



CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING



CITY HALL - COUNCIL CHAMBERS
424 S. CASTELL AVENUE

MONDAY, JUNE 27, 2016 at 6:00 PM

Barron Casteel, Mayor	Chris Monceballez, Councilmember (District 4)
George Green, Councilmember (District 1)	Wayne Peters, Mayor Pro Tem (District 5)
Justin Meadows, Councilmember (District 2)	Leah A. García, Councilmember (District 6)
Ron Reaves, 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: June 27, 2016 @ 6:00 P.M.

CALL OF ROLL: City Secretary

INVOCATION: Councilmember George Green

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

1. MINUTES

Discuss and consider approval of the minutes of the regular meeting of June 13, 2016.

Patrick 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.

Barron Casteel, Mayor

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 lease agreement by and between Liberty Partnership, LTD. and the City of New Braunfels.
Matthew Eckmann, Real Estate Manager
- B) Approval of a resolution adopting the investment policy for the City of New Braunfels including the broker/dealer list.
Martie Simpson, Finance Director
- C) Approval of a contract with Four Seasons Development Co., Inc. for installation of new fencing at the New Braunfels Cemetery.
Stacey Dicke, Parks and Recreation Director
- D) Approval to authorize the City Manager to enter into a contract with the consulting firm, Community Solutions, to provide administration services and grant management services for the Community Development Block Grant (CDBG) program.
Martie Simpson, Finance Director
- E) Approval of a contract with River Recycling, LLC d/b/a "ReCommunity" for the processing, sorting, baling, and marketing of single-stream recyclable materials collected by the City of New Braunfels.
Mike Mundell, Solid Waste Manager
- F) Approval of acquisition funds in the amount of \$28,813.00 for purchasing Right of Way from Cynthia D. Biggs, Parcel 85 on the Alves Lane Improvements Project.
Matthew Eckmann, Real Estate Manager
- G) Approval to authorize the City Manager to enter into a professional services contract with Pape-Dawson Engineers for the Westside Pedestrian Improvements Project.
Bryan Woods, Capital Programs Manager
- H) Approval of Professional Service Agreements with Vickrey & Associates, Moeller & Associates, Bain Medina Bain, Pawelek & Moy, and Pape Dawson for engineering, and with Terracon Consultants for geotechnical services on all "Year Three" citywide street improvements.
Bryan Woods, Capital Programs Manager
- I) Approval of a resolution setting a schedule for public hearings regarding the annexation of approximately 173.97 acres of land.
Christopher Looney, Planning and Community Development Director
- J) Approval to authorize the City Manager to approve a Development Agreement between the City of New Braunfels and Titan Development

for road infrastructure improvements.

Jeff Jewell, Economic Development Manager

- K) Approval of a task order with Freese and Nichols, Inc. for a Guadalupe River Properties Park Master Plan under the IDIQ Purchasing Contracts.
Stacey Dicke, Parks and Recreation Director
- L) Approval of a resolution accepting the gift of a bookmobile for use by the public library for library services from the New Braunfels Public Library Foundation, Inc.
Gretchen Pruett, Library Director
- M) Approval of the rescheduling of the August 8, 2016 Regular City Council Meeting to August 1, 2016.
Patrick Aten, City Secretary
- N) Approval of a contract with Design Workshop for consultant services in development of the community's comprehensive plan.
Christopher Looney, Planning and Community Development Director
- O) Approval of a budget transfer in the FY 2015-16 Juvenile Case Manager Fund.
Jared Werner, Assistant Finance 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.)

- P) Approval of the second and final reading of an ordinance regarding a Type 1 Special Use Permit for one single family residence on approximately 1.58 acres, addressed at 274 E. Garza Street, in the "C-1A" Neighborhood Business District.
Christopher Looney, Planning and Community Development Director

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider approval of the appointment of three individuals to the Planning Commission for terms ending May 31, 2019.
Patrick Aten, City Secretary
- B) Discuss and consider approval of first reading of a variance allowing for Building Permit Fees to be waived for Landowners affected by the Alves Lane, Klein Road and Solms/Morningside/Rueckle Projects.
Bryan Woods, Capital Programs Manager
- C) Public hearing and consideration of the first reading of an ordinance regarding an amendment to the "Avery Park" Planned Development District Detail Plan and the related Development Standards, comprising

approximately 228 acres out of the Abstract 20, A.M. Esnaurizar Survey, located north and east of the intersection of Avery Parkway and State Highway 46 South.

Christopher Looney, Planning and Community Development Director

- D) Public hearing and consideration of the first reading of an ordinance regarding a Type 1 Special Use Permit to allow the short term rental of a structure in the "M-1" Light Industrial District, located at 353 E. Mill Street.

Christopher Looney, Planning and Community Development Director

- E) Public hearing and consideration of the first reading of an ordinance regarding the rezoning of approximately 60.08 acres out of the A-20, A. M. Esnaurizar Survey, addressed at 1568 and 1584 Weltner Road, and Lot 1, Block 1, Nolte Subdivision containing 1 acre, from "APD" Agricultural/Pre-Development District to "R-1A-6.6" Single-Family District and "ZH-A" Zero Lot Line Home District.

Christopher Looney, Planning and Community Development Director

- F) Public hearing and consideration of the first reading of an ordinance rezoning approximately 105.87 acres out of the Orilla Russell Survey No. 2, Abstract 485, Comal County, located at 3043 and 3075 Goodwin Lane, from "APD" Agricultural/Pre-Development District and "C-1Ar63" Neighborhood Business District, to "Wasser Ranch" Planned Development District (WRPD), with a concept Plan.

Christopher J. Looney, Planning and Community Development Director

- G) Public hearing and consideration of the first reading of an ordinance regarding amendments to the Code of Ordinances, Chapter 144, Zoning, Section 5.23, Temporary Vending operations.

Christopher Looney, Planning and Community Development Director

- H) Public hearing and consideration of the first reading of an ordinance rezoning approximately 16.09 acres out of the A-608 J Thompson Survey 21, addressed at 1964 Lou Ann Drive, from "APD" Agricultural/Pre-Development District to "R-1A-6.6" Single-family District.

Christopher Looney, Planning and Community Development Director

- I) Public hearing and consideration of the first reading of ordinances on approximately 10.06 acres, Lot 6, Country Meadows Subdivision, addressed at 2464 FM 725, for: a) rezoning the property from "R-1" Single-Family District and "APD" Agricultural/Pre-Development District to "C-1B" General Business District; b) a Type 2 Special Use Permit to allow an outdoor wedding/special event venue; and, c) a Type 1

Special Use Permit that allows the short term rental of the existing single family residence.

Christopher Looney, Planning and Community Development Director

- J) Discuss and consider a request for a Conditional Sign Permit in the "M-2" Heavy Industrial District, and the "R-2" Single-Family and Two-Family District located at the LCRA Comal Power Plant building addressed at 144 Landa Street.

Christopher Looney, Planning and Community Development Director

- K) Discuss and consider a request for an Appeal of Building Design Standards, Exterior Building Materials requirements, for an agriculture barn at Canyon High School, addressed at 1510 IH-35 North.

Christopher Looney, Planning and Community Development Director

- L) Discuss and consider approval of a resolution to enter into an Interlocal Agreement with Comal County and Crystal Clear Special Utility District (CCSUD) regarding The Crossings Public Improvement District (PID) situated on the east side of FM 1102 between Hoffmann and Watson Lanes in the extraterritorial jurisdiction (ETJ), and an Indemnification Agreement with the developer Southstar at Spencer Land LLC for the sole benefit of the City.

Christopher J. Looney, Planning and Community Development Director

- M) Discussion and possible direction to City staff to bring forward for Planning Commission recommendation and City Council consideration potential amendments to the Zoning Ordinance related to parking requirements.

Christopher J. Looney, Planning and Community Development Director

- N) Discuss and consider approval of the second and final reading of an ordinance amending Chapter 11, Article III of the Code of Ordinances to define the use of the maximum roadway impact fee as the measurement of impacts on new development on the City's transportation system.

(Staff recommends that this item be postponed indefinitely)

Garry Ford, City Engineer

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 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)
- Roadway Impact Fees ordinance amendment

B) Deliberate and consider the purchase of, exchange, lease or value of real property in accordance with Section 551.072, of the Texas Government Code, including but not limited to:

- Acquisition of right-of-way for the Alves Lane Improvement Project

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 June 22, 2016 at 1:00 p.m.


Andrea Cunningham, Assistant 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.

