



CITY OF NEW BRAUNFELS, TEXAS  
CITY COUNCIL MEETING



CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET

MONDAY, FEBRUARY 8, 2021 at 6:00 PM

Rusty Brockman, Mayor	Matthew E. Hoyt, Councilmember (District 4)
Shane Hines, Councilmember (District 1)	Jason E. Hurta, Councilmember (District 5)
Justin Meadows, Mayor Pro Tem (District 2)	James Blakey, Councilmember (District 6)
Harry Bowers, Councilmember (District 3)	Robert Camareno, City Manager

To participate via zoom meeting, use this link:  
<https://us02web.zoom.us/j/83369443180> or call (833) 926-2300  
Webinar ID: 833 6944 3180

**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 HOYT**

**PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG**

**PROCLAMATIONS:**

- A) Black History Month Proclamation [21-127](#)
- B) Teen Dating Violence Awareness Month [21-56](#)

**PRESENTATIONS:**

- A) Update from the City Manager on the City’s Response to COVID-19  
*Robert Camareno, City Manager* [21-129](#)
- B) Retiree Recognition - Alix Samuels [21-145](#)
- C) Presentation and discussion regarding floating vegetation mats within the Comal River system and Lake [21-133](#)

Dunlap and possible direction regarding management of floating vegetation.

*Mark Enders, Watershed Program Manager*

- D) Presentation and possible direction to staff on the [21-135](#) establishment of a Tax Increment Reinvestment Zone policy and application process

*Jeff Jewell, Economic Development Director*

**1. MINUTES**

- A) Discuss and consider approval of the minutes of the [21-126](#) special City Council meeting of January 15, 2021 and regular City Council meeting of January 25, 2021.

*Caitlin Krobot, 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 a resolution, submission of an application for [21-70](#) funding of the purchase of emergency response and rescue equipment utilizing a U.S. Department of Homeland Security, State Homeland Security Program - Regular Projects Grant for Program Year 2022, and authorization for the City Manager to act on behalf of the City in all matters related to this grant.  
*Patrick O'Connell, Fire Chief*
- B) Approval of the issuance of an invitation for competitive [21-81](#) sealed proposals on the Mission Hill Park and Structured Cabling Projects since the City Council finds that this delivery method will provide the best value to the City.  
*Jennifer Cain, Capital Programs Manager*
- C) Approval of a contract with QA Construction Services, [21-124](#) Inc. for construction of Citywide Streets Projects: Union

Ave. Improvements Project and Comal Ave. Improvements Project and authorization for the City Manager to approved change orders up to a twenty percent contingency, and approval of a Purchase Order with Terracon to provide Materials Testing Services as part of the 2019 Bond Citywide Street Program.

*Jennifer Cain, Capital Programs Manager*

- D) Approval of a purchase from Allterra Central Inc. for [20-803](#) forensic data collection equipment for the New Braunfels Police Department utilizing grant funding awarded by the U.S. Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Program for Program Year 2021.

*Keith Lane, Interim Police Chief*

- E) Approval of annual routine recurring expenditures for FY [21-116](#) 2021 in accordance with City Charter Section 9.17.

*Barbara Coleman, Purchasing Manager*

- F) Approval of the submission of an application to FEMA [21-125](#) Fiscal Year 2020 Assistance to Firefighters Grant (AFG) Program for the purchase of Turnout Gear and miscellaneous fitness testing equipment, and authorization for the City Manager to accept funds and execute all contract documents associated with the grant if awarded.

*Patrick O'Connell, Fire Chief*

- G) Approval of expenditure of up to \$700,000 for the [21-131](#) acquisition of the necessary right-of-way and public utility easements from 14 parcels of land along Klein Road between Walnut Avenue and FM 725 as part of the Klein Road Phase 2 Project and authorization for the City Manager to execute all necessary conveyance documents.

*Matthew Eckmann, Facilities and Real Estate Manager*

- H) Approval of and authorization for the City Manager to execute a Memorandum of Agreement with John [21-132](#) Gannon, Inc. for the relocation and removal of certain billboard signs.

*Matthew Eckmann, Facilities and Real Estate Manager*

- I) Approval of contract increase with Strategic Government Resources Inc. for continuation of services to be performed by the Interim Police Chief, for the NB Police Department. [21-118](#)

*Nokihomis Willis, Human Resource Director*

- J) Approval to purchase nine (9) LifePak cardiac monitor/defibrillators and one (1) LifePak 15 ACLS from Stryker Medical for use by the Fire Department and declaring nine (9) Stryker LP15V/v2s as surplus. [21-140](#)

*Patrick O'Connell, Fire Chief*

#### *Ordinances*

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

- K) Approval of the second and final reading of an ordinance ordering a Regular Election to be held in the City of New Braunfels on May 1, 2021, 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. [21-121](#)

*Caitlin Krobot, City Secretary*

- L) Approval of the second and final reading of an ordinance ordering a special election to be held in the City of New Braunfels on May 1, 2021, for proposed amendments to the City Charter; and establishing an Early Voting Location and Polling Places for this Election; and making provisions for the conduct of the Election. [21-120](#)

*Caitlin Krobot, City Secretary*

- M) Approval of the second the final reading of an ordinance amending Chapter 144, Zoning, Sections on Definitions, Zoning Districts, Walnut Special District, Land Use Matrix, Parking, Accessory Structures, and General Provisions and Exceptions for Yard Setbacks, and Rear Yard Requirements. [21-39](#)

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

- N) Approval of the second and final reading of an ordinance for a proposed rezoning to apply a Special Use Permit to allow a seven-unit, townhouse style residential development on approximately 0.7 of an acre located at [21-79](#)

the southwestern terminus of the 2300 block of Michigan Street.

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

- O) Approval of the second and final reading of an ordinance [21-84](#) regarding proposed revisions to the Solms Landing Planned Development (“SLPD”) concept plan and development standards, on approximately 98 acres out of the A M Esnaurizar A-20 Survey, addressed at 253 S. Kowald Lane.

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

- P) Approval of the second and final reading of an ordinance [21-101](#) regarding a proposed rezoning to apply a Special Use Permit on approximately 23 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the southwest corner of the intersection of E. Common Street and Old FM 306, to allow multifamily high-density residential use in the “C-1” Local Business District and “M-1” Light Industrial District.

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

- Q) Approval of the second and final reading of an ordinance [21-103](#) regarding a proposed rezoning of approximately 19.735 acres out of the Orilla Russell Survey, A-485 and the Nancy Kenner Survey, A-306, Comal County, Texas, located south of the intersection of Gray Cloud Drive and Twin Dish Way, from “R-1A-6.6” Single Family District to “R-1A-5.5” Single Family District.

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

- R) Approval of the second and final reading of an ordinance [21-104](#) regarding a proposed rezoning to apply a Special Use Permit to allow duplexes in the “APD” Agricultural/Pre-Development District on approximately 0.938 acres out of the A.M. Esnaurizar Eleven League Grant, Subdivision No. 107, Guadalupe County, Texas, addressed at 187 Prairie View Lane.

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

- S) Approval of the second and final reading of an ordinance [21-105](#) regarding a proposed rezoning of approximately 5.996 acres out of the Orilla Russell Survey No. 2, Abstract No.

485, Comal County, Texas, addressed at 689 Orion Drive, from "M-1A" Light Industrial District to "R-1A-6.6" Single-Family District.

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

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Approval of the second and final reading of an ordinance [21-80](#) regarding a proposed rezoning to apply a Type 1 Special Use Permit to allow an RV resort on approximately 28 acres consisting of Lot 1D-R Walnut Heights Subdivision and approximately 24 acres out of the J M Veramendi A-2 Survey, located in the 700 block of N. Walnut Avenue.

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

- B) Approval of the second and final reading of an ordinance [21-83](#) regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-3 Commercial District, addressed at 262 East Nacogdoches Street.

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

*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.**

**7. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Caitlin Krobot, 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.