plat. The creation of new minor streets normally is the result of development planning, monitored through the city staff, planning commission and city council. Most land use requires minor streets, which also can serve the city's needs for access for services such as law enforcement, fire and EMS. Utilities may use streets or special easement access. It is very important for police and fire officials to examine plans for new street networks to ensure that they relate efficiently to collector and arterial streets.

ROAD DEVELOPMENT TABLE

This table can be found within the city ordinance regarding Right of Ways.

Avoidance of Bottlenecks/Hazards

Proper design of the streets, including attention to curvature along its route, can ensure this objective. The provision of right and/or left turn lanes at appropriate intersections can expedite traffic flow and save fuel. Generally there are not enough such turns in the city street plan.

CHART #1 STREETS PERFORMING COLLECTOR FUNCTION

Warncke Road	Zuehl Crossing	Brietzke Road
Church Road	Schmidt Road	Beutnagel Lane

Traffic Control

There are no traffic signals in New Berlin. There are stop and yield signs prevalent at numerous intersections throughout the city.

With prospect of continued growth, the increased traffic on existing streets, and the creation of new streets, the city should establish a monitoring program of traffic counts at the critical intersections so that a continuous program exists for determining whether additional signs or signals are necessary.

Maintenance and Drainage

These features are important as related to upkeep costs after the street is accepted by the city. Development ordinances provide the necessary quality but street planning can affect such items as how much parking is authorized and street width. Unless the street construction provides good drainage there will be hazard from puddling and higher maintenance costs.

Bus Service

Use of school buses, as authorized by state law, should be considered particularly for non-repetitive runs. Volunteer-manned organizations for transport of senior citizens offer considerable promise.

CHAPTER VI WATER SYSTEM

Plan Objectives

1. Cooperation with public utility providers to make water available within the city at reasonable pressures and volume to accommodate normal usage plus that required for fire flow in the event of emergency.
2. Cooperation with public utility providers in the networking of mains that will support growth and anticipated future needs.
3. Cooperation in meeting, as needed, the recommendations of the Texas State Department of Health Resources, the Texas State Board of Insurance, and the Federal Pure Water Act.
4. When necessary, provide alternate sources for the long term.

Present Source

Water is pumped and automatically chlorinated from two water utility sources, the East Central Water Supply Corp and Green Valley Special Utility District.

Recommendation to Providers

Distribution System. The distribution system must be sized to provide for growth of the city. In many cases, this means that initially the mains must be oversized in order to supply the future needs of new construction. Where older, undersized mains have become a maintenance problem replacement with properly sized mains is recommended to reduce friction loss and increase volume. Developers install new lines as they improve properties.

CHAPTER VII SEWAGE SYSTEM

Present Facilities

There are no city sewage services at this time. All residences and businesses in the community are on septic tank systems, as regulated by the county. All residences within the city have site waste water systems.

CHAPTER VIII ADMINISTRATIVE ORGANIZATION AND FUNCTION

City Organization

The City of New Berlin is a General Law City and may do anything not prohibited by the United States Constitution, Federal Statutes, Texas Constitution and State Statutes. The city has a Council-Mayor form of government. The Mayor and five City Council members that comprise the City Council are elected to stagger two-year terms each May. The City Council is a legislative body that determines policy in the enactment of ordinances, adoption of codes, and approval of resolutions. Policy decisions are generally limited to that which follows:

1. Budget and general finance.
2. Tax rates and user fees.
3. City services and levels of provisions.
4. Franchises and contracts.
5. Major purchases.

The implementation of policy and the day-to-day administration of all municipal affairs is the responsibility of the Mayor and the City Council.

Administration

The Mayor is the Chief Administrative officer of the City and is elected by the citizens. The Mayor is responsible for the administration of all municipal affairs. The Mayor insures compliance with the State constitution, State Statutes, and City Code of Ordinances. He is responsible for:

1. Direction of all City Departments, divisions and personnel within them.
2. Preparation of all City meetings and elections, administration of all City elections, authentication and recordation by the City Clerk.
3. Enforcement of all laws, City Charter requirements and Ordinances.
4. Direction of budget and finance.
5. Assisting City Council in the development of policy.

Finance

The city council and mayor are responsible for:

1. Development, implementation and direction of accounting systems.
2. Maintenance of cash flow and investment of public funds.
3. Direction of payroll, leave and employee retirement systems.
4. Direction of purchasing and risk management.
5. Establishment, implementation and direction of data processing.
6. Preparation of monthly quarterly and annual financial reports.
7. Preparation of budgeting data and forecasts, preliminary budget and periodic reports.

Planning and Zoning Commission

The Planning and Zoning Commission has the following powers and duties:

1. To perform the duties imposed upon the commission by state law.
2. To make recommendations to the city council regarding requests for variances to the platting or subdivision regulations.
3. To make recommendations to the city council regarding establishment and eventual changes in zoning criteria and zoning districts.
4. To recommend to the city council approval or disapproval, in whole or in part, of plans, plats and replats within the city or its planning area and to recommend any conditions or contingencies for said plans, plats and replats.
5. To recommend to the city council for approval or disapproval in whole or in part, any change in zoning criteria or zoning district and to recommend any conditions or contingencies for such zoning changes.
6. To make recommendations to the city council regarding long term and short-term growth and development for New Berlin and its planning area.
7. Develop specific recommendations for revisions to the comprehensive plan and periodic updates and recommendations.
8. To perform such other duties as may be prescribed by the city council or state law.

Board of Adjustments

1. Once a zoning ordinance is developed and presented to the voters for adoption and Approval, the city council will establish and appoint a Board of Adjustments.
2. The Board of Adjustments will be responsible for variances review to the zoning ordinance.

CHAPTER IX FINANCIAL & POPULATION FORECASTS

The following financial program for New Berlin is recommended for the purpose of setting out the anticipated income, estimated expenses and capital improvement projects that have been identified as needed and desirable for the current fiscal year and projected for the following four years. It is recognized that some availability of funds, economic conditions, growth rates and other requirements are related to unanticipated expenses. In addition, it is acknowledged that there may be changes in the attitudes of the community, elected officials and administrative officials concerning priorities that could change projected programs (particularly personnel requirements and capital improvement programs) that could result in substantial increases or decreases in the monies required.

No major facility projects have been included in the immediate future.

Financial considerations related to personnel requirements and growth are based on data contained within this plan.

1. Reconstruction of streets identified within plan
2. Renovation and replacement of facilities and furnishings.

POPULATION FORECAST 1990-2005

1990	188 (Actual Census Figure)
1995	296 (9.5% growth rate/yr Estimate)
2000	467 (Actual Census Figure)
2005	733 (9.5% growth rate/yr Estimate)

CHAPTER X AIR FIELDS

Air Field System

A privately owned airfield is located at 524 Zuehl Crossing Road. It was constructed and began operations in 1999. In December 2001, the airfield was annexed into the City of New Berlin.

Future development plans of the airfield include the construction of a museum dedicated to WWII airmen, an air-life helicopter landing site and the provision of emergency shelters/communications.

A city of New Berlin Airport Advisory Committee has been formed to deal with airport issues and to provide a means of communications between airfield management and the community.

The airfields goals are to promote education and to preserve the history of aviation.