



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



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

MONDAY, JUNE 28, 2021 at 6:00 PM

Rusty Brockman, Mayor	Lawrence Spradley, 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/89332004990> or call (833) 926-2300
Webinar ID: 893 3200 4990**

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: HINES

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) The International Year of Caves and Karst [21-616](#)

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.

PRESENTATIONS:

- A) Notice of July 14th Meeting for Public Outreach for [21-588](#)
Development of the FY 2022 Street Maintenance Plan.
Greg Malatek, Public Works Director

1. MINUTES

- A) Discuss and consider approval of the minutes of the City [21-613](#)
Council meeting of June 14, and the Executive Session
meeting of June 14.

Caitlin Krobot

2. 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 an amendment to an existing Memorandum [21-586](#) of Understanding between the City and New Braunfels Utilities (NBU) for the for the payment of funds to NBU for a temporary, part-time Watershed Educator position at the Headwaters at the Comal.
Mark Enders, Watershed Program Manager
- B) Approval of the City of New Braunfels FY 2021 Second [21-525](#) Quarter Investment Report.
Sandy Paulos, Assistant Chief Financial Officer
- C) Approval for a purchase through Siddons-Martin [21-626](#) Emergency Group, LLC for a new stock fire engine built by Pierce Manufacturing for an amount not to exceed \$725,000 and the appropriate budget amendment.
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.)

- D) First reading of an ordinance regarding the requested [21-574](#) abandonment of a 0.366-acre portion of Tolle Street Right-of-Way, located between South Gilbert Avenue and the terminus of Tolle Street.
Christopher J. Looney, AICP; Planning and Development Services Director
- E) Approval of the second and final reading of an ordinance [21-614](#) establishing the number of positions in each classification in the New Braunfels Fire Department and Police Department pursuant to Local Government Code, Chapter 143 as well as an increase to FY 2021 Adopted Budget authorized position listing.
Robert Camareno, City Manager
- F) Approval of the second reading of an ordinance [21-633](#)

providing the right to New Braunfels Utilities Board of Trustees Members to waive annual compensation and to revoke such waiver and reinstate annual compensation at any time.

Ian Taylor, chief Executive Officer, New Braunfels Utilities (NBU)

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and first reading of an ordinance [21-570](#) regarding the proposed rezoning of Lot 15 and a portion of Lot 14, Block A, Guada Coma Subdivision, addressed at 46 Guada Coma Drive, from "R-1A-6.6" Single-family District to "R-2A" Single-family and Two-family District.
Christopher J. Looney, AICP; Planning and Development Services Director
- B) Public hearing and first reading of an ordinance [21-571](#) regarding a proposed rezoning of approximately 60.1 acres out of the J. Thompson Survey, A-608 and William H. Pate Survey, A-259 located east of the intersection of FM 1044 and Michelson Lane, from "APD" Agricultural/Pre-Development District to "ZH-A" Zero Lot Line Home District.
Christopher J. Looney, AICP, Planning and Development Services Director
- C) Public hearing and first reading of an ordinance [21-573](#) regarding a proposed rezoning to apply a Type 2 Special Use Permit to adopt a site plan and establish development standards for an RV Resort on approximately 29 acres consisting of Lot 1D-R Walnut Heights Subdivision and approximately 25 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
- D) Public hearing and first reading of an ordinance to revise [21-575](#) sections 144 -1.3, Definitions, to define efficiency/studio apartments, and 144-5.1-3 Schedule of Required Spaces to identify parking standards for efficiency/studio apartments.
Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director
- E) Discuss and consider approval of a resolution of the City [21-628](#) of New Braunfels, Texas consenting to the creation of Comal County Water Improvement District Number 3,

located in the City's extraterritorial jurisdiction.

Jeff Jewell, Economic and Community Development Director

- F) Discuss and consider adoption of the Development Agreement and associated exhibits for Comal County Water Improvement District Number 3, which is in the Extraterritorial Jurisdiction of the City [21-629](#)

Jeff Jewell, Economic and Community Development Director

- G) Discuss and possible action of a sponsorship program for the new Westside Branch of the New Braunfels Public Library. [21-603](#)

Gretchen Pruetz, Library Director

- H) Second public hearing and possible direction to staff regarding the U.S. Department of Housing and Urban Development Community Development Block Grant Annual Action Plan and its associated funding recommendations for Program Year 2021. [21-605](#)

Jennifer Gates, Grants Coordinator

- I) Public Hearing and the first reading of an Ordinance of the City Council of the City of New Braunfels, Texas Amending the Project Plan and Reinvestment Zone Financing Plan for the Reinvestment Zone Number One, City of New Braunfels, Texas; Approving a Second Amendment to the Economic Development Agreement Between the City of New Braunfels, Texas and A-L 95 Creekside Town Center, L.P.; and Other Matters in Connection Therewith [21-615](#)

Jared Werner, Chief Financial Officer

- J) Discuss and consider a waiver from Section 118-49(a) of the Subdivision Platting Ordinance to allow an alternative pedestrian access plan adjacent to existing Zipp Road for the Highland Ridge Subdivision. [21-579](#)

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

- K) Public hearing and first reading of an ordinance regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the "C-3" Commercial District, addressed at 218 South Peach Avenue. [21-572](#)

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

- L) Discuss and consider a resolution to remove a segment [21-544](#) of the Minor Arterial identified in the City of New Braunfels Thoroughfare Plan that is the future extension of County Line Road from FM 1044 to Engel Road associated with the proposed 1845 Subdivision located at 1890 FM 1044.

Garry Ford, Assistant Public Works Director/City Engineer

- M) Appeal hearing for relief from apportionment of municipal [21-425](#) infrastructure costs associated with the proposed 1845 Subdivision located at 1890 FM 1044.

Garry Ford, Jr., Assistant Public Works Director/City Engineer

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).

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.