



CITY OF NEW BRAUNFELS, TEXAS  
CITY COUNCIL MEETING



CITY HALL - COUNCIL CHAMBERS  
424 S. CASTELL AVENUE

MONDAY, JANUARY 25, 2016 at 6:00 P.M.

Barron Casteel, Mayor  
George Green, Councilmember (District 1)  
Aja Edwards, Councilmember (District 2)  
Ron Reaves, Mayor Pro Tem (District 3)

Chris Monceballez, Councilmember (District 4)  
Wayne Peters, Councilmember (District 5)  
Leah A. García, Councilmember (District 6)  
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.*

**A M E N D E D  
A G E N D A**

**CALL TO ORDER:** January 25, 2016 @ 6:00 P.M.

**CALL OF ROLL:** City Secretary

**INVOCATION:** Councilmember Chris Monceballez

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

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

**PROCLAMATION:** Love My Library Month

**PRESENTATIONS:** Vehicles for Hire Ordinance Update  
(P. Aten, City Secretary)

Police Technology  
(T. Wibert, Police Chief)

Highway 46 South Traffic  
(J. Shanafelt, Guadalupe County Commissioner)

**1. MINUTES**

Discuss and consider approval of the minutes of the special and regular meetings of  
January 11, 2016.  
(P. Aten, City Secretary)

**2. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time.  
(Mayor Barron Casteel)*

**3. 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 a purchase from with Time Warner Cable for dedicated internet access.  
*(T. Cochrane, Information Technology Director)*
- (B) Approval for the renewal of a contract with ESRI for geographic information systems (GIS) software and online GIS training.  
*(T. Cochrane, Information Technology Director)*
- (C) Approval of the renewal of a maintenance agreement for the Accela land and asset management software.  
*(T. Cochrane, Information Technology Director)*
- (D) Approval of a purchase from Dell for network equipment through a State of Texas Department of Information Resources (DIR) contract.  
*(T. Cochrane, Information Technology Director)*
- (E) Approval of a purchase from Cisco for a voice over internet protocol (VoIP) communication system through a State of Texas Department of Information Resources (DIR) contract and the appropriate budget amendment.  
*(T. Cochrane, Information Technology Director)*
- (F) Approval of a resolution and the submission of a grant application to the Community Outdoor Outreach Program Grant from Texas Parks and Wildlife for up to \$24,000 and authorizing the City Manager to accept funds and to execute all contract documents associated with the grant if awarded.  
*(S. Dicke, Parks and Recreation Director)*
- (G) Approval of the renewal of a contract with JP Morgan Chase for Banking Services.  
*(K. LaPointe, Buyer)*
- (H) Approval of the renewal of the annual contract with Verizon Wireless for broadband services through the DIR Contract.  
*(K. LaPointe, Buyer)*

- (I) Ratification of the submission of a grant application to the Assistance to Firefighters Grant Program (AFG) under the Federal Emergency Management Agency (FEMA) and authorizing the City Manager to accept funds and execute all contract documents associated with the grant if awarded.  
*(M. Valadez, Grants Coordinator)*
- (J) Approval of a resolution and the ratification of the submission of a grant application to the Texas Department of Transportation through the Texas Traffic Program's Selective Traffic Enforcement Program (STEP) and authorizing the City Manager to accept funds and execute all contract documents associated with the grant if awarded.  
*(T. Wibert, Police Chief, and M. Valadez, Grants Coordinator)*
- (K) Approval of a resolution setting a public hearing to amend the water and wastewater impact fees.  
*(C. Looney, Planning and Community Development Director)*

Ordinances

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

- (L) Approval of the first reading of an ordinance amending Ordinance 75-10 of the Code of Ordinances to install stop signs in the Rivercrest Heights, River Enclave, and Garden Park Subdivisions.  
*(G. Ford, City Engineer)*
- (M) Approval of the second and final reading of an ordinance amending Sections 86-119 and 138-170(i) of the Code of Ordinances by increasing the River Management Fee from \$1.50 to \$2.00; and the appropriate budget amendment.  
*(K. Aday, Assistant City Manager)*
- (N) Approval of the second and final reading of an ordinance repealing Chapter 18, Article V of the Code of Ordinances and replacing it with a new Chapter 18, Article V that does not reference fire alarm(s) or the Fire Department.  
*(P. O'Connell, Fire Marshal)*
- (O) Approval of the second and final reading of an ordinance regarding the rezoning of approximately 8.5 acres, Lots 1-20 of the Gruene Wald Subdivision, located west of the intersection of Cypress Bend Cove and Rolling Rapids Drive, from "R-1" Single Family District to "Gruene Wald" Planned Development District (GWPD) with a detail plan.  
*(C. Looney, Planning and Community Development Director)*

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- (A) Public hearing and approval of the proposed Veramendi School Sector Plan within the Veramendi Water Improvement District encompassing approximately 19.78 acres out of the Juan Martin de Veramendi Survey No. 2 Abstract 3, located at the terminus of Oak Run Parkway Veramendi School Sector Plan.  
*(C. Looney, Planning and Community Development Director)*
- (B) Discuss and consider approval of the Citywide Street Improvement Program including the Fiscal Year 2015/16 yearly street maintenance projects and the Group 3 and 4 projects under Proposition 1 of the 2013 Bond Program.  
*(R. Camareno, City Manager)*
- (C) Discuss and consider approval of a contract with Granicus, Inc. for agenda management software through an interlocal agreement with the City of College Station.  
*(T. Cochrane, Information Technology Director)*
- (D) Discuss and consider approval of a task order with Asakura Robinson for the Landa Park Master Plan under an IDIQ Engineering Contract and appropriate budget amendment.  
*(S. Dicke, Parks and Recreation Director)*
- (E) Discuss and consider approval of a task order with Schrickel, Rollins and Associates for the Mission Hill Park Master Plan under the IDIQ Engineering task order.  
*(S. Dicke, Parks and Recreation Director)*
- (F) Discuss and consider approval of the City of New Braunfels FY 2014-15 fourth quarter investment report.  
*(M. Simpson, Finance Director)*
- (G) Discuss and consider approval of a budget amendment in the FY 2015-16 Adopted Budget for the Convention and Tourism Fund and Hotel/Motel Tax Fund.  
*(R. Camareno, City Manager)*
- (H) Public hearing and approval of a resolution amending the 2006 Future Land Use Plan for approximately 1.75 acres from "Residential Low Density" to "Commercial" and approval of the second and final reading of an ordinance regarding the proposed rezoning of approximately 84.65 acres out of the A.M. Esnaurizar Survey, Abstract No. 1, Subdivisions No. 61 & 62, Comal County, from "R-2A" Single and Two-Family District and "APD" Agricultural/Pre-Development District, to "August Fields" Planned Development District (AFPD), with a Concept Plan.  
*(C. Looney, Planning and Community Development Director)*
- (I) Public hearing and approval of a resolution amending the 2006 Future Land Use Plan for approximately 15 acres from "Residential Low Density" and "Commercial"

to "Residential Medium-High Density" and approval of the second and final reading of an ordinance rezoning approximately 15 acres out of the A. M. Esnaurizar Eleven League Grant, addressed at 1141 Highway 46 South, from "R-3L" Multifamily Low Density with a Special Use Permit to allow 16 units per acre; "C-1A" Neighborhood Business; and "APD" Agricultural/Pre-Development Districts to "R-3H" Multifamily High Density District.

*(C. Looney, Planning and Community Development Director)*

- (J) Public hearing and approval of the first reading of an ordinance regarding the rezoning of 187.5 acres out of the Henry Foster Survey No. 34, Abstract No. 154, Comal County, Texas, currently addressed at 1721 and 1911 Post Road, from "M-1" Light Industrial District to "Post Road Development" Planned Development District (PRDPD), with a Concept Plan.

*(C. Looney, Planning and Community Development Director)*

- (K) Public hearing and approval of the first reading of an ordinance regarding the rezoning of 5.558 acres, Freiheit 2, Block 4, Lot 1, located at 510 S. Kowald Lane, from "R-2" Single-Family and Two-Family District to "Canyon Reserve" Planned Development District (CRPPD), with a Detail Plan.

*(C. Looney, Planning and Community Development Director)*

- (L) Discuss and consider approval of the second and final reading of an ordinance regarding a Type 2 Special Use Permit to allow the short term rental of a house in the "R-3" Multifamily District, addressed at 1683 Kuehler Avenue.

*(C. Looney, Planning and Community Development Director)*

- (M) Discuss and consider approval of a waiver of related permitting and plan review fees associated with the development of the San Antonio Food Bank addressed at 1620 South Seguin Avenue.

*(C. Looney, Planning and Community Development Director)*

- (N) Discuss and consider approval of a waiver to allow the escrow of funds in lieu of constructing sidewalks along FM 1044 for The Reserve at Mockingbird Heights.

*(C. Looney, Planning and Community Development Director)*

- (O) Discuss and consider approval of a waiver to allow the escrow of funds in lieu of constructing a sidewalk along FM 758 adjacent to Lot G, The Village at Clear Springs Commercial Unit 2.

*(C. Looney, Planning and Community Development Director)*

- (P) Discuss and consider a proposed Reinvestment Plan in the Morningside and Solms Road areas.

*(J. Jewell, Development Coordinator)*

- (Q) Discuss and consider approval of a contract with the law firm of Terrill & Waldrop for post-verdict legal services in Carowest Land, Ltd. v. Yantis Company and the City of New Braunfels lawsuit (2015 case).

(V. Acevedo, City Attorney)

**5. 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 issues regarding economic development negotiations in accordance with Section 551.087, of the Texas Government Code, including but not limited to:
  - Wal-Mart Industrial District Agreement
  
- (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:
  - Carowest Land, Ltd. v. Yantis Company, and the City of New Braunfels (2010 and 2015 cases).

**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).*

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

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels Municipal Building on January 22, 2016, at 2:30 p.m.

\_\_\_\_\_  
Patrick Aten, 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.