



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



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

**MONDAY, JULY 25, 2022 at 6:00 PM**

Rusty Brockman, Mayor	Lawrence Spradley, Councilmember (District 4)
Andres Campos, 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.*

**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 PRO TEM BOWERS**

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

**PROCLAMATIONS:**

- A) David Schoenvogel Day [22-581](#)

**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) Presentation and possible direction to consider an [22-786](#) ordinance regarding the retail sale of pets.  
Bryan V. Ruiz, R.S., Neighborhood Services Manager
- B) Presentation regarding the 2021 Building Codes [22-881](#)

adoption process.

KC Collins, PE, CFM, Building Official

1. **MINUTES**

- A) Approval of the minutes for Special Council Meeting [22-866](#)  
June 27, 2022, Regular Session June 27, 2022,  
Executive Session July 11, 2022, and Regular Session  
July 11, 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 a contract modification with MCCI for the [22-902](#)  
upgrade and implementation of the City's existing  
Document Management System, Laserfiche, including  
professional services, training, additional licenses and a  
new module.  
Justin Kneupper, Assistant Director of Information Technology
- B) Approval of a construction contract with E-Z Bel [22-814](#)  
Construction, LLC for intersection improvements at the  
intersection of Old FM 306 and Common St. and  
authorization for the City Manager to approve change  
orders up to the contingency amount.  
Garry Ford, Transportation and Capital Improvements Director
- C) Approval to authorize the City Manager to execute an [22-709](#)  
Interlocal Agreement with the New Braunfels Housing  
Authority for Payment in Lieu of Taxes to the City and  
funding by the City of required legal services for the  
NBHA.  
Valeria Acevedo, City Attorney
- D) Approval of a construction change order with Stoddard [22-812](#)  
General Contractors for additional paving at the  
Westside Community Center.  
Garry Ford, Transportation and Capital Improvements Director
- E) Approval to authorize the City Manager to execute a [22-880](#)

three (3) year lease agreement with Big Belly Solar, LLC for twenty-five solar powered waste compactors.

Matthew Eckmann, Assistant Director of Public Works

**3. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider a contract expenditure with Lone Star Paving for roadway repairs to Klein Road and an expenditure with Raba Kistner for materials testing services, and authorization for the City Manager to execute any change orders up to the contingency amounts and approval of the appropriate Budget Amendment. [22-903](#)

Greg Malatek, Director of Public Works

- B) Public hearing and first reading of an ordinance regarding the proposed rezoning to apply a Special Use Permit in "R-2" Single-family and Two-family District to allow a resort property with related development standards on approximately 19.96 acres out of the Ingram Acres Subdivision, Lot 2B addressed at 1251 Sleepy Hollow Lane. [22-825](#)

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

- C) Public hearing and first reading of an ordinance regarding a proposed rezoning to apply a Special Use Permit to the existing C-1A AH (Neighborhood Business Airport Hazard Overlay) zoning district to allow duplexes on approximately 5 acres out of the O Russell Survey-2, Abstract 485, currently addressed at 2841 Goodwin Lane. [22-819](#)

Christopher J. Looney, AICP Planning and Development Services Director

- D) Discuss and consider a resolution to consent to the creation of the Kyndwood Municipal Utility District (MUD) within the City's Extraterritorial Jurisdiction (ETJ) in Comal County, consisting of approximately 196 acres situated on the west side of IH 35 North, northeast of the Cloud Country Subdivision, north of Stolte Road and south of Woods Path, and consider authorizing the City Manager to approve a development agreement between the City of New Braunfels and Lennar Homes of Texas Land and Construction, Ltd. related to the City's consent [22-664](#)

to the creation of the Kyndwood MUD.

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

- E) Discuss and consider a request for a conditional sign permit to allow one electronic message sign and one future electronic message sign or freestanding monument sign on the property addressed at 138 North Austin Street. [22-820](#)

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

- F) Public hearing and first reading of an ordinance regarding a proposed rezoning from “APD AH” Agricultural/Predevelopment Airport Hazard Overlay District, “M-1 AH” Light Industrial Airport Hazard Overlay District and “M-1Ar44 AH” Light Industrial Airport Hazard Height Overlay District to “C-1A AH SUP” Neighborhood Commercial Airport Hazard Height Overlay District with a Special Use Permit to allow a new car dealership on approximately 29.32 acres out of the O Russell Survey-2, Abstract 485, addressed at 4165 and 4261 IH 35 North. [22-849](#)

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

- G) Discuss and consider approval of the installation of speed humps on Old Marion Road/S Mesquite Avenue between Camellia Lane and Rolling Valley Drive. [22-885](#)

Garry Ford, Transportation and Capital Improvements Director

- H) Discuss and consider the first reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to establish a no parking zone on Hill Avenue. [22-883](#)

Garry Ford, Transportation and Capital Improvements Director

- I) Discuss and consider the first reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to establish a no parking zone on Loop 337 Ramp between Loop 337 and Church Hill Drive. [22-882](#)

Garry Ford, Transportation and Capital Improvements Director

- J) Public hearing and the first reading of an ordinance amending Section 126-354 of the Code of Ordinances of the City of New Braunfels to amend Parking by Permit Area K. [22-884](#)

Garry Ford, Transportation and Capital Improvements Director

- K) Public hearing and first reading of an ordinance [22-847](#) regarding a proposed rezoning to apply a Special Use Permit to allow a bed and breakfast in the "R-2" Single and Two Family Residential District on 0.3992 acres, addressed at 842 and 854 W. Bridge Street.

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

- L) Discuss and consider the first reading of an ordinance to [22-850](#) adopt a Municipal Utility District petition filing fee.

Christopher J. Looney, AICP, Planning & Development Services 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 Issues Regarding Economic Development [22-858](#)  
Negotiations in accordance with Section 551.087 of the Texas Government Code.

- Project Locked
- Project Clean

- B) Deliberate pending/contemplated litigation, settlement 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.