



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



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

MONDAY, FEBRUARY 13, 2023 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 HURTA

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Black History Month [23-94](#)
- B) President George Washington Day [23-122](#)

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.

1. MINUTES

- A) Minutes for the January 23rd, 2023 regular and [23-83](#)
executive sessions and minutes for the January 30th,
2023 special session.

Matthew Schwarz, Assistant 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 annual routine recurring expenditures for FY [23-82](#) 2023 in accordance with City Charter Section 9.17.
Barbara Coleman, Purchasing Manager
- B) Approval of Atanacio Campos as chair, an annual [23-121](#) appointment, to the Tax Increment Reinvestment Zone #3 Board
Jeff Jewell, Director of Economic and Community Development
- C) Approval of a resolution recommended by the New [23-139](#) Braunfels Economic Development Corporation (NBEDC) approving a project expenditure of up to \$162,812 for a professional services agreement with Freese and Nichols, Inc. for engineering and design of the Last Tuber's Exit; and authorizing the President to execute said agreement.
Garry Ford, Transportation and Capital Improvements Director
- D) Approval of a resolution in support of the submission of [23-81](#) an application to the 2023 Competitive Housing Tax Credit Program through the Texas Department of Housing and Community Affairs by Eden Heights Senior Housing Limited Partnership; and providing a minimum of \$500.00 of funding assistance to the Development.
Jeff Jewell, Director of Economic and Community Development

Ordinances

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

- E) Approval of the first and final reading of an ordinance [23-80](#) ordering a Regular Election to be held in the City of New Braunfels on May 6, 2023, for Regular City Officers; and establishing an Early Voting Location and Polling Places for this Election; and making provisions for the conduct

of the Election.

Gayle Wilkinson, City Secretary

- F) Approval of the first reading of an ordinance to amend [23-87](#)
Section 126-346 of the Code of Ordinances of the City of
New Braunfels to remove or revise existing no parking
zones to promote a clear, concise, and effective no
parking ordinance.

Carly Farmer, Engineer

- G) Approval of the first reading of an ordinance to amend [23-88](#)
Section 126-368 of the Code of Ordinances of the City of
New Braunfels to revise the date and time of the water
recreation loading zone in Prince Solms Park.

Carly Farmer, Engineer

- H) Approval of the first reading of an ordinance to amend [23-89](#)
Section 126-346 and Section 126-354 of the Code of
Ordinance of the City of New Braunfels to remove or
revise existing parking restrictions to address ordinance
overlaps.

Carly Farmer, Engineer

- I) Approval of the first reading of an ordinance to amend [23-97](#)
Chapter 6, Animals, of the City of New Braunfels Code of
Ordinances to modify the Animal Services Advisory
Board.

Bryan V. Ruiz, Neighborhood Services Manager

- J) Approval of the second and final reading of an ordinance [23-85](#)
to amend Section 126-346 of the Code of Ordinance of
the City of New Braunfels to establish a no parking zone
on N. Academy Avenue near the intersection with N.
Walnut Avenue.

Garry Ford, Transportation and Capital Improvements Director

- K) Approval of the second and final reading of an ordinance [23-92](#)
regarding a proposed rezoning to apply a Special Use
Permit to allow Short-Term Rental of two residences in
the "C-3" Commercial District, being the north 75 feet of
Lots 8 and 9, New City Block 1058, Kuehler Addition
Subdivision, addressed at 1170 Kuehler Avenue.

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

- L) Approval of the second and final reading of an ordinance [23-93](#)

regarding a proposed rezoning to apply a Special Use Permit to allow Short-Term Rental of a residence in the “C-3” Commercial District, being Lot 2 and a portion of Lot 3, New City Block 1055, Kuehler Addition Subdivision, addressed at 320 East Faust Street.

Christopher J. Looney, AICP Planning and Development Services Director

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and Consider Approval of a Resolution of the [23-104](#) City Council of the City of New Braunfels ordering a special election to be held in the City of New Braunfels, Texas, on May 6, 2023, for a bond election, and establishing early voting locations and polling places for this election; making provisions for the conduct of the election; and resolving other matters related to such election.

Robert Camareno, City Manager

- B) Discuss and Consider Approval of a contract with [23-123](#) Alliance Transportation Group for professional services in development of the Transit Development Plan.

Garry Ford, Transportation & Capital Improvements Director

- C) Discuss and consider approval of a resolution supporting [23-151](#) funding recommendations for the City’s SLFRF-ARPA non-profit grant program, utilizing a portion of the allocation of funding received by the City of New Braunfels from the U.S. Department of the Treasury, Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, a part of the American Rescue Plan Act (ARPA); and authorization for the City Manager to act on behalf of the City in all matters related to the grant program.

Jared Werner, Assistant City Manager

- D) Discuss and consider approval of a resolution [23-141](#) authorizing a project expenditure recommended by the New Braunfels Economic Corporation of up to \$1,000,000.00 to Texas State Technical College; and authorizing the President to execute the agreement

Jeff Jewell, Economic and Community Development Director

- E) Discuss and consider the first reading of an ordinance to [23-91](#) amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to establish a no parking zone in front of 2043 Spur Street.
Garry Ford, Transportation and Capital Improvements Director
- F) Public Hearing and the first reading of an Ordinance of [23-106](#) the City Council of the City of New Braunfels, Texas Approving the Change of Boundaries of Reinvestment Zone Number One, City of New Braunfels, Texas; Approving an Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Reinvestment Zone Number One, City of New Braunfels, Texas; Approving and Executing an Amendment to the Tax Increment Participation Interlocal Agreement and an Amendment to the Phase II Tax Increment Participation Interlocal Agreement; and Other Matters in Connection Therewith.
Jared Werner, Assistant City Manager
- G) Public hearing and first reading of an ordinance to [23-105](#) amend the City's Code of Ordinances Chapter 144 (Zoning) Section 1.4 Definitions, Section 2.2 Zoning Board of Adjustment, Sections 3.3 and 3.4 Zoning Districts, Article 5 Development Standards, and Appendix D Fee Schedule, to clarify current practices, update terms, streamline processes, relocate some sections, make certain sections consistent with state statute, create new sections, remove barriers to innovation, facilitate flexibility, and address identified issues ahead of the Land Development Ordinance project.
Christopher J. Looney, AICP, Planning & Development Services Director
- H) Public hearing and first reading of an ordinance to [23-133](#) amend the City's Code of Ordinances by relocating Chapter 144 Section 5.10(c) Special Events to a new Chapter 91, with minor edits, to streamline processes, facilitate flexibility, and address identified issues ahead of the Land Development Ordinance project.
Christopher J. Looney, AICP, Planning & Development Services Director
- I) Discuss and consider the first reading of an ordinance to [23-135](#)

amend the City's Code of Ordinances Chapter 62 (Health and Sanitation) Section 62-211 Parking House Cars, to clarify current practices, update terms, streamline processes, facilitate flexibility, and address identified issues ahead of the Land Development Ordinance project.

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

- J) Public hearing and first reading of an ordinance to [23-134](#) amend the City's Code of Ordinances Chapter 118 (Subdivision Platting) Section 11 Waiver, and Section 58 Fee Schedule, to clarify current practices, streamline processes, relocate some sections, facilitate flexibility, and address identified issues ahead of the Land Development Ordinance project.

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

- K) Discuss and consider the first reading of an ordinance to [23-136](#) amend the City's Code of Ordinances Chapter 106 (Signs) Section 12 Sign Lighting Standards, to modernize standards for internally illuminated signs to reduce glare, sky glow, and light trespass, facilitate flexibility, and address identified issues ahead of the Land Development Ordinance project.

Christopher J. Looney, AICP, Planning & 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.

The City Council reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act (Chapter 551 of the Texas Government Code).

- A) Deliberate the purchase, exchange, lease or value of [23-169](#) real estate in accordance with Section 551.072 of the Texas Government Code, specifically
- S. Krueger Avenue Properties
 - 1530 South Seguin Ave.

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.

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.