



CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING



CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET

MONDAY, MARCH 22, 2021 at 6:00 PM

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| 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, use the following link: Telephone Only:

<https://us02web.zoom.us/j/89332004990> or call

(833) 926-2300 Webinar ID: 893 3200 4990

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.

AMENDED 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 BROCKMAN

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Theatre in Our Schools Month [21-229](#)

PRESENTATIONS:

- A) Presentation of the 2020 Achievement of Excellence in Libraries Award to the New Braunfels Public Library
Gretchen Pruetz, Library Director [21-257](#)
- B) Retiree Recognition - Jose Munoz [21-276](#)

1. MINUTES

- A) Discuss and consider approval of the minutes of the [21-264](#) March 8, 2021 City Council meeting.

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 contract with Imperium Public Affairs to [21-277](#) coordinate legislative support services during the 2021 legislature.
Jared Werner, Chief Financial Officer
- B) Approval of a resolution of the City of New Braunfels [21-253](#) consenting to the addition of certain land into Comal County Water Improvement District Number 1A (Veramendi)
Jeff Jewell, Director of Economic and Community Development
- C) Discuss and consider approval of naming new park [21-54](#) property Timmermann Park.
Ylda Capriccioso, Park Development Manager
- D) Approval for purchase of 3 prefabricated [21-266](#) restroom-concession buildings from Restroom Facilities Ltd for placement at Zipp Family Sports Park in the amount of \$867,030 plus a 10% contingency and authority for the City Manager to execute any change orders up to the contingency amount.
Jennifer Cain, Capital Programs Manager
- E) Approval of a professional services agreement with [20-659](#) Vickrey & Associates, LLC. for preliminary design services of Alligator Creek Trail Master Plan.
Stacey Dicke, Parks and Recreation Director
- F) Approval of a resolution of the City Council of the City of [21-283](#) New Braunfels, Texas, approving a recommendation of the New Braunfels Economic Development Corporation

to provide up to \$58,000 the City of New Braunfels to partially fund a professional services agreement with Vickrey & Associates, LLC. for preliminary design services of Alligator Creek Trail Master Plan for the Parks Department.

Jeff Jewell, Economic Development Manager

- G) Approval of a resolution of the City of New Braunfels, [21-20](#) Texas, setting the public hearing on amending the Solms Landing Public Improvement District within the corporate boundaries of the City of New Braunfels, Texas, pursuant to chapter 372 of the Texas Local Government Code; authorizing the mailing and publication of notice of the public hearing in accordance with chapter 372 of the Texas Local Government Code.

Jared Werner, Chief Financial Officer

- H) Approval of issuance of contract modification with Freese & Nichols, Inc. to continue work on the technical assessment and adoption support to the southeast sector of the City of New Braunfels Thoroughfare Plan. [21-235](#)

Garry Ford, Assistant Public Works Director/City Engineer

- I) Approval of annual routine recurring expenditures for FY 2021 in accordance with City Charter Section 9.17. [21-265](#)

Barbara Coleman, Purchasing 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.)

- J) Approval of the second and final reading of an ordinance regarding a request from the Humane Society of New Braunfels Area (HSNBA) to waive development related fees for their new spay and neuter building. [21-259](#)

Bryan Ruiz, Neighborhood Services Manager

- K) Approval of the second and final reading of proposed amendments to Chapter 6, Animals, related to tethering, keeping of rabbits, general standards of pet care, and penalties, as recommended by the Animal Services Advisory Board. [21-261](#)

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

4. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Approval of the appointment of two individuals for terms [21-274](#) ending 3/11/2024 and one individual for an unexpired term ending 3/11/2023 to the Heritage Commission.

Caitlin Krobot, City Secretary

- B) Public hearing and first reading of an ordinance [21-245](#) regarding a proposed rezoning to amend an existing Special Use Permit to allow for two-story townhomes on approximately 10 acres located on the west side of Independence Drive, approximately 1,300 feet north of the intersection of Independence Drive and Oak Run Parkway.

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

- C) Public hearing and first reading of an ordinance [21-149](#) regarding the proposed rezoning of approximately 19.963 acres out of the Sarah DeWitt Survey No. 48, Abstract No. 103, in Guadalupe County, Texas, located at the northeast corner of the intersection of FM 725 and East Klein Road, from "R-1" Single-Family District and "APD" Agricultural/Pre-Development District to "REAPD" River's Edge Apartments Planned Development District.

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

- D) Public hearing and first reading of an ordinance [21-247](#) regarding a proposed rezoning to apply a Special Use Permit to allow outdoor music in the "C-1" Local Business District adjacent to residential use on approximately 1.2 acres consisting of Lot 5, Block 1, Rio Vista Addition, addressed at 1951 Gruene Road.

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

- E) Public hearing and first reading of an ordinance [21-239](#) regarding a proposed revision to the Town Creek Planned Development (TCPD) concept plan and development standards, on approximately 66 acres located at North Academy and North Walnut Avenues.

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

- F) Public hearing and first reading of an ordinance [21-240](#) regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of two single-family

residences in the “C-2” General Business District, addressed at 274 and 290 East Bridge Street.

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

- G) Public hearing and first reading of an ordinance [21-251](#) regarding a proposed amendment to an existing Special Use Permit allowing a manufactured home community in the “M-1A” Light Industrial District on approximately 45 acres out of the Orilla Russell Survey No. 2, Abstract No. 485, Comal County, Texas, located on the south side of Orion Drive, west of Goodwin Lane and east of the Pacific Rail Road.

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

- H) Public hearing and first reading of an ordinance [21-248](#) regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-2 Central Business District at 307 W. Bridge Street.

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

- I) Discuss and consider approval of a resolution supporting [21-238](#) the submission of City of New Braunfels and Texas Department of Transportation projects to the Alamo Area Metropolitan Planning Organization for federal funding in Fiscal Years 2023-2026.

Garry Ford, Assistant Public Works Director/City Engineer

- J) Discuss and consider approval of the installation of [21-219](#) speed humps on Kowald Lane between Post Road and IH-35.

Garry Ford, Assistant Public Works Director/City Engineer

- K) Public hearing and first reading of an ordinance [21-220](#) amending Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Area G.

Garry Ford, Assistant Public Works Director/City Engineer

- L) Public hearing and first reading of an ordinance to [21-224](#) amend Section 126-186 to restrict through truck traffic on Lake Front Avenue between the IH 35 Frontage Road and Freiheit Road and Freiheit Road between Lake Front Avenue and SH 46.

Garry Ford, Assistant Public Works Director/City Engineer

- M) Public hearing and first reading of an ordinance to [21-226](#) amend Section 126-346 to establish a no parking zone on E San Antonio Street at N Gilbert Avenue.

Garry Ford, Assistant Public Works Director/City Engineer

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 the appointment, evaluation, duties, discipline, [21-284](#) or removal of the City Manager in accordance with Section 551.074 of the Texas Government Code.

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.

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.