



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



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

MONDAY, FEBRUARY 12, 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

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: MAYOR LINNARTZ

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PRESENTATIONS:

- A) Retiree Recognition - Xavier Larralde [24-14](#)
Roy Lozano, Fire Chief

PROCLAMATIONS:

- A) Engineers Week [24-78](#)

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 January 22, 2024 regular and executive [24-126](#) session City Council meeting minutes and the February 6, 2024 special City Council meeting minutes.
Matthew Schwarz, Assistant City Secretary
- B) Approval of a resolution authorizing the City of New [23-1532](#) Braunfels to form an Urban Transit District as allowed under Chapter 458 Rural and Urban Transit Districts, of the Texas Transportation Code; and providing an effective date.
Garry Ford, Transportation and Capital Improvements Director
- C) Approval of a resolution authorizing the City Manager to [24-129](#) enter into an Advance Funding Agreement between the City of New Braunfels and Texas Department of Transportation for Barbarosa Road/Saur Lane Expansion funded by the Alamo Area Metropolitan Planning Organization Surface Transportation Block Grant.
Garry Ford PE, Transportation and Capital Improvements Director
- D) Approval to renew the following annual contracts, as [24-150](#) allowed for by their contract language and in accordance with City Charter Section 9.17: Frost Bank, Terrill & Waldrop, Law Offices of Charles S Frigerio, Guadalupe Regional Medical Center, AppleOne Employment Services, Strategic Government Resources and Life Scan Wellness Center.
Yvette Alvarado, Contract Coordinator
- E) Approval of contracts with Dana Safety Supplies, [24-162](#) Farrwest Specialty Vehicles, and Bluebonnet Motors, Inc. for vehicle upfitting services.
Shane Knudson, Fleet Manager

- F) Approval of a FY 2024 Budget Amendment totaling [24-178](#) \$62,000 for the Airport Fund to support the remaining balance for security gates and equipment refurbishment.
Karrie Cook, Budget Manager
- G) Approval of an Interlocal Cost Sharing Agreement [24-103](#) between Comal County and the City of New Braunfels regarding demand response public transportation services
Garry Ford, Transportation and Capital Improvements Director
- H) Approval of an amendment to the FY 2024 Budget - [24-88](#) Grant Fund.
Jennifer Gates, Grants Coordinator
- I) Approval of the appointment of Cas Mikolajczak to the [24-128](#) Landa Park Golf Course Advisory Board for an unexpired term ending November 30, 2025.
Gayle Wilkinson, 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.)

- J) Approval of the first reading of an ordinance to amend [24-79](#) Article IV, Section 30-60 of the Code of Ordinances of the City of New Braunfels to change the membership for the Partnership Committee from 15 to 11, add a provision for absentee members, and minor clarifying edits.
Gayle Wilkinson, City Secretary
- K) Approval of the first reading of an ordinance amending [24-165](#) the New Braunfels Code of Ordinances, Appendix D, Section A, Fee Schedule by adopting new fees for Fire Prevention and Protection related services; providing a savings clause; and declaring and effective date.
Sandy Paulos, Director of Finance
- L) Approval of the second and final reading of an ordinance [24-121](#) to rezone 0.273 acres out of the Behrendt Subdivision, Lot 4, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District), currently addressed at 1977 Post Road
Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

- M) Approval of the second and final reading of an ordinance [24-122](#) to rezone approximately 6 acres out of the Behrendt Subdivision, Lots 1, 2, and 3, from C-3 AH (Commercial Airport Hazard Overlay District), M-1 AH (Light Industrial Airport Hazard Overlay District), and R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District), currently addressed at 1983 & 1993 Post Road

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

- N) Approval of the second and final reading of an ordinance [24-123](#) to rezone Eickenroht Addition, Block 1, Lot 4, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit for Short-Term Rental), currently addressed at 1236 South Academy Avenue

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

- O) Approval of the second and final reading of an ordinance [24-132](#) establishing the number of positions in each classification in the New Braunfels Police Department pursuant to Local Government Code, Chapter 143.

Becca Mears, Director of Human Resources

- P) Approval of the second and final reading of an ordinance [24-186](#) to 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

2. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider a resolution recommended by the [24-171](#) New Braunfels Economic Development Corporation approving a project expenditure of up to \$8,000,000 for the purchase of approximately 130 acres of land, legally described as approximately 62.6 acres out of the O Russell Survey No. 2, Abstract 485 and 3982 Hunter Road - approximately 68.163 acres out of the O Russell Survey No. 2, Abstract 485 for a project authorized under 505.152 of the Texas Local Government Code.

Jordan Matney, Deputy City Manager

Matt Eckmann, Assistant Director of Public Works

- B) Public hearing and first reading of an ordinance [23-1566](#) regarding amendments to the City's Code of Ordinances in Chapter 144 Zoning, Section 1.4, Definitions and 5.3-4, Additional residential buffering requirements.

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

- C) Public hearing and first reading of an ordinance [23-1581](#) regarding amendments to Chapter 118 Subdivision Platting, Sections 11 Waiver, 13 Appeal for relief from apportionment of municipal infrastructure costs, 22 Subdivision master plan, 44 Blocks, 49 Sidewalks, 51 Water, sewer and drainage facilities; flood hazards, and 56 Closure, abandonment and sale of public right of way.

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

- D) Public hearing and first reading of an ordinance [23-1580](#) regarding amendments to Chapter 118 Subdivision Platting, necessary for alignment with 2023 Texas State Legislature's Local Government Code revisions

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

- E) Public hearing and first reading of an ordinance [23-1582](#) regarding amendments to Chapter 144 Zoning, Section 3.3 Zoning districts and regulations for property zoned prior to June 22, 1987, 3.4 Zoning districts and regulations for property zoned subsequent to June 22, 1987, 4.2 Land use matrix, 5.1 Parking, loading, stacking and vehicular circulation, and 5.17 Short term rental or occupancy.

Jean M. 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 [24-189](#)

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 [24-119](#) negotiations in accordance with Section 551.087 of the Texas Government Code:
 - 1. New Braunfels Youth Collaborative Project
- C) Deliberate and consider the purchase, exchange, lease, [24-120](#) or value of real property in accordance with Section 551.072 of the Texas Government Code:
 - 1. City Block 2006, Block 2006 & Adjoining 50 E End of Mill St.
 - 2. Approximately 130 acres of land: 62.6 acres out of the O Russell Survey No. 2, Abstract 485 and 3982 Hunter Road - approximately 68.163 acres out of the O Russell Survey No. 2, Abstract 485

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.