



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



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

**MONDAY, APRIL 12, 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

**Please click the link below to join the webinar:  
<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 HINES**

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

**PROCLAMATIONS:**

- A) Autism Awareness Month [21-252](#)
- B) Outstanding Public Service Day Proclamation [21-286](#)

**PRESENTATIONS:**

- A) Retiree Recognition - Garrick Herbert [21-319](#)
- B) Retiree Recognition - Michael Ulbrich [21-320](#)
- C) Presentation from Comal County Water Improvement District No. 1A (Veramendi) representatives regarding summary of proposed issuance of bonds. [21-314](#)  
Julie Peak, Principal, Masterson Advisors

1. **MINUTES**

- A) Discuss and consider approval of the minutes of the [21-326](#)  
March 22, 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 the Mayoral appointment of one individual as [21-307](#)  
the Chair of the Watershed Advisory Committee for a  
term ending April 18, 2023.

Caitlin Krobot, City Secretary

- B) Approval of the reappointment of two individuals to the [21-352](#)  
Central Texas Technology Center Advisory Board for a  
term ending April 26, 2024.

Caitlin Krobot, City Secretary

- C) Approval to renew and amend the Interlocal Agreement [21-71](#)  
with the Alamo Area Council of Governments for demand  
response transit services, authorizing the City Manager  
to execute all contract documents associated with this  
agreement, and approval of an expenditure in the  
amount of \$489,380.

Robert Camareno, City Manager

- D) Approval of a resolution amending the broker/dealer list [21-350](#)  
of the investment policy for the City of New Braunfels  
adding an additional local government investment pool -  
Texas FIT.

Sandy Paulos, Assistant Chief Financial Officer

- E) Approval of a contract with Heat Safety Equipment LLC [21-272](#)  
to provide annual inspections and repairs to the New  
Braunfels Fire Department's Self-Contained Breathing

Apparatus Equipment.

Patrick O'Connell, Fire Chief

- F) Approval of a contract with Chain Electric Company for [21-282](#) construction of a single mode fiber optic infrastructure to connect seven (7) new City buildings and authorization for the City Manager to execute any change orders up to the contingency amount.

Tony Gonzalez, Director, Information Technology Department

- G) Approval of policy and procedures governing the leasing [21-295](#) of city-owned T-Hangars at New Braunfels Regional Airport

Robert Lee, Airport Director

- H) Approval to authorize an expenditure to the Law Offices [21-310](#) of Charles S. Frigerio, P.C. for legal representation in a personnel matter pursuant to a professional services agreement.

Valeria Acevedo, City Attorney

- I) Approval to renew the following annual contracts, as [21-334](#) allowed for by their contract language: Fleet Services and Road Construction Materials.

Debbie Kimball, Contract Administrator, Finance Department

- J) Approval of a Letter of Intent with New Braunfels Utilities [21-167](#) for the installation of standalone solar powered generation projects at a series of distributed generation solar sites owned or controlled by the City on the terms and conditions specified in the letter.

Jennifer Cain, Capital Programs Manager

- K) Approval for issuance of a contract modification with Civil [21-335](#) Engineering Consultants to continue survey work supporting the Union Pacific Railroad Landa Street property purchase.

Matthew Eckmann, Facilities and Real Estate 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.)*

- L) First reading of an ordinance regarding a request from [21-270](#) the Sophienburg Memorial Association to waive development related fees for platting and expansions to

the Sophienburg Museum & Archives addressed at 401 West Coll Street.

Christopher J. Looney, Planning and Development Services Director

- M) First reading of an ordinance amending Chapter 2 of the Code of Ordinances of the City of New Braunfels, Texas establishing the rules and order of business of the New Braunfels City Council. [21-331](#)

Caitlin Krobot, City Secretary

- N) 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 G. [21-299](#)

Garry Ford, Assistant Public Works Directory/City Engineer

- O) Approval of the second and final reading of an ordinance to 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. [21-300](#)

Garry Ford, Assistant Public Works Director/City Engineer

- P) Approval of the second and final reading of an ordinance to amend Section 126-346 to establish a no parking zone on E. San Antonio Street at N. Gilbert Avenue. [21-301](#)

Garry Ford, Assistant Public Works Director/City Engineer

- Q) Approval of the second and final reading of an ordinance 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. [21-317](#)

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

#### 4. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider possible direction to staff regarding whether to continue to require the use of face coverings by the public while at city facilities. [21-318](#)

Robert Camareno, City Manager

- B) Discuss and consider approval of the installation of speed humps on River Acres Drive between 1255 River Acres Drive and Fair Lane. [21-278](#)

Garry Ford, Assistant Public Works Director/City Engineer

- C) First reading of an ordinance regarding the creation of [21-256](#)  
Child Safety Zones which would provide residency  
restrictions for Registered Sex Offenders residing within  
the city limits of New Braunfels.  
Mike Peshorn, Captain and Greg Walker, Sergeant, Police Department
- D) Public hearing, consideration, and possible action on a [21-359](#)  
resolution approving an amendment to the Solms  
Landing Public Improvement District ("PID") that will  
adjust the amount of public improvements that are  
eligible for reimbursement, pursuant to Ch. 372 of the  
Texas Local Government Code.  
Jared Werner, Chief Financial Officer
- E) Discuss and consider approval of the second and final [21-296](#)  
reading of an ordinance regarding a 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
- F) Discuss and consider the second and final reading of an [21-297](#)  
ordinance 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
- G) Discuss and consider approval of the second and final [21-287](#)  
reading of an ordinance 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
- H) Public hearing and first reading of an ordinance [21-309](#)

regarding a proposed rezoning of approximately 21 acres out of the O. Russell Survey No. 2, Abstract No. 485, located at the northern corner of the intersection of Goodwin Lane and Orion Drive, from “APD” Agricultural/Pre-Development District to “R-3H” Multifamily High Density District.

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

- I) Public hearing and first reading of an ordinance [21-305](#) regarding a proposed rezoning of approximately 47 acres out of the O. Russell Survey No. 2, Abstract No. 485, located at the northern corner of the intersection of Goodwin Lane and Orion Drive, from “APD” Agricultural/Pre-Development District to “R-1A-4” Single-Family Small Lot Residential.

Christopher J. Looney, Planning and Development Services Director

- J) Public hearing and first reading of an ordinance [21-298](#) 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

- K) Public hearing and consideration of a request for a [21-281](#) Conditional Sign Permit for Tree of Life Church to allow for the modification of an existing legally nonconforming freestanding pole sign to include an electronic message sign cabinet in the ‘M-1’ Light Industrial District, addressed at 5513 IH 35 South.

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.

- A) Deliberate the purchase, exchange, lease or value of [21-294](#) real estate in accordance with Section 551.072 of the Texas Government Code, specifically
- NBPD Site
  - New Braunfels Regional Airport RPZ Land

Acquisitions

- B) Deliberate the appointment, employment, evaluation, [21-330](#) reassignment, duties, discipline, or dismissal of the City Manager, City Attorney, and/or the Municipal Court Judge 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.

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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.