



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



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

MONDAY, DECEMBER 11, 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 Ron Reaves

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

PRESENTATIONS:

- A) Retiree Recognitions - Adriana McDonald & William Curro
- B) Annual Economic Benchmarks Report.
Michael Meek, Greater New Braunfels Chamber of Commerce
- C) Presentation and possible direction to staff regarding possible amendments to the City's Code of Ordinances regarding sidewalk cafes in Downtown.
Amy McWhorter, Downtown Development Coordinator
- D) Presentation and possible direction to staff regarding the South Castell Avenue Visioning Plan survey results from the November 15 Public Input Meeting.
Robert Camareno, City Manager, & Andrew Douglas, Douglas Architects

1. MINUTES

- A) Discuss and consider approval of the minutes of the regular City

Council meeting of November 27, 2017, and the special City Council meetings of November 28, 2017, and December 4, 2017.

Patrick Aten, City Secretary

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 of the cancellation of the second regular City Council meeting of December.
Patrick Aten, City Secretary
- B) Approval of contracts and contract renewals associated with the Edwards Aquifer Habitat Conservation Plan program. Authorize the City Manager to execute contracts and contract modifications for the following EAHCP projects: Old Channel Restoration, Aquatic Vegetation Restoration, Dissolved Oxygen Management and Gill Parasite Control with BIO-WEST, Inc.; Non-native Animal Species Control with SWCA; and Riparian Restoration (Old Channel) with EBR Enterprises.
Mark Enders, Watershed Program Manager
- C) Approval of acquisition funds for purchasing Right of Way from Doris and Leonard Kraft, Parcel 19 on the Klein Road Improvements Project.
Matthew Eckmann, Real Estate Manager
- D) Approval of a billboard sign lease agreement between the City of New Braunfels and Natural Bridge Caverns, Inc.
Matthew Eckmann, Real Estate Manager
- E) Approval to provide Roadway Impact Fee funds to the Texas Department of Transportation for the construction of the Loop 337 and Hanz Drive traffic signal as part of the Loop 337 Improvement Project.
Garry Ford, City Engineer
- F) Approval to submit the 2016 Community Development Block Grant Consolidated Annual Performance and Evaluation Report to the Department of Housing and Urban Development.

Michele Valadez, Grants Coordinator

- G) Approval of a resolution authorizing the City Manager to enter into an Agreement with Richard J. Leidl, P.C. for federal legislative services on behalf of the City of New Braunfels.

Robert Camareno, City Manager

- H) Approval of an annual contract with Clean Harbors Environmental Services, Inc. for the collection, management, and disposal of household hazardous waste accepted at City-sponsored events.

Michael Mundell, Solid Waste 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.)

- I) Approval of the first reading of an ordinance revising the school speed zone at Lone Star Early Childhood Center.

Garry Ford, City Engineer

- J) Approval of the first reading of an ordinance establishing a school speed zone on a portion of Klein Meadows for New Braunfels Middle School.

Garry Ford, City Engineer

- K) Approval of the first reading of an ordinance amending Article VI Section 86-101 through 86-119 of the Code of Ordinances to change the date when used wristbands must be returned, clarify staff responsibilities, add a definition for holiday, and change the resident pass validity from one year to three years.

Amy Niles, River Operations Manager

- L) Approval of the second and final reading of an ordinance regarding the proposed rezoning of Lot 1, Gruene Sunday Haus Addition addressed at 1950 Hunter Road, from "R-3" Multifamily District and "C-1" Local Business District to "C-4A" Resort Commercial District.

Stacy Snell, Planning and Community Development Assistant Director

- M) Approval of the second and final reading of an ordinance revising Chapter 86-91 of the Code of Ordinances to amend fees at the Landa Park Golf Course.

Chad Donegan, Golf Manager

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider approval of the appointment of three individuals to the Landa Park Golf Course Advisory Board for terms ending

December 31, 2020.

Patrick Aten, City Secretary

- B) Discuss and reconsider a waiver from the sidewalk requirement for the replat of a portion of Lots 13, 14, 18, and 19, City Block 1015, Establishing Lots 18R and 19R, City Block 1015, that was previously voted on by the City Council on November 27, 2017.

Christopher Looney, Planning and Community Development Director

- C) Discuss and consider approval of the first reading of an ordinance amending Article V Section 86-7(d) of the Code of Ordinances to expand paid parking at Prince Solms Park to begin on May 1 and end on Labor Day, and to change the parking fee from \$10.00 to either \$15.00 or \$20.00.

Amy Niles, River Operations Manager

- D) Discuss and consider approval of a resolution authorizing the City's intervention in proceedings at the Railroad Commission of Texas regarding CenterPoint Energy's proposed increase in rates filed on November 16, 2017; authorizing the City Manager to execute an agreement with Herrera Law & Associates, PLLC for representation in this rate increase application and intervention; and supporting the City's continued participation in the Alliance of CenterPoint Municipalities.

Valeria Acevedo, City Attorney

- E) Discuss and consider approval of a development agreement between the City of New Braunfels and Oak Run Property Owners' Association, Inc. for the abandonment of a portion of Timber Hollow Drive in the Oak Run Subdivision.

Matthew Eckmann, Real Estate Manager

- F) Discuss and consider approval of a resolution for the determination of right-of-way of E. Common Street, identified as a principal arterial in the City of New Braunfels Regional Transportation Plan, from the intersection with Loop 337 to 400 feet to the east.

Garry Ford, P.E., City Engineer

- G) Public hearing and first 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

- H) Public hearing and consideration of the first reading of an ordinance regarding the proposed rezoning request to apply a Special Use Permit to allow a vehicle storage facility in the "C-3" Commercial District on

0.716 acres out of Subdivision No. 101 of the A.M. Esnaurizar Eleven League Grant, Abstract No. 20, Guadalupe County, Texas, addressed at 2635 S. Highway 46.

Christopher J. Looney, Planning and Community Development Director

- I) Public hearing and consideration of the first reading of an ordinance regarding the proposed rezoning request from "R-2" Single and Two-Family District to "C-1A" Neighborhood Business District with a Special Use Permit to allow a commercial contractor's office with outdoor storage on Lots 8 and 9, Seidels Subdivision, addressed at 1133 State Highway 46.

Christopher J. Looney, Planning & Community Development Director

- J) Public hearing and consideration of a resolution amending the 2006 Future Land Use Plan and approval of the second and final reading of an ordinance amending Ordinance No. 2016-36, the "Avery Park" Planned Development District Detail Plan, by removing 5.57 acres (Lots 43 & 44, Block A, Avery Park, Unit 1) from the "Avery Park" Planned Development District (APPD) and rezone the 5.57 acres and 21.80 acres out of the Antonio M. Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, from "APD" Agricultural Pre-development and "C-3" Commercial District to "Avery Park 13" Planned Development District (AP13PD), adopting a Concept Plan and associated Development Standards, located north of the intersection of Avery Park Drive and State Highway 46 South.

Christopher J. Looney, Planning & Community Development Director

- K) Public hearing and consideration of the first reading of an ordinance regarding the proposed rezoning of 9.27 acres out of Lot 1, Block 1, Starlight Terrace, Unit 2, located within the Live Oak Mobile Home Community on Ashberry Avenue, from "M-1" Light Industrial District to "B-1B" Manufactured Home Park District.

Stacy Snell, Planning and Community Development Assistant Director

- L) Discuss and consider a request for a conditional sign permit for an electronic message sign at Today's Smile, addressed at 1592 E. Common Street.

Stacy Snell, Planning and Community Development Assistant Director

- M) Discuss and consider a request for a conditional sign permit for subdivision entry signage for Wasser Ranch Subdivision, located on Goodwin Lane at the entrances of Pader and Wipper.

Stacy Snell, Planning & Community Development Assistant Director

- N) Discuss and consider a request for an appeal of the Non-Residential and Multifamily Design Standards for a proposed drive-through bank addressed at 1292 Loop 337.

Christopher J. Looney, Planning and Community Development Director

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:
- National Flight Services, Inc.
- 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 December 6, 2017, at 11:00 a.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.