



CITY OF NEW BRAUNFELS, TEXAS  
CITY COUNCIL MEETING



CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET

MONDAY, SEPTEMBER 27, 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

**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) Serve Spot and Big Serve [21-796](#)
- B) Living Legends of New Braunfels [21-904](#)
- C) First Responder and Health Care Worker Recognition [21-961](#)

**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) Presentation of Medal of Valor to Firefighter Tate Parker [21-941](#)  
Matthew Bushnell, Assistant Fire Chief
- B) Presentation and update on Development Services Fund [21-971](#)  
and Process Improvements  
Jordan Matney, Assistant City Manager

1. **MINUTES**

- A) Consideration of the approval of the minutes for Special [21-964](#)  
Budget Workshop on September 9, 2021, Special  
Redistricting Workshop on September 13, 2021,  
Executive Session on September 13, 2021, and General  
Session on September 13, 2021.

Caitlin Krobot, City Secretary

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. Citizens must be present to pull an item.*

*Resolutions & Action Items*

- A) A resolution of the City Council of the City of New [21-898](#)  
Braunfels, Texas approving and adopting the Texas  
Term Sheet and authorizing the city manager to execute  
all related documents, including the Subdivision  
Settlement Participation and Release Forms.

Valeria M. Acevedo, City Attorney

- B) Approval of a resolution for the determination of [21-933](#)  
right-of-way of E. Common Street, identified as a  
Principal Arterial in the City of New Braunfels Regional  
Transportation Plan, between the intersections with  
Gruene Road and FM 306.

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

- C) Approval of a purchase with Professional Turf Products, [21-959](#)  
L.P. and Deere & Company for Parks and Recreation  
and Landa Park Golf Course maintenance equipment  
and to declare the existing equipment as surplus.

Stacey Dicke, Parks Director

- D) Approval to renew the following annual contracts, as [21-948](#)  
allowed for by their contract language: Road  
Construction Work and Employee Benefit Consulting  
Services.

Debbie Kimball, Contract Administrator

- E) Approval of a purchase with Musco Sports Lighting, LLC [21-955](#)

to replace the lighting infrastructure for the Landa Park Sand Volleyball Courts

Stacey Dicke, Parks Director

- F) Approval of a purchase with GTS Technology Solutions, [21-911](#)  
Inc for networking equipment to support the Westside Community Center Library, Fire Station 7 and Fire Training facilities being constructed as part of the 2019 Bond Program and the Creekside TIRZ No. 1, and to authorize the City Manager to execute any change orders up to the contingency amount.  
Tony Gonzalez, Director of Information Technology
- G) Approval of a contract with Maintenance Management of [21-956](#)  
San Marcos to perform cemetery maintenance services at the Comal and New Braunfels Cemeteries.  
Stacey Dicke, Parks & Recreation Director
- H) Approval of a contract with Knight Security Systems for [21-910](#)  
the purchase of video surveillance equipment, video management services and access controls equipment and service for the new buildings being constructed as part of the 2019 bond program and Fire Station #7 and Fire Training Center, and to authorize the City Manager to execute any change orders up to the contingency amount.  
Tony Gonzalez, Director of Information Technology
- I) Approval of annual contracts with Bakers Heavy [21-957](#)  
Equipment Repair, LLC, Cesar's Bodywork and More LLC, Christian Brothers Automotive - New Braunfels, Kahlig Enterprises Inc. d/b/a Bluebonnet Motors and N & L Best Deal Tire & Service 1 LLC to provide vehicle parts and/or vehicle repair services on an as-needed basis by various City departments.  
Debbie Kimball, Contract Administrator
- J) Approval of the Development Agreement for Roadway [21-984](#)  
Impact Fee Offsets between City and SA Kosta Brown, Ltd., developer of Creekside Farms Subdivision, authorizing payment of excess costs for construction of a section of Orion Drive and additional right of way, and to authorize the City Manager to execute the Development

Agreement.

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

- K) Approval of a resolution of the City of New Braunfels, Texas, amending Resolution No. 2021-R-38 by extending the deadline for New Braunfels Utilities and Southstar at Mayfair, LP, Developer, to execute a Utility Agreement as a condition precedent to the creation of Comal County Water Improvement District No. 3, located in the City's Extraterritorial Jurisdiction. [21-967](#)

Jeff Jewell, Economic and Community Development Director

- L) Approval of and authorization for the City Manager to execute a 0.604-acre Public Utility Easement between the City of New Braunfels and New Braunfels Utilities located on a 100.007 acre tract out of the A.M. Esnaurizar Survey, No. 1, Abstract No. 98, Comal County, Texas, located within the property boundary of the New Braunfels Regional Airport. [21-993](#)

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.)*

- M) Approval of the first reading of an ordinance establishing the number of positions in each classification in the New Braunfels Fire Department and Police Department pursuant to Local Government Code, Chapter 143. [21-966](#)

Becca Miars, Human Resources Director

- N) Approval of the first reading of an ordinance regarding the proposed abandonment of approximately 7,231 square feet (0.166 acres) of unimproved public right-of-way, located between Hill Avenue and the terminus of Garden Street. [21-918](#)

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

- O) Approval of the second and final reading of an ordinance designating a geographic area within the City of New Braunfels as a reinvestment zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code to be known as Tax Increment Reinvestment Zone Number Three (3), City of New Braunfels; [21-939](#)

describing the property parcels included in the zone; containing findings and provisions related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; providing for publication; and declaring an effective date.

Jeff Jewell, Director of Economic and Community Development

- P) Approval of the second and final reading of an ordinance [21-942](#) amending Section 126-346 of the City of New Braunfels Code of Ordinances to restrict parking on the east side of Hudson Lane from Hanz Drive to Bellesop Boulevard, on the west side of Hudson Lane from Hanz Drive to the intersection with the first alleyway, and on the north side of Bellesop Boulevard.

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

- Q) Approval of the second and final reading of an ordinance [21-943](#) amending Section 126-346 of the City of New Braunfels Code of Ordinances to establish no parking zones in Prince Solms Park.

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

- R) Approval of the second and final reading of an ordinance [21-917](#) amending Section 126-136 of the City of New Braunfels Code of Ordinances to extend the existing school zone on Avery Parkway.

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

### 3. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Public Hearing on the proposed tax rate for the City of [21-968](#) New Braunfels for tax year 2021

Jared Werner, Chief Financial Officer

- B) Approval of the second and final reading of an ordinance [21-945](#) adopting the FY 2022 Operating Budget and Plan of Municipal Services.

Jared Werner, Chief Financial Officer

- C) Approval of the second and final reading of an ordinance [21-946](#) adopting the 2021 ad valorem tax rates.

Jared Werner, Chief Financial Officer

- D) Approval of a resolution of the City of New Braunfels [21-947](#)  
ratifying the increase in revenue generated by the 2021  
property tax rate included in the FY 2022 Annual Budget.  
Jared Werner, Chief Financial Officer
- E) Consideration of the creation of a redistricting committee [21-960](#)  
Valeria M. Acevedo, City Attorney
- F) Public hearing and consideration of a variance request to [21-920](#)  
allow a proposed business, addressed at 111 S. Union  
Avenue, to provide alcohol sales (wine and beer,  
off-premises consumption) within 300 feet of a children's  
daycare.  
Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director
- G) Public hearing and first reading of an ordinance [21-935](#)  
regarding a proposed rezoning to apply a Special Use  
Permit to allow a variety of residential and  
non-residential development on approximately 49.5 acres  
out of the A-103, Sarah Dewitt Survey, addressed at 614  
& 720 W. Zipp Road from "R-1A-6.6" Single Family  
District to the following zoning districts with additional  
conditions: "R-1A-6.6" Single-Family, "R-1A-4"  
Single-Family Small Lot, "C-1A" Neighborhood Business  
and "C-1B" General Business.  
Christopher J. Looney, AICP, Planning & Development Services Director
- H) Public hearing and first reading of an ordinance [21-915](#)  
regarding a proposed rezoning to apply a Special Use  
Permit to allow residential use in the M-2 Heavy  
Industrial District and short term rental of a single-family  
residence on Lot 3 Milltown Extension 1, addressed at  
757 Oasis Street.  
Christopher J. Looney, AICP; Planning and Development Services Director
- I) Public hearing and first reading of an ordinance [21-914](#)  
regarding the proposed rezoning of approximately 7.6  
acres out of the A. M. Esnaurizar A-1 Survey, addressed  
at 2100 IH-35 North, from "APD AH"  
Agricultural/Pre-Development, Airport Hazard Overlay  
District and "C-3 AH" Commercial, Airport Hazard  
Overlay District to "C-1B AH" General Business, Airport  
Hazard Overlay District.

Jean Drew, AICP, CNU-A; Planning and Development Services Assistant Director

- J) Public hearing and first reading of an ordinance [21-934](#) regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the “C-1” Local Business District, addressed at 1370 Church Hill Drive.

Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director

- K) Public hearing and first reading of an ordinance [21-927](#) 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 291 School Avenue.

Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director

#### 4. **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 [21-899](#) real estate in accordance with Section 551.072 of the Texas Government Code, specifically
- Surplus City Property

*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).*

#### 5. **RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.**

#### **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.