

City of New Braunfels, Texas

550 LANDA STREET



Minutes

Monday, July 12, 2021

6:00 PM

CITY COUNCIL

Rusty Brockman, Mayor – excused absence
Shane Hines, Councilmember (District 1) – present
Justin Meadows, Mayor ProTem (District 2) – present
Harry Bowers, Councilmember (District 3) – present
Lawrence Spradley, Councilmember (District 4) – present
Jason Hurta, Councilmember (District 5) – excused absence
James Blakey, Councilmember (District 6) – present

The meeting was called to order by Mayor ProTem Meadows at 6:01 p.m. Councilmember Blakey gave the invocation and Mayor ProTem Meadows led the Pledge of Allegiance and Salute to the Texas Flag.

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.

Bill Schwind, Bob Moore, Jim Holster, Richard Zapata, and David Gonzalez spoke during Citizens Comments.

Monday, July 12, 2021 New Braunfels City Council Regular Meeting

PRESENTATIONS:

- A) Presentation and possible action directing staff to bring forward amendments to various development-related ordinances to streamline processes that require certain items to appear before City Council for final decision.

Mayor ProTem Meadows read the aforementioned caption.

Christopher Looney presented this item.

The consensus from Council was to proceed and bring a plan forward to Council.

- B) Presentation regarding the alignment of City board and Commission terms to occur in the Fall and Spring.

Mayor ProTem Meadows read the aforementioned caption.

The following individual spoke on this item: Jim Holster

Caitlin Krobot presented this item.

1. MINUTES

- A) Discuss and consider approval of the minutes of the Special City Council meeting of June 8, City Council meeting of June 28, the Executive Session meeting of June 28th, and the Special City Council meeting of June 30, 2021.

Mayor ProTem Meadows read the aforementioned caption.

Councilmember Hines moved to approve this item. Mayor ProTem Meadows seconded the motion which was approved unanimously via roll call vote.

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 for annual software maintenance renewal of Cityworks PLL software through Azteca Systems, LLC.
- B) Approval for the submission of the Community Development Block Grant Annual

Monday, July 12, 2021 New Braunfels City Council Regular Meeting

Action Plan, and associated funding recommendations, for Program Year 2021 to the U.S Department of Housing and Urban Development.

Ordinances

(In accordance with Section 3.10 of the City Charter, a descriptive caption of each ordinance shall be read on two separate days.)

- C) Approval of the second and final 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.
- D) Approval of the second and final reading of an ordinance 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.
- E) Approval of the second and final reading of an ordinance regarding the requested abandonment of a 0.366-acre portion of Tolle Street Right-of-Way, located between South Gilbert Avenue and the terminus of Tolle Street.
- F) Approval of the second and final reading of an ordinance to revise 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.
- G) Approval of the second and final reading of an Ordinance of the City Council of the City of New Braunfels, Texas Amending the Project Plan and Reinvestment Zone Financing 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.

Mayor ProTem Meadows stated Consent item A was pulled by staff and Consent items D and E were pulled by William Rogers for individual consideration.

Mayor ProTem Meadows read the aforementioned captions, Consent items B,C,F, and G.

Councilmember Hines moved to approve Consent items B,C, F, and G. Councilmember Bowers seconded the motion which passed unanimously via roll call vote.

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- D) Approval of the second and final reading of an ordinance 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.

Monday, July 12, 2021 New Braunfels City Council Regular Meeting

Veramendi A-2 Survey, located in the 700 block of N. Walnut Avenue.

Mayor ProTem Meadows read Consent item D into record.

Christopher Looney presented this item.

The following individuals spoke on this item: William Rogers and James Ingalls.

Councilmember Hines moved to approve this item. Councilmember Bowers seconded the motion which passed 4-1 with Councilmember Blakey in opposition.

- E) Approval of the second and final reading of an ordinance regarding the requested abandonment of a 0.366-acre portion of Tolle Street Right-of-Way, located between South Gilbert Avenue and the terminus of Tolle Street.

Mayor ProTem Meadows read Consent item E into record.

Christopher Looney presented this item.

The following individuals spoke on this item: William Rogers, Richard Zapata, Timothy Davis,

Councilmember Hines moved to approve this item. Councilmember Blakey seconded the motion which passed unanimously via roll call vote.

Mayor ProTem Meadows took a break due to technical difficulties at 7:13 p.m. and reconvened at 7:20 p.m.

- A) Discuss and consider approval of a resolution naming an alternate to the Alamo Area Council of Governments Board of Directors.

Mayor ProTem Meadows read the aforementioned caption.

Caitlin Krobot presented this item.

Councilmember Blakey nominated and moved to appoint Councilmember Spradley as an alternate for the Alamo Area Council of Governments Board of Directors (AACOG). Councilmember Hines seconded the motion which passed unanimously 4-0 via roll call vote. Councilmember Spradley abstained from voting.

- B) Discuss and consider the second and final reading of an ordinance 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.

Mayor ProTem Meadows read the aforementioned caption.

Christopher Looney presented this item.

Councilmember Hines moved to approve this item. Councilmember Bowers seconded the motion
Monday, July 12, 2021 New Braunfels City Council Regular Meeting

with passed 4-1 with Councilmember Spradley in opposition.

- C) Discuss and consider approval of the installation of speed humps on Misty Acres Drive between SH 46 and Lake Front Avenue.

Mayor ProTem Meadows read the aforementioned caption.

Greg Malatek presented this item.

The following individuals spoke on this item: Richard Zapata, Aaron Mitchell, and Paula Burny.

Councilmember Hines moved to approve this item. Councilmember Bowers seconded the motion which passed unanimously via roll call vote.

- D) Discuss and consider approval of the first reading of an ordinance to install an all-way stop at the intersection of W County Line Road and Chartwell Entry.

Mayor ProTem Meadows read the aforementioned caption.

Greg Malatek presented this item.

The following individuals spoke on this item: Linda Schmitt, Mr. Salazar, Gary Schmitt, Roy Chandler, Pedro Flores, Miguel Madero, Teresa Flores, Rebecca Byford, and John Maque.

Mayor ProTem Meadows moved to postpone this item with a date specific of August 9, 2021. Councilmember Blakey seconded the motion which passed unanimously via roll call vote.

- E) Public hearing and first reading of an ordinance amending Section 126-346 of the City of New Braunfels Code of Ordinances to restrict parking around the landscaped islands on the outside edges of Main Plaza.

Mayor ProTem Meadows read the aforementioned caption.

Greg Malatek presented this item.

The following individual spoke on this item: Bob Moore

Councilmember Bowers moved to approve this item. Councilmember Spradley seconded the motion which passed unanimously via roll call vote.

- F) Public hearing and first reading of an ordinance amending Section 126-136 and Section 126-137 of the City of New Braunfels Code of Ordinances to create school speed zones on West Klein Road and South Walnut Avenue, respectively.

Mayor ProTem Meadows read the aforementioned caption.

Greg Malatek presented this item.

Councilmember Hines moved to approve this item. Councilmember Bowers seconded the motion which passed unanimously via roll call vote.

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 real estate in Accordance with Section 551.072 of the Texas Government Code, specifically
 - City Facilities

- B) Deliberate issues regarding economic development negotiations in Accordance with section 551.087 of the Texas Government Code.
 - Project Hot shots
 - Taskus

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.

No action taken at this time.

ADJOURNMENT

Mayor ProTem Meadows adjourned at 8:48 p.m.

Justin Meadows, Mayor ProTem

Caitlin Krobot, City Secretary