



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



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

**MONDAY, JUNE 27, 2022 at 6:00 PM**

Rusty Brockman, Mayor	Lawrence Spradley, Councilmember (District 4)
Shane Hines, Councilmember (District 1)	Jason E. Hurta, Councilmember (District 5)
Christopher Willis, Councilmember (District 2)	James Blakey, Councilmember (District 6)
Harry Bowers, Mayor Pro Tem (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 BLAKEY**

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

**ANNUAL ELECTION ACTIONS**

- A) Complete and issue Certificate of election to the [22-734](#) Councilmember - elect Andres Campos-Delgado for District 1.  
Gayle Wilkinson, City Secretary
- B) Administer the oath of office to District 1 [22-735](#) Councilmember-elect Andres Campos-Delgado.  
Gayle Wilkinson, City Secretary
- C) Presentation and recognition of the public service [22-729](#) rendered by Councilmember Hines as District One Councilmember.

**PROCLAMATIONS:**

- A) Recognizing the Inclusion of the Main Plaza in the [22-690](#) National Register of Historic Places.

## **CITIZENS' COMMUNICATIONS**

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. In the interest of protecting the City's network and data, we are not accepting flash drives or electronic files to be used during Citizens Communications. Please use hard copies or the overhead projector for any documents you would like Mayor/Council to view. There will be no City Council action at this time.

### **PRESENTATIONS:**

- A) Update and possible direction to bring forward for [22-637](#) consideration an application/filing fee for Municipal Utility District (MUD) petitions.

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

- B) Update and possible direction to staff regarding the [22-699](#) Avery Parkway Traffic Study.

Garry Ford, Transportation and Capital Improvements Director

- C) Update on the results of the 2022 New Braunfels [22-650](#) Community Survey.

Jenna Vinson, Director of Communications and Community Engagement

- D) Update on the New Braunfels Housing Authority. [22-674](#)

Henry Alvarez, Executive Director New Braunfels Housing Authority

### **1. MINUTES**

- A) Approval of the minutes for Executive Session June 13, [22-737](#) 2022, and Regular Session June 13, 2022

### **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) Approval of an expenditure and associated budget [22-739](#) amendment with Texas Traditions Roofing for the replacement of the roof at the New Braunfels Public Library and approval for the City Manager to execute all contracts and modifications in accordance with purchasing policy.

Matthew Eckmann, Assistant Public Works Director

- B) Approval of a contract modification with Knight Security [22-655](#)  
Systems for the purchase of video surveillance equipment, video management services and access controls equipment and service for the Fire Station #7 and to authorize the City Manager to execute any change orders up to the contingency amount.  
Tony Gonzalez, Director of Information Technology
- C) Approval of a budget amendment in the 2007, 2012, [22-698](#)  
2015, 2018 Certificates of Obligation Funds and the 2019 Bond Fund.  
Greg Gutierrez, Budget Supervisor
- D) Approval of the City of New Braunfels FY 2022 Second [22-627](#)  
Quarter Investment Report  
Sandy Paulos, Director of Finance
- E) Approval of a preliminary design contract for the Faust [22-728](#)  
Street / Nacogdoches Avenue Drainage Improvements project under consideration for the proposed 2023 Bond.  
Garry Ford, Transportation and Capital Improvements Director
- F) Approval of annual routine recurring expenditures for FY [22-743](#)  
2022 in accordance with City Charter Section 9.17.  
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.)*

- G) Approval of the first reading of an ordinance amending [22-732](#)  
Chapter 2, Article V-Records Management, of the Code of Ordinances of the City of New Braunfels redesignating the Records Management Officer, eliminating the Records Management Committee, and assigning committee duties to the Records Management Officer.  
Gayle Wilkinson, City Secretary

**3. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Public hearing regarding the U.S. Department of Housing [22-661](#)  
and Urban Development Community Development Block Grant Annual Action Plan and its associated funding recommendations for Program Year 2022.  
Jennifer Gates, Grants Coordinator

- B) Public hearing and first reading of an ordinance [22-659](#) regarding the proposed rezoning from “R-2” Single and Two-Family District to “M-2A” Heavy Industrial District with a Special Use to allow outdoor music adjacent to residential zoning and land uses on approximately 7.74 acres out of the J M Veramendi Survey No. 1, Abstract No. 2, addressed at 624 Krueger Canyon.

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

- C) Public hearing and first reading of an ordinance [22-697](#) amending Ordinance No. 2017-26, that abandoned 0.23 of an acre at the terminus of W. Merriweather Street, to close the pedestrian access that was an original condition of the abandonment.

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

- D) Discuss and consider a request for a conditional sign permit to allow a proposed multi-tenant sign to exceed the maximum allowed height and area standards in the ‘C-1B’ General Business District, addressed at 1913 Post Road. [22-619](#)

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

- E) Public hearing and first reading of an ordinance [22-667](#) regarding a proposed rezoning to apply a Special Use Permit to allow a martial arts school in the C-O Commercial Office District on Lot 9, Block 2, Green Valley Estates, addressed at 104 Melody Lane.

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

- F) Public hearing and first reading of an ordinance [22-642](#) regarding the proposed rezoning from “APD” Agricultural Predevelopment District to “C-O” Commercial Office District of approximately 25.097 acres out of the R. Ximinez Survey, Abstract No. 347, addressed at 409 Franks Road.

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

- G) Discuss and consider a request for a conditional sign permit to allow a proposed multi-tenant sign to exceed the maximum allowed height and sign face area standards and two proposed low profile monument signs to exceed the maximum allowed sign face area in the [22-620](#)

'M-1' Light Industrial District for a multi-lot property located behind the QuikTrip northwest of the intersection of FM 306 and FM 1102.

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

- H) Public hearing and first reading of an ordinance [22-665](#) regarding a proposed rezoning from "R-1 AH" Single-family Residential Airport Hazard Overlay District to "C-1B AH" General Business Airport Hazard Overlay District on approximately 6.2 acres out of the Francis Fry Survey No. 5, Abstract No. 164 and the Orilla Russell Survey No. 2, Abstract No. 485, addressed at 3642 FM 306.

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

- I) Public hearing and first reading of an ordinance [22-641](#) regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a residence in the "C-1" Local Business District addressed at 188 S. Union Avenue.

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

- J) Public hearing and first reading of an ordinance [22-666](#) regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a residential structure in the R-3L Multifamily Low-Density District on approximately 1.7 acres, addressed at 586 Granada Drive.

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

- K) Public hearing and first reading of an ordinance [22-657](#) regarding the 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 730 S. Mesquite Avenue.

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

- L) Public hearing and first reading of an ordinance [22-640](#) regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a residence in the "C-3" Commercial District addressed at 229 W. Merriweather Street.

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

- M) Public hearing and first reading of an ordinance [22-668](#) regarding a proposed rezoning from “M-1” Light Industrial District to “R-2A” Single-Family and Two-Family District on approximately 0.44 of an acre being a portion of Lots 8, 9 & 10, New City Block 5102, addressed at 243 E. Torrey Street.

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

#### **4. EXECUTIVE SESSIONS**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, the City Council may convene in a closed session to discuss any of the items listed below. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate pending/contemplated litigation, settlement [22-693](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

- Interlocal Agreement with the New Braunfels Housing Authority

- B) Deliberate pending/contemplated litigation, settlement [22-746](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

- Chapter 242 of the Texas Local Government Code and proposed replacement of the current Interlocal Agreement with Guadalupe County on subdivision development regulations

#### **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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Gayle Wilkinson, 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.