



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



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

MONDAY, APRIL 24, 2017 at 6:00 PM

Barron Casteel, Mayor	Chris Monceballez, Councilmember (District 4)
George Green, Councilmember (District 1)	Wayne Peters, Mayor Pro Tem (District 5)
Justin Meadows, Councilmember (District 2)	Leah A. García, Councilmember (District 6)
Ron Reaves, Councilmember (District 3)	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 Leah Garcia

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

PROCLAMATIONS:

- A) Crawfest Days
[proclamation](#)
- B) Cinco de Mayo
[proclamation](#)

PRESENTATIONS:

1. MINUTES

- A) Discuss and consider approval of the minutes of the special and regular City Council meetings of April 10, 2017.
Patrick Aten, City Secretary
[Minutes - April 10, 2017 Special City Council Meeting](#)
[Minutes - April 10, 2017 Regular City Council Meeting](#)

2. 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.

3. **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.

Resolutions & Action Items

- A) Approval for the City Manager to enter into an agreement with JR Raymond Demolition for the demolition of the structures located on the property at 302 South Castell Avenue.
Bryan Woods, Capital Programs Manager

[WORK ORDER Revised - 302 S Castell - NBTX - APRIL 17 2017](#)

Ordinances

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

- B) Approval of the first reading of an ordinance to create parking restrictions in river-related areas.
Garry Ford, City Engineer

[2017-04-24 Ordinance - River Areas NPZ](#)

[E San Antonio St NPZ map](#)

[Meusebach St NPZ map](#)

[Mill St&Tube Chute NPZ map](#)

- C) Approval of the second and final reading of an ordinance amending Section 126-346 of the Code of Ordinances to add a no parking zone on Comal Avenue at East Jahn Street.
Garry Ford, City Engineer

[Ordinance - Comal at Jahn NPZ](#)

[Comal at Jahn Proposed NPZ](#)

- D) Approval of the second and final reading of an ordinance amending Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Area B.
Garry Ford, City Engineer

[2017-04-10 Ordinance - Amend Parking by Permit Area B](#)

[Area B amendment map-revised](#)

[Revised Redline Ordinance - Area B](#)

4. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Public hearing and consideration of the first reading of an ordinance regarding a rezoning request to apply a Special Use Permit to 1.186 acres out of the A-155, SUR-35 A P Fuquay Survey, Comal County, Texas, to allow the temporary placement and habitation of a travel trailer for resident security and operation of a Christmas tree sales lot with unimproved parking in the "C-1" Local Business District, addressed at 1293 FM 306.

Christopher Looney, Planning and Community Development Director

[Aerial and Rgional Transportation Plan Map](#)

[Application](#)

[Site Plans](#)

[Zoning and Land Use Maps](#)

[Notification List, Notification Map and Responses](#)

[Photographs](#)

[Sec. 3.3-7 "C-1" Local Business District](#)

[Sec. 3.6 Special Use Permits](#)

[April 4, 2017 Planning Commission Meeting Draft Minutes](#)

[Ordinance](#)

- B) Public hearing and consideration of the first reading of an ordinance regarding a requested rezoning to apply a Special Use Permit to 1.089 acres, Lot 2-R, Moeller Subdivision, to allow the temporary placement and habitation of a travel trailer for resident security and an unimproved parking lot with the operation of a Christmas tree sales lot in the "C-3" Commercial District, addressed at 2742 FM 725.

Christopher J. Looney, Director of Community Planning & Development

[Aerial and Regional Transportation Plan Map](#)

[Application](#)

[Proposed Site Plan](#)

[Zoning & Land Use Maps](#)

[Notification Map & Responses](#)

[Photograph](#)

[Code Sections](#)

[Draft Planning Commission Meeting Minutes](#)

[Ordinance](#)

- C) Public hearing and consideration of the first reading of an ordinance regarding proposed amendments to the "Bailey's Pond" Planned Development District Detail Plan and related Development Standards, located on approximately 30 acres of land out of the A. M. Esnaurizar A-20 Survey, addressed at 1141 Highway 46 South.

Christopher J. Looney, Planning and Community Development Director

[Aerial](#)

[Application](#)

[Detail Plans](#)

[Land Use Maps](#)

[Notification](#)

[Photographs.pdf](#)

[Minutes](#)

[Draft Commission Minutes](#)

[Ordinance](#)

- D) Discuss and consider a waiver from the requirement to construct public sidewalks adjacent to proposed Lots 1 and 2, Block 1, Kerlick Place Subdivision.

Christopher J. Looney, Planning and Community Development Director

[Aerial and Regional Transportation Plan Map](#)

[Application](#)

[Proposed Plat](#)

[Sidewalk Exhibit](#)

[April 4, 2017 Planning Commission Draft Minutes](#)

5. EXECUTIVE SESSIONS

In accordance with Texas Government Code, Subchapter D, the City Council may convene in a closed session to discuss any of the following items; any final action or vote taken will be in public.

- A) Deliberate pending/contemplated litigation, settlement 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:
- Carowest Land, Ltd. v. Yantis Company and the City of New Braunfels, (2010, 2015 and 2017 cases)
 - Alta Towers, LLC v. City of New Braunfels and City of New Braunfels Zoning Board of Adjustment
- B) Deliberate and consider the purchase of, exchange, lease or value of real property, in accordance with Section 551.072, of the Texas Government Code, including but not limited to:
- acquisition of land for city facilities

NOTE: 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).

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

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on April 19, 2017, at 12:00 p.m.

Patrick Aten, 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.