



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



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

MONDAY, JANUARY 8, 2024 at 6:00 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 - AMENDED 01-04-2024

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: COUNCILMEMBER SPRADLEY

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. There will be no City Council action at this time. In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during Citizens Communications. Please use hard copies, the overhead projector or access the City's online digital form to upload electronic files you would like the Mayor and Council to view. The digital form would need to be uploaded two (2) hours prior to the City Council meeting. A link to this form can be accessed on the City Secretary's website.

1. 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 the December 11, 2023 special, executive, [23-1702](#) and regular meeting minutes.
Matthew Schwarz, Assistant City Secretary
- B) Approval to cancel the second December regular City [23-1574](#) Council meeting on December 23, 2024, the regular council meeting on November 11, 2024 (Veterans Day), and the regular council meeting on May 27, 2024 (Memorial Day).
Gayle Wilkinson, City Secretary
- C) Approval of a FY 2024 Budget Amendment for the [23-1722](#) Edwards Aquifer Habitat Conservation Plan Fund to add the Year Twelve Conservation Projects totaling \$465,385 in both revenue and expenditures.
Karrie Cook, Budget Manager
- D) Approval of a Professional Services Agreement with the [23-1523](#) Broussard Group, Inc. dba TBG Partners for the creation of a comprehensive and targeted West End Area Master Plan and authorizing the City Manager to execute the Agreement.
Jeff Jewell, Economic and Community Development Director
- E) Approval to renew the following annual contracts, as [23-1665](#) allowed for by their contract language and in accordance with City Charter Section 9.17: Atlas Environmental, BIO-West, Inc, Environmental Survey Consulting, ERB Enterprise, Texas Municipal League, Motorola
Yvette Alvarado, Contract Coordinator
- F) Approval of FY 2023 budget amendments for the [23-1721](#) General Fund, Golf Fund, Special Revenue Fund, Development Services, Self Insurance Fund, Fleet Fund and the Court Technology Fund.
Karrie Cook, Budget Manager
- G) Approval of a budget amendment to the FY 2024 Budget [23-1705](#) - CDBG Fund.
Jennifer Gates, Grants Coordinator
- H) Approval of the sale of a 0.013 acre tract of land out of [23-1724](#) lot 133, New City Block 2004, addressed as 385 W. San

Antonio Street in the City of New Braunfels, Texas

Matthew Eckmann, Assistant Director of Public Works

- I) Approval of the Transportation and Traffic Advisory [23-1729](#)
Board to serve as the City of New Braunfels Street
Safety Action Plan Task Force.

Garry Ford, Transportation and Capital Improvements Director

- J) Approval of a resolution terminating the development [23-1726](#)
agreement between the City of New Braunfels and HK
Porter LLC on approximately 350 acres of property
located on the north side of FM 1863 and north of the
intersection of FM 1863 and Word Ranch Road.

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

- K) Approval of an purchase with Schaefer Plastics North [23-1747](#)
America, LLC for the purchase of residential refuse and
recycling containers and lids.

Elizabeth Tyler, Solid Waste Manager

- L) Approval of the Arts Commission recommendations for [23-1693](#)
allocating hotel occupancy tax (HOT) grant funds to
community arts organizations and authorizing the City
Manager to execute related grant award contracts.

Matthew Schwarz, Assistant City Secretary

- M) Approval of the Heritage Commission recommendations [23-1694](#)
for allocating hotel occupancy tax grant funds to
community heritage organizations and authorizing the
City Manager to execute related grant award contracts.

Matthew Schwarz, Assistant City Secretary

Ordinances

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

- N) Approval of the second and final reading of an ordinance [23-1703](#)
to rezone 0.38 acres out of New City Block 4071,
Schneider Addition, lots 7 & 8, from SND-1 (Special
Neighborhood District-1) to R-3L (Multifamily
Low-Density District) currently addressed at 605 South
Santa Clara Avenue.

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

- O) Approval of the second and final reading of an ordinance [23-1704](#)
to amend Section 126-346 of the Code of Ordinances of

the City of New Braunfels to establish a no parking zone on both sides of Comal Creek Trail between Springs Nursery.

Carly Farmer, Engineer

- P) Approval of the second and final reading of an ordinance [23-1718](#) amending the New Braunfels Code of Ordinances, Chapter 144-1.4 by adding definitions of Heritage and Protected Trees, amending Section 144-5.3-1 by extending approval authority for tree replacement to include department staff, creating the Tree Mitigation Fund option to tree replacement; and amending Appendix D-Fee Schedule, by adopting new fees for development related services.

Sandy Paulos, Director of Finance

- Q) Approval of the second and final reading of an ordinance [23-1719](#) amending the New Braunfels Code of Ordinances, Appendix D - Fee Schedule by adopting new fees for Traffic Impact Analysis Services.

Sandy Paulos, Director of Finance

- R) Approval of the second and final reading of an ordinance [23-1720](#) amending the New Braunfels Code of Ordinances, Chapter 62-Health and Sanitation, by adopting new fees for Neighborhood Services - Health and Sanitation related services and moving all fees to Appendix D-Fee Schedule, and minor editing.

Sandy Paulos, Director of Finance

- S) Approval of the first reading of an ordinance amending [23-1695](#) Section 86-2 of the Code of Ordinances, regarding rounding park rental fees to nearest dollar.

Chad Donegan, Parks and Recreation Director

- T) Approval of the first reading of an ordinance establishing [23-1739](#) the number of positions in each classification in the New Braunfels Fire Department pursuant to Local Government Code, Chapter 143.

Becca Miears, Director of Human Resources

2. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider approval of an ordinance [23-1735](#) authorizing the issuance of "City of New Braunfels,

Texas, Utility System Revenue And Refunding Bonds, Series 2024", pledging the net revenues of the City's Waterworks, Sanitary Sewer and Electric Light and Power Systems to the payment of the principal of and interest on said bonds; enacting provisions incident and related to the issuance, payment, security, sale and delivery of said bonds; establishing procedures for the sale and delivery of said Bonds; delegating matters relating to the sale and issuance of said Bonds to authorized City and Systems officials and providing an effective date

Dawn Schriewer, Chief Financial Officer

- B) Discuss and consider approval of the installation of [23-1452](#) speed humps on E Zink Street.

Garry Ford, Transportation and Capital Improvements Director

- C) Public hearing and first reading of an ordinance [23-1696](#) regarding the proposed rezoning of Oak Grove Estates, Unit 5 Subdivision, Block 1, Lots 2 & 3 from R-1 AH (Single-Family Airport Hazard Overlay District) to C-O AH (Commercial Office Airport Hazard Overlay District), currently addressed as 125 & 145 Oak Knot Drive.

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

- D) Public hearing and first reading of an ordinance [23-1697](#) regarding a proposed rezoning of approximately 52 acres out of the A.M. Esnaurizar Survey, Abstract 98, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily), currently addressed as 1450 FM 1101.

Matthew Simmont, AICP, Planning Manager

- E) Public hearing and first reading of an ordinance to [23-1685](#) rezone approximately 42 acres out of the A. M. Esnaurizar Survey, Abstract 20, from MU-A AH (Low-Intensity Mixed-Use Airport Hazard Overlay District) to C-1B AH (General Business Airport Hazard Overlay District), currently addressed at 1983 State Highway 46.

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

- F) Public hearing and first reading of an ordinance [23-1701](#) regarding a proposed rezoning of approximately 86 acres out of the A.M. Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development Airport Hazard Overlay District) to R-3L AH (Multifamily Low Density Airport Hazard Overlay District) and R-3H AH (Multifamily High Density Airport Hazard Overlay District) currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane
Matthew Simmont, AICP, Planning Manager
- G) Public hearing and first reading of an ordinance [23-1686](#) regarding the proposed rezoning of 0.14 acres out of New City Block 4074, Baus Addition, Block A, Lot 9 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 559 West Nacogdoches Street.
Matthew Simmont, AICP, Planning Manager
- H) Public hearing and consideration of the proposed [23-1678](#) Mayfair Sector Plan 3, within the Comal County Water Improvement District #3, encompassing approximately 540 acres out of the A M Esnaurizar Survey 1, Abstract 1, including property east of IH 35 N, north of Kohlenberg Rd and south of Watson Lane E within the Mayfair Project.
Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

3. **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 pending or contemplated litigation, settlement [23-1736](#) 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:

- City of New Braunfels v. River Ranch RV Park Resort
- B) Deliberate issues regarding economic development [23-1737](#)
negotiations in accordance with Section 551.087 of the
Texas Government Code:
 - Project Lion

4. **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.