



**CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL - SPECIAL MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA ST.**

TUESDAY, JANUARY 16, 2024 at 5:00 PM

Neal Linnartz, Mayor
Andres Campos, Councilmember (District 1)
Christopher Willis, Councilmember (District 2)
Harry Bowers, Mayor Pro-Tem (District 3)
Lawrence Spradley, Councilmember (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
Robert Camareno, City Manager

MISSION STATEMENT

*The City of New Braunfels will add value to our community
by planning for the future, providing quality services, encouraging
community involvement and being responsive to those we serve.*

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

INVOCATION: COUNCILMEMBER LABOWSKI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

1. WORKSHOP

- A) Presentation and update on the New Braunfels Housing Authority. [23-1740](#)
Henry Alvarez, Executive Director New Braunfels Housing Authority
- B) Presentation and possible direction to amend the City's Code of Ordinances to address the parking of oversized vehicles in the right-of-way in residential areas. [24-17](#)
Christopher J. Looney, Planning & Development Services Director and
Bryan V. Ruiz Neighborhood Services Manager
- C) Presentation and discussion regarding the potential creation of a Youth Advisory Council. [24-54](#)
Jared Werner, Assistant City Manager
- D) Presentation and update on proposed fee adjustments for Fire Services and Civic Center rental fees. [24-26](#)
Sandy Paulos, Director of Finance
- E) Presentation and update on City of New Braunfels Capital Projects and Initiatives. [24-38](#)
Scott McClelland, Assistant Transportation and Capital Improvements Director

- F) Presentation and possible direction on the Dry Comal [24-39](#)
Creek Hike and Bike Trail Segment 1 Project.
Garry Ford, Transportation and Capital Improvements Director
- G) Presentation on the proposed FY 2024 Street [24-40](#)
Maintenance Plan.
Greg Malatek, Public Works Director

2. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

3. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

4. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Gayle Wilkinson, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

1/16/2024

Agenda Item No. A)

PRESENTER:

Henry Alvarez, Executive Director New Braunfels Housing Authority

SUBJECT:

Presentation and update on the New Braunfels Housing Authority.

DEPARTMENT: New Braunfels Housing Authority.

1/16/2024

Agenda Item No. B)

PRESENTER:

Christopher J. Looney, Planning & Development Services Director and
Bryan V. Ruiz Neighborhood Services Manager

SUBJECT:

Presentation and possible direction to amend the City's Code of Ordinances to address the parking of oversized vehicles in the right-of-way in residential areas

DEPARTMENT: Planning & Development Services Department and Police Department

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

New Braunfels currently has an adopted ordinance that disallows the parking of oversized commercial motor vehicles on any public street where abutting residentially zoned property. This alternatively allows the vehicles to park on a street where the abutting property is zoned commercial or industrial. This rule was intended to protect the integrity, character, and tranquility of residential areas. In 2019, a similar partner ordinance was passed that disallowed these same types of vehicles from being parked on private property within residential areas. Other cities in Texas have similar ordinances.

ISSUE:

While the intent of the current ordinance was to protect residences, it does not take into account homes that exist in commercial or industrial zoning districts, or when property across the street from homes might be zoned commercial or industrial. Concerns have been brought up by residents regarding the parking of oversized commercial motor vehicles in these circumstances. The subject section of code being tied to zoning still allows the parking of oversized commercial motor vehicles in close proximity to residences in certain areas, resulting in negative impacts on those homes.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Some options include removing the zoning element to the code requirement, limiting the on-street parking of such vehicles to only abutting the subject business establishment, and/or establishing time limitations.

ARTICLE VII. PARKING

DIVISION 1. GENERALLY

Sec. 126-334. Trailers and oversized vehicles, time limit.

- (a) *Time limit.* It shall be unlawful for the owner to permit or for the person in charge or the operator of any trailer or semitrailer to park or leave standing such trailer or semitrailer upon any portion of any public street for one continuous period of over 30 minutes without authority from the chief of police, except as defined by subsections (c)(1), (2) and (3).
- (b) *Definitions.* As used in this section, "trailer" means every vehicle designed or used to carry its load wholly on its own structure and to be drawn by a motor vehicle; "semitrailer" means every vehicle of the trailer type so designed or used in conjunction with a motor vehicle that some part of its own weight and that of its load rests upon or is carried by another vehicle.
- (c) *Prohibition.* It shall be unlawful for any person or owner to allow to park or stand any oversized vehicle or any commercial motor vehicle, as that term is defined in V.T.C.A., Transportation Code § 502.001, with a rated capacity in excess of 20,000 pounds, according to the manufacturer's classification, upon any public street, alley, parkway or other public right-of-way within the city that is **zoned as residential**.
- (1) This section shall not prevent the parking or standing of the above-described vehicles in such areas for the purpose of actively and expeditiously loading and unloading of passengers, freight, merchandise or property.
- (2) The owner of an oversized vehicle may obtain a permit from the chief of police to park said vehicle in such areas for a period of up to 24 hours within any seven-day period. A permit will only be issued if the street is of sufficient width so that parking of the oversized vehicle would leave more than ten feet of available width of the roadway for free movement of vehicular traffic.
- (3) Provided further, that this subsection shall not apply to street construction, maintenance and repair equipment trucks, rollers and implements or to trucks, equipment, trailers and vehicles used by any public service utility companies, the city or its contractors engaged in repairing or extending public service utilities or providing city services or as engaged in an active permitted construction project.

(Ord. No. 2011-59, § 2, 8-8-11)

Editor's note(s)—Ord. No. 2011-59, § 2, adopted August 8, 2011, amended section 126-334 in its entirety to read as herein set out. Formerly, section 126-334 pertained to trailers, time limit and derived from the Code of 1961, § 23-140.

State law reference(s)—Display of warning device when stopped or disabled, Vernon's Ann. Civ. St. art. 6701d, § 138.

1/16/2024

Agenda Item No. C)

PRESENTER:

Jared Werner, Assistant City Manager

SUBJECT:

Presentation and discussion regarding the potential creation of a Youth Advisory Council.

DEPARTMENT: N/A

COUNCIL DISTRICTS IMPACTED: N/A

BACKGROUND INFORMATION:

ISSUE:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

1/16/2024

Agenda Item No. D)

PRESENTER:

Sandy Paulos, Director of Finance

SUBJECT:

Presentation and update on proposed fee adjustments for Fire Services and Civic Center rental fees.

DEPARTMENT: Finance

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

Presentation and update on the proposed fee adjustments for Fire Services and Civic Center rental fees.

ISSUE:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

1/16/2024

Agenda Item No. E)

PRESENTER:

Scott McClelland, Assistant Transportation and Capital Improvements Director

SUBJECT:

Presentation and update on City of New Braunfels Capital Projects and Initiatives.

DEPARTMENT: Transportation and Capital Improvements

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

The Transportation and Capital Improvements Department will provide an update on capital projects and initiatives associated with the 2019 Bond Program, 2023 Bond Program, Roadway Impact Fee Program, New Braunfels Economic Development Corporation, Alamo Area Metropolitan Planning Organization, and other funding programs.

ISSUE:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

1/16/2024

Agenda Item No. F)

PRESENTER:

Garry Ford, Transportation and Capital Improvements Director

SUBJECT:

Presentation and possible direction on the Dry Comal Creek Hike and Bike Trail Segment 1 Project.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:**

Segment 1 of the Dry Comal Creek Hike and Bike Trail includes approximately .91 miles of ten-foot-wide hike and bike trail along the Dry Comal Creek from North Walnut Avenue to the Wurstfest Property. The project is expected to include wayfinding signage, a neighborhood connection at Town Creek and points of interest along the trail.

Segment 1 of the Dry Comal Creek Hike and Bike Trail was awarded 80% construction funding by the Alamo Area Metropolitan Planning Organization (AAMPO) and the project was prioritized by the New Braunfels Economic Development Corporation which funded the design of the project. Bain Medina Bain is the design engineer, and the project is currently at 30% design.

A public meeting was held on August 24, 2023, in the Tejas Room at City Hall. One hundred and seven attendees signed into the meeting. The meeting was conducted as an open house style meeting with stations set up with schematic design exhibits, static project boards, and a rolling presentation. Representatives from Bain Medina Bain and City Staff were available to answer questions. Participants were encouraged to provide feedback at the meeting using comment forms or an online survey. The public meeting received a robust response with 1,387 engagements via social media, City and/or local media websites.

The City accepted comments for 30 days following the public meeting and received significant feedback from residents of the Town Creek development regarding the proposed location of the trail connection. As a result, City Staff met with representatives of the POA and discussed alternative connections that were accessible to residents.

City Staff will be presenting the proposed connection to the Town Creek development for Council consideration and direction.

ISSUE:

Continue an ongoing program of construction and maintenance, as well as alternative pedestrian transportation infrastructure.

FISCAL IMPACT:

N/A- Item is informational only at this time.

RECOMMENDATION:

Continue with completion of the final design of the Dry Comal Creek Segment 1 project incorporating the new location for the trail connection at Town Creek.

1/16/2024

Agenda Item No. G)

PRESENTER:

Greg Malatek, Public Works Director

SUBJECT:

Presentation on the proposed FY 2024 Street Maintenance Plan.

DEPARTMENT: Public Works

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The annual street maintenance program is budgeted through the City's General Fund. Details of the proposed annual street maintenance program for FY2024 will be presented to city council. The plan was developed through public input for council's consideration.

FISCAL IMPACT:

Funded program for the FY 2024 City Council approved budget.

RECOMMENDATION:

Staff recommends approval at the January 22nd council meeting.

FY 2024 Street Maintenance Plan

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
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BLADE LEVEL UP - CONTRACT SERVICES / CITY FORCES

2024	W Zipp Rd	FM 725	City Limits	Minor Collector	BLADE LEVEL UP	2	29	0.11	290.00	20	644	
2024	W Zipp Rd	City Limits	1st Curve	MinorCollector	BLADE LEVEL UP	2	86	1.79	4,731.00	18	9,462	
								Subtotal - Blade Level up - Contract Services / City Forces	1.90	5,021.00		10,106

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
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LIMITED OVERLAY - CONTRACT SERVICES / CITY FORCES

2024	Dittlinger St	Peace Ave	S East St	Local	LIMITED OVERLAY	5	22	0.37	969.00	18	1,938	
								Subtotal - Limited Overlay - Contract Services / City Forces	0.37	969.00		1,938

FY 2024 Street Maintenance Plan

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
MILL & OVERLAY W/ 2" HMA											
2024	San Augustine Blvd	San Patricio Blvd	Tilden Trl	Local	MILL & OVERLAY W/ 2" HMA	1	60	0.314	830.50	26	2,399
2024	Oakcrest Dr	Parkview Blvd	Fredericksburg Ave	Local	MILL & OVERLAY W/ 2" HMA	3	50	0.23	604.00	34	2,282
2024	Heather Ln	Hollyhock Ln	Oleander St	Local	MILL & OVERLAY W/ 2" HMA	6	74	0.48	1,264.00	40	5,618
2024	White Wing Way	Raodrunner Ave	Sparrow	Local	MILL & OVERLAY W/ 2" HMA	2	42	0.48	1,135.00	27	3,405
2024	Sparrow	White Wing Way	Roadrunner Ave	Local	MILL & OVERLAY W/ 2" HMA	2	32	0.3	460.00	27	1,380
2024	Wise Owl	Klein Rd	Sparrow	Local	MILL & OVERLAY W/ 2" HMA	2	26	0.07	160.00	27	480
2024	Wood Rd	Landa St	Wildwood Trl	Minor Collector	MILL & OVERLAY W/ 2" HMA	3	27	0.57	1,502.00	22	3,672
2024	Wood Rd	Clearfield	Laurel	MinorCollector	MILL & OVERLAY W/ 2" HMA	3	27	0.18	370.00	31	1,274
2024	Lakefront Ave	I-35 Access Rd	Freiheit Rd	Local	MILL & OVERLAY W/ 2" HMA	5	31	0.49	788.00	39	3,415
2024	Liberty	San Antonio St	Austin St	Local	MILL & OVERLAY W/ 2" HMA	6	24	1.92	3,045.00	40	13,533
2024	E Mill St	N Market Ave	N Gilbrert Ave	Minor Collector	MILL & OVERLAY W/ 2" HMA	5	33	0.13	341.00	40	1,516
2024	E Bridge St	N Seguin Ave	N Gilbert Ave	Local	MILL & OVERLAY W/ 2" HMA	5	51	0.39	1,041.00	40	4,627
2024	W Bridge St	N Seguin Ave	N Academy Ave	Local	MILL & OVERLAY W/ 2" HMA	1	50	0.48	1,257.00	36	5,028
2024	N Academy Ave	W Mill St	W Bridge St	Local	MILL & OVERLAY W/ 2" HMA	1	41	0.09	257.00	38	1,085
2024	Ashmore Ave	Guada-Coma Dr W	Guada-Coma Dr S	Local	MILL & OVERLAY W/ 2" HMA	5	55	0.23	611.00	20	1,358
2024	E Dallas St	N Union Ave	N Houston Ave	Local	MILL & OVERLAY W/ 2" HMA	4	30	0.19	504.00	18	1,008
2024	Blue Spruce Dr 3"	Button Ball	Morningside Dr	Local	MILL & OVERLAY W/ 3" HMA	1	61	0.34	905.00	26	2,614
2024	Loma Vista St 3"	I-35 Access Rd	Morningside Dr	Local	MILL & OVERLAY W/ 3" HMA	1	67	0.672	1,775.00	22	4,339
2024	Cherokee Blvd 3"	Bee Blvd	Bee Blvd	Local	MILL & OVERLAY W/ 3" HMA	1	73	1.21	3,198.00	26	9,239
2024	Belmont Dr 3"	Brocton Dr	Treminus	Local	MILL & OVERLAY W/ 3" HMA	6	56	0.19	493.00	26	1,424
2024	Hunter Rd 3"	FM 306	Gruene Rd	Minor Collector	MILL & OVERLAY W/ 3" HMA	4	58	1.1	2,845.00	26	8,219
Subtotal - Mill & Overlay w/ 2" HMA								10.06	23,385.50		77,914

FY 2024 Street Maintenance Plan

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
REHAB - CONTRACT SERVICES / CITY FORCES											
2024	Placid Meadow	Hidden Meadow	Terminus	Local	REHAB	6	65	0.124	653.00	28	2,032
2024	Meadow Park	McQueeney Rd	Terminus	Local	REHAB	6	33	0.28	725.50	28	2,257
2024	Starling Creek	Morning Quail	Terminus	Local	REHAB	4	53	0.81	2,143.00	33	7,858
2024	Blue Spruce Dr	Morningside Dr	Button Ball	Local	REHAB	1	61	0.34	905.00	26	2,614
2024	Yellow Wood Dr	Green Mountain Dr	Cul-de-sac	Local	REHAB	1	57	0.29	766.40	26	2,214
2024	Water Ln	Wood Duck	Morningside Dr	Local	REHAB	1	76	0.48	1,255.00	32	4,462
2024	Gaines Dr	Duval Dr	Divine Way	Local	REHAB	2	31	0.34	832.00	26	2,404
2024	Hideway Cir	Lazy Trl	Terminus	Local	REHAB	6	26	0.22	529.00	32	1,881
2024	Luckenbach	Small Town	End	Local	REHAB	6	27	0.32	620.00	33	2,273
2024	Water Ln	Katy St	W San Antonio	Local	REHAB	1	32	1.47	790.00	38	3,336
2024	Northwest Crossing	Old Coach Rd	Northwest Blvd	Local	REHAB	4	43	0.64	1,119.00	36	4,476
2024	Orchid Cir	Narcissus Blvd	Terminus	Local	REHAB	6	66	0.23	368.00	40	1,636
2024	Pecan Haven	Pecan Blf	Pecan Meadows	Local	REHAB	2	29	0.20	491.00	26	1,418
2024	Roadrunner Ave	Klein Rd	Ridge Rock	Local	REHAB	2	42	0.60	1,466.00	26	4,235
2024	Jackson	Hickory Ave	Live Oak	Local	REHAB	1	17	0.41	725.00	36	2,900
2024	S Hickory	Elliot Knox	Dsan Antonio St	Local	REHAB	1	24	1.23	2,218.00	35	8,626
2024	Sanderling Way	Limestone Crk	Drainage Channel	Local	REHAB	4	72	0.34	711.00	30	2,370
2024	Tumbleweed Dr	Nuese St	S Walnut Ave	Local	REHAB	6	31	0.61	963.00	40	4,280
2024	Coll St	Academy	Guenther	Local	REHAB	6	16	2.77	5,860.00	30	19,533
2024	Simon Ave	Hampe St	Guada Coma Dr	Local	REHAB	5	51	0.28	741.00	28	2,305
Subtotal - Rehab - Contract Services / City Forces								11.98	23,880.90		83,110

FY 2024 Street Maintenance Plan

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
MICRO SURFACING - Contract Services											
2024	San Luis	San Miguel	San Mateo	Local	Micro surfacing	3	70	0.47	1,238.00	27	3,714
2024	San Miguel	San Mateo	San Luis	Local	Micro surfacing	3	69	0.11	291.00	27	873
2024	San Rafael	San Luis	Old Mission Ln	Local	Micro surfacing	3	65	0.08	217.00	41	989
2024	Espada	Walzem Mission Rd	Walzem Mission Rd	Local	Micro surfacing	3	75	0.56	1,491.00	27	4,473
2024	Old Mission Ln	Terminus	Terminus	Local	Micro surfacing	3	67	0.40	1,069.00	36	4,276
2024	San Fernando Ln	Terminus	Terminus	Local	Micro surfacing	3	64	0.65	1,703.00	27	5,109
2024	Oak Forest Dr	Oak Glen	Oak Run Pkwy	Local	Micro surfacing	3	73	0.69	1,811.00	30	6,037
2024	Preston Wood	Oak Forest Dr	Terminus	Local	Micro surfacing	3	71	0.22	584.00	30	1,947
2024	Timber Meadow	Oak Forest Dr	Terminus	Local	Micro surfacing	3	72	0.13	352.00	30	1,173
2024	Oak Court	Terminus	Terminus	Local	Micro surfacing	3	60	0.26	686.00	27	2,058
2024	Crown Ridge	Timber Hollow	Terminus	Local	Micro surfacing	3	76	0.61	1,607.00	30	5,357
2024	San Gabriel	Walzem Mission Rd	Walzem Mission Rd	Local	Micro surfacing	3	68	0.47	1,249.00	27	3,747
2024	San Mateo	San Miguel	Terminus	Local	Micro surfacing	3	72	0.48	1,255.00	27	3,765
Subtotal - Micro Surfacing - Contract Services								5.13	13,553.00		43,517

FY 2024 Street Maintenance Plan

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
MILL / OVERLAY - CITY FORCES											
2024	Encino	Kerlick	Laurel Ln	Minor Collector	CITY MILL / OVERLAY	3	40	0.83	2,617.00	20	5,816
2024	Santa Clara	Nacogdoches	Butcher	Local	CITY MILL / OVERLAY	1	24	0.23	370.00	40	1,644
2024	Detex Dr	Lifehaus Industrial	Longhorn Industrial	Local	CITY MILL / OVERLAY	4	31	0.47	820.00	36	3,280
2024	Longhorn Industrial	300' off of FM 306	Terminus	Local	CITY MILL / OVERLAY	4	47	0.74	1,180.00	40	5,244
2024	Well St	Glenbrook	130' west of Bushtail	Local	CITY MILL / OVERLAY	5	27	0.21	470.00	28	1,462
2024	Church Hill Dr	Rusk	Ridgewood	Local	CITY MILL / OVERLAY	5	30	0.80	1,337.00	38	5,645
2024	Osprey Ln	Cinnamon Teal	Scarlet Tanger	Local	CITY MILL / OVERLAY	1	62	0.19	420.00	30	1,400
2024	Walnut Ave (spot M/O)	BS 35	Landa St	Principal Arterial	CITY MILL / OVERLAY	6	90	0.26	1,370.00	12	1,827
Subtotal - Mill / Overlay - City Forces								3.73	8,584.00		26,318

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
CRACK SEAL - CITY FORCES											
2023	Various Locations				Crackseal						0
Subtotal - Crack seal - City Forces								0.00	0.00		0

Fiscal Year	Street	From	To	Functional Classification	Description of Work	Council District	OCI Avg	Lane Miles	Length (LF)	Width (FT)	Area (Yd ²)
NBU / MISCELLANEOUS											
2024	Various Locations										0
Subtotal - NBU / Miscellaneous								0.00	0.00		0

	Lane Miles	Length (LF)	Area (Yd²)
FY 2024 Totals	33.16	75,393.40	242,903