



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



**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**

**MONDAY, SEPTEMBER 26, 2022 at 6:00 PM**

Rusty Brockman, Mayor  
Andres Campos, Councilmember (District 1)  
Christopher Willis, Councilmember (District 2)  
Harry Bowers, Mayor Pro Tem (District 3)  
Lawrence Spradley, Councilmember (District 4)  
Jason E. Hurta, Councilmember (District 5)  
James Blakey, 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**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT  
EMERGENCY ON-CALL PERSONNEL.**

**INVOCATION: COUNCILMEMBER BLAKEY**

**PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG**

**PROCLAMATIONS:**

- A) World Habitat Day [22-1248](#)
- B) Leukodystrophy Awareness Month [22-1249](#)
- C) Living Legends 2022 [22-1247](#)

**CITIZENS' COMMUNICATIONS**

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. In the interest of protecting the City's network and data, we are not accepting flash drives or electronic files to be used during Citizens Communications. Please use hard copies or the overhead projector for any documents you would like Mayor/Council to view. There will be no City Council action at this time.

**PRESENTATIONS:**

- A) Presentation and possible direction regarding penalty [22-1173](#)  
fees for work without permits, and associated minor fee

schedule updates.

KC Collins, PE, CFM, Building Official

1. **MINUTES**

- A) Approval of the minutes for Executive Council Meeting [22-1188](#)  
August 22, 2022, Special Council Meeting September 8,  
2022, Executive Council Meeting September 12, 2022,  
and Regular Council Meeting September 12, 2022.

Gayle Wilkinson, City Secretary

2. **CONSENT AGENDA**

*All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business. Citizens must be present to pull an item.*

*Resolutions & Action Items*

- A) Approval of a budget amendment within the FY 2022 [22-1264](#)  
Airport and Golf Fund  
*Greg Gutierrez, Budget Supervisor*
- B) Approval of an expenditure of up to \$150,000 for the [22-1265](#)  
acquisition of the necessary right-of-way from 2 parcels  
of land along Goodwin Lane between FM 306 and  
Conrads Road between Goodwin Lane and IH-35 as part  
of the Goodwin/Conrads Roadway Improvements Project  
and authorization for the City Manager to execute all  
necessary conveyance documents.  
*Matthew Eckmann, Assistant Director of Public Works*
- C) Approval of and authorization for the City Manager to [22-1267](#)  
execute a lease agreement between the City of New  
Braunfels and Alamo Colleges District for a 27,454  
square foot building on the Central Texas Technology  
Center Campus addressed at 2189 FM 758, Building B  
on the New Braunfels National Airport property.  
*Matthew Eckmann, Assistant Director of Public Works*
- D) Approval of a purchase with Siddons-Martin Emergency [22-1196](#)  
Group, LLC for the purchase on three squad rescue  
trucks and one ladder truck for the New Braunfels Fire  
Department and a purchase with Rush Truck Center for

one ambulance remount.

Ruy Lozano, Fire Chief

- E) Approval of an amendment to a contract for third-party [22-1221](#)  
development process services by reassigning the  
contract from Masterplan to Milrose Consultants.

Paige McDonald, Assistant Purchasing Manager

- F) Approval for the purchase of vehicles and equipment [22-1252](#)  
from BlueBonnet Motors, Inc., Chastang Autocar, John  
Deere, Holt CAT, and Total Patcher and approval to  
declare the replaced units as surplus.

Barbara Coleman, Purchasing Manager

#### *Ordinances*

*(In accordance with Section 3.10 of the City Charter, a descriptive  
caption of each ordinance shall be read on two separate days.)*

- G) Approval of the second and final reading of an ordinance [22-1199](#)  
to amend Section 126-346 of the Code of Ordinances of  
the City of New Braunfels to establish a no parking zone  
on the east side of N Academy Avenue between both  
intersections with Springs Nursery.

Garry Ford, Transportation and Capital Improvements Director

- H) Approval of the second and final reading of an ordinance [22-1200](#)  
to amend Section 126-346 of the Code of Ordinances of  
the City of New Braunfels to revise citation no parking  
zones to be tow-away zones.

Garry Ford, Transportation and Capital Improvements Director

- I) Approval of the second and final reading of an ordinance [22-1201](#)  
to create Section 126-151 to set the speed limit on  
Morningside Drive between Schmidt Avenue and Solms  
Road.

Garry Ford, Transportation and Capital Improvements Director

- J) Approval of the second and final reading of an ordinance [22-1202](#)  
to create Section 126-152 to set the speed limit on Alves  
Lane between SH 46 and Barbarosa Road.

Garry Ford, Transportation and Capital Improvements Director

- K) Approval of the second reading of an ordinance [22-1206](#)  
establishing the number of positions in each  
classification in the New Braunfels Fire Department and  
Police Department pursuant to Local Government Code,

Chapter 143.

Becca Miears, Director of Human Resources

3. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider a three-year professional services [22-1210](#) agreement between the New Braunfels Economic Development Corporation and the Greater New Braunfels Chamber of Commerce for an economic development program; and declaring an effective date.

Jonathan Packer, CEO, Greater New Braunfels Chamber of Commerce

- B) Public hearing and first reading of an ordinance [22-1183](#) regarding a requested rezoning of property, currently addressed at 1720 Hunter Road, from "R-2" Single-Family and Two-Family District to "C-1A" Neighborhood Commercial District with a Special Use Permit to allow the addition of coffee roasting and related warehousing with an existing coffee shop on approximately 0.85 of an acre out of Lot 12E, the Resubdivision plat of Lots 12A-12F, Block H, Cypress Rapids at Gruene Section 1.

Christopher J. Looney, AICP, Planning and Development Services Director

- C) Public hearing and first reading of an ordinance [22-1166](#) regarding a proposed rezoning of approximately 0.9642 acres from "R-2" Single and Two-Family District to "C-1A" Neighborhood Commercial District, in the City Block 5054 Subdivision, Lot 7-8-9-10-11-12, addressed at 257 E. South Street.

Christopher J. Looney, AICP, Planning & Development Services Director

- D) Discuss and consider the first reading of an ordinance to [22-1203](#) create Section 136-153 to reduce the speed limit within the Park Ridge Estates subdivision.

Garry Ford, Transportation and Capital Improvements Director

- E) Discuss and consider the first reading of an ordinance to [22-1204](#) amend Section 126-369 to create a loading zone on Jester Ridge near Flintshire Drive.

Garry Ford, Transportation and Capital Improvements Director

- F) Public hearing and first reading of an ordinance [22-1167](#) regarding a proposed rezoning of approximately 25.097 acres from "APD" Agricultural Predevelopment District to

“MU-A” Mixed Use Low Intensity District, out of the R. Ximinez Survey, Abstract No. 347, addressed at 409 Franks Road.

Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director

- G) Public hearing and first reading of an ordinance [22-1168](#) regarding a proposed rezoning of approximately 0.573 acres from “M-1” Light Industrial District to “R-2A” Single-Family and Two-Family District, in the Starlight Terrace Subdivision, Unit 1, Block 1, Lot 9A, addressed at 1039 Seidel Street.

Jean Drew, AICP, CNU-A, Planning & Development Services Director

- H) Public hearing and approval of the second and final [22-1174](#) reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 144, Zoning, by adding Section 5.29, Cemetery Application, and amending Appendix D, Fee Schedule.

Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

- I) Public hearing and first reading of an ordinance [22-1165](#) regarding a proposed rezoning of approximately 0.24 acres from “M-1” Light Industrial District to “C-O” Commercial Office District with a Special Use Permit to allow short-term rental of a residence in the Starlight Terrace Subdivision, Unit 1, Block 1, Lot 7, addressed at 1031 Seidel Street.

Jean Drew, AICP, CNU-A, Planning & Development Services Director

- J) Public hearing and first reading of an ordinance [22-1169](#) regarding a proposed rezoning of approximately 0.21 acres to apply a Special Use Permit to allow short-term rental of a residence in the “C-3” Commercial District, in City Block 1072, Lot 15, addressed at 220 Perryman Street.

Christopher J. Looney, AICP, Planning and Development Services Director

#### **4. EXECUTIVE SESSIONS**

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 below. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate the appointment, evaluation, duties, discipline, [22-1205](#) or removal of the Municipal Court Judge in accordance

with Section 551.074 of the Texas Government Code.

- B) Deliberate pending/contemplated litigation, settlement [22-1212](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:
- Chapter 242 of the Texas Local Government Code and proposed replacement of the current Interlocal Agreement with Guadalupe County on subdivision development regulations.
- C) Deliberate Issues Regarding Economic Development [22-1213](#) Negotiations in accordance with Section 551.087 of the Texas Government Code.
- Project New

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

**ADJOURNMENT**

**CERTIFICATION**

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

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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.