

**REGULAR CITY COUNCIL MEETING**  
**NEW BRAUNFELS MUNICIPAL BUILDING - CITY COUNCIL CHAMBERS**  
**424 S. CASTELL AVENUE**  
**MARCH 26, 2007 – 6:00 P.M.**

*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:** MARCH 26, 2007 @ 6:00 P.M.

**CALL OF ROLL:** CITY SECRETARY

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

**INVOCATION:** COUNCILMEMBER PAT WIGGINS

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

**1. MINUTES (PAGES 1-26)**

CONSIDER APPROVING THE MINUTES OF (A) THE SPECIAL MEETING OF MARCH 1, 2007; (B) THE SPECIAL AND REGULAR MEETINGS OF MARCH 12, 2007; AND, (C) THE SPECIAL MEETING OF MARCH 14, 2007.

*M. Resendez, City Secretary*

**2. PRESENTATION - IN RECOGNITION OF NATIONAL HONORS RECEIVED BY A LOCAL COMMUNITY SERVICE ORGANIZATION. (PAGE 27)**

*Mayor Bruce Boyer*

**3. 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. (PAGE 28)**

*Mayor Bruce Boyer*

**4. CONSENT AGENDA (PAGE 29-30)**

**ALL ITEMS LISTED BELOW ARE CONSIDERED TO BE ROUTINE AND NON-CONTROVERSIAL BY THE 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.**

(A) APPROVAL OF THE SECOND AND FINAL READING OF AN ORDINANCE AMENDING ORDINANCE NUMBER 75-10 DATED APRIL 28, 1975 TO APPROVE THE INSTALLATION OF STOP SIGNS ON MORNINGSIDE DRIVE & SCHMIDT AVENUE, MISSION HILLS SUBDIVISION, CASTLE RIDGE SUBDIVISION, MEADOWS OF MORNINGSIDE SUBDIVISION, COTTON CROSSING SUBDIVISION AND AVERY PARK SUBDIVISION WITHIN THE CORPORATE LIMITS OF THE CITY OF NEW BRAUNFELS. **(PAGES 31-33)**

*M. Short, Public Works Director*

- (B) APPROVAL OF THE SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING CHAPTER 2 "ADMINISTRATION" OF THE CODE OF ORDINANCES BY ADDING A NEW SECTION 2-130 ENTITLED "CITY MANAGER – EXECUTION OF CONTRACTS AND DEEDS," PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN INCONSISTENT PROVISIONS CLAUSE; AND DECLARING AN EFFECTIVE DATE. **(PAGES 34-35)**  
*P. Isham, City Attorney*
- (C) APPROVAL OF THE SECOND AND FINAL READING OF AN ORDINANCE AMENDING CHAPTER 66, HISTORIC PRESERVATION, PROVIDING FOR A 20% PROPERTY TAX EXEMPTION IN A HISTORIC DISTRICT; PROVIDING FOR AN EXPEDITED APPROVAL PROCESS FOR CERTIFICATES OF ALTERATION IN THE DOWNTOWN HISTORIC DISTRICT; AMENDING THE HISTORIC LANDMARK COMMISSION MEMBERSHIP; PROVIDING FOR A REVIEW OF DEMOLITION PERMITS; AND ESTABLISHING A FEE OF \$25 FOR CERTIFICATES OF ALTERATION APPLICATIONS. **(PAGES 36-39)**  
*F. Robbins, Planning Director*
- (D) APPROVAL OF THE PURCHASE OF LANDA PARK PLAYGROUND RENOVATIONS TO D&M CONSTRUCTION. **(PAGE 40)**  
*M. Quinones, Purchasing Manager*
- (E) APPROVAL OF THE PURCHASE OF WEB-SITE DESIGN SERVICES FROM CIVICPLUS. **(PAGES 41-42)**  
*M. Quinones, Purchasing Manager*
- (F) APPROVAL FOR THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PUBLIC SECTOR PERSONNEL CONSULTANTS TO COMPLETE A CITY-WIDE CLASSIFICATION AND COMPENSATION STUDY AND TO DEVELOP A CITY-WIDE PAY FOR PERFORMANCE PROGRAM. **(PAGES 43-44)**  
*M. Quinones, Purchasing Manager*
- (G) AUTHORIZE THE CITY MANAGER TO ACCEPT GRANT FUNDS FOR THE SAFE SCHOOLS/HEALTHY STUDENTS CONSORTIUM WRAPAROUND PROGRAM INITIATIVE GRANT WITH NBISD. **(PAGE 45)**  
*S. Laird, Parks & Recreation Director*
- (H) APPROVAL OF THE SEMIANNUAL REPORT REGARDING WATER AND WASTEWATER IMPACT FEES. **(PAGES 46-48)**  
*F. Robbins, Planning Director*
- (I) APPROVAL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF NEW BRAUNFELS AND THE TEXAS DEPARTMENT OF TRANSPORTATION AVIATION DIVISION TO ACCEPT A 50/50 MATCHING FUNDS GRANT UNDER THE ROUTINE AIRPORT MAINTENANCE PROGRAM (RAMP) OF UP TO \$50,000 FUNDING AIRPORT IMPROVEMENT PROJECTS AT THE NEW BRAUNFELS MUNICIPAL AIRPORT AND MAKE THE NECESSARY BUDGET AMENDMENT. **(PAGES 49-50)**  
*A. Spinks, Airport Director*
- (J) APPROVAL OF A RESOLUTION SUPPORTING A NOMINATION FOR THE NATIONAL REGISTER OF HISTORIC PLACES FOR THE HISTORIC FAUST STREET BRIDGE. **(PAGES 51-53)**  
*F. Robbins, Planning Director*

- (K) APPROVAL OF SOUTHERN WINGS, INC. TO SUB-LEASE HANGAR SPACE TO F.M. ANDREWS, INC. AT THE NEW BRAUNFELS MUNICIPAL AIRPORT. **(PAGES 54-55)**  
*A. Spinks, Airport Director*
- (L) APPROVAL OF SOUTHERN WINGS, INC. TO SUB-LEASE HANGAR SPACE TO ALPHA AIRCRAFT SERVICES OF AMERICA, INC. AT THE NEW BRAUNFELS MUNICIPAL AIRPORT. **(PAGES 56-57)**  
*A. Spinks, Airport Director*

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

- (A) APPROVAL OF THE PURCHASE OF LITTER PICKUP SERVICES ON THE COMAL AND GUADALUPE RIVERS TO PRISTINE TEXAS RIVERS, INC. **(PAGES 58-59)**  
*M. Quinones, Purchasing Manager/Nathan Pence, River Activities Manager*
- (B) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REZONING 10.348 ACRES ON SH 46 WEST, NORTH OF MISSION VALLEY ROAD, FROM "APD AGRICULTURAL/PRE-DEVELOPMENT DISTRICT" AND "R-1 SINGLE FAMILY DISTRICT" TO "C-O COMMERCIAL OFFICE DISTRICT". **(PAGES 60-72)**  
*F. Robbins, Planning Director*
- (C) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REZONING LOT 28A AND A 0.247 ACRE PORTION OF LOT 28B, MOUNTAIN VIEW ADDITION, LOCATED ON THE EAST SIDE OF WATER LANE SOUTH OF IH 35, FROM "R-2 SINGLE AND TWO FAMILY DISTRICT" TO "R-3L MULTIFAMILY DISTRICT LOW DENSITY DISTRICT". **(PAGES 73-83)**  
*F. Robbins, Planning Director*
- (D) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE DESIGNATING THE STRUCTURE LOCATED AT 451 S. CASTELL AVE., TO BE KNOWN AS "THE DOWNTOWN TIETZE HAUS", AS A HISTORIC LANDMARK. **(PAGES 84-98)**  
*F. Robbins, Planning Director*
- (E) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REZONING A TOTAL OF 12.54 ACRES, INCLUDING LOTS 3R AND 4R OF THE FRED SOEFJE SUBDIVISION AND LOTS 1A, 1B, AND 1C OF THE GEORGE SOEFJE SUBDIVISION, LOCATED ON FM 483 BETWEEN IH 35 NORTH AND FM 1101, FROM "APD AGRICULTURAL/PRE-DEVELOPMENT DISTRICT" TO "M-1A LIGHT INDUSTRIAL DISTRICT", RESTRICTED TO THE PERMITTED USES IN "C-1A NEIGHBORHOOD BUSINESS DISTRICT", "C-1B GENERAL BUSINESS DISTRICT", "C-2A CENTRAL BUSINESS DISTRICT", "C-4B RESORT FACILITIES DISTRICT", AND "C-O COMMERCIAL OFFICE DISTRICT". **(PAGES 99-110)**  
*F. Robbins, Planning Director*
- (F) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REZONING 3.22 ACRES LOCATED AT 1704 GRUENE ROAD, FROM "R-2 SINGLE AND TWO FAMILY DISTRICT" TO "R-3L MULTIFAMILY LOW DENSITY DISTRICT" AND GRANTING A SPECIAL USE PERMIT FOR SHORT TERM OCCUPANCY OR RENTAL". **(PAGES 111-125)**  
*F. Robbins, Planning Director*
- (G) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REZONING LOTS 2 AND 3, UNIT 3, HIGH POINT SUBDIVISION LOCATED AT 1529 FM 306, FROM "APD AGRICULTURE PRE DEVELOPMENT DISTRICT-INTERIM" TO "APD AGRICULTURE

PRE DEVELOPMENT DISTRICT", TO BE RESTRICTED TO THE SINGLE FAMILY AND RELATED AGRICULTURAL ACCESSORY USES. **(PAGES 126-135)**  
*F. Robbins, Planning Director*

(H) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REZONING 12.195 ACRES LOCATED ON THE WEST SIDE OF ERVENDBERG AVENUE, APPROXIMATELY 1,000' NORTH OF GRUENE ROAD, FROM "R-2 SINGLE AND TWO-FAMILY DISTRICT" TO "R-3L MULTIFAMILY LOW DENSITY DISTRICT". **(PAGES 136-146)**  
*F. Robbins, Planning Director*

(I) PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REZONING LOT 1C, GREENWAY PLAZA, LOCATED ON IH 35 SOUTH, AND SOUTH OF RUECKLE ROAD, FROM "APD AGRICULTURAL/PRE-DEVELOPMENT DISTRICT" AND "C-3 COMMERCIAL DISTRICT" TO "M-1A LIGHT INDUSTRIAL DISTRICT". **(PAGES 147-156)**  
*F. Robbins, Planning Director*

(J) CONSIDER ACCEPTING THE COMPREHENSIVE PLAN 2007 ANNUAL REPORT AND GIVE STAFF DIRECTION. **(PAGES 157 + Booklet)**  
*F. Robbins, Planning Director*

(K) DISCUSS AND CONSIDER AN ORDINANCE AMENDING CHAPTER 126 OF THE CODE OF ORDINANCES BY ADDING A NEW SECTION 126-41 AUTHORIZING THE TEMPORARY CLOSING OF PUBLIC STREETS FOR EVENTS AND THE TOWING OF VEHICLES LEFT IN THE CLOSED AREAS AFTER NOTICE TO REMOVE SAME. **(PAGES 158-161)**  
*F. Robbins, Planning Director*

6. **EXECUTIVE SESSION:** In accordance with Texas Government Code, Subchapter D, the City Council may convene in a closed session. **After the Executive Session discussion on any of the following items, any final action or vote taken will be in public. (PAGE 162)**

(A) ONE YEAR EVALUATION OF APPOINTED OFFICIAL, IN ACCORDANCE WITH SECTION 551.074, OF THE TEXAS GOVERNMENT CODE, PERSONNEL MATTERS.

7. **REPORTS (PAGE 163)**

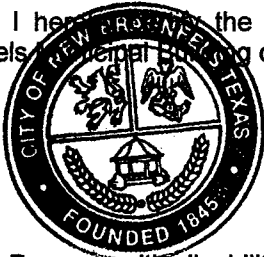
- a) CITY COUNCIL'S REPORT
- b) STAFF REPORTS:

**ADJOURNMENT**

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.

**CERTIFICATION**

I hereby certify that the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels City Hall on March 21, 2007 at 4:00 p.m.



*Michael A. Resendez*

Michael A. Resendez, 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.