



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



**CITY HALL - COUNCIL CHAMBERS  
424 S. CASTELL AVENUE**

**MONDAY, AUGUST 24, 2015 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 G E N D A**

**CALL TO ORDER:** August 24, 2015 @ 6:00 P.M.

**CALL OF ROLL:** City Secretary

**INVOCATION:** Mayor Pro Tem Ron Reaves

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

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

**PROCLAMATIONS:** National Payroll Week  
Stevens Johnson Syndrome (SJS) Awareness Month  
New Braunfels Girls Softball Association All Star Team

**PRESENTATIONS:** Retiree Recognition

**1. MINUTES**

Discuss and consider approval of the minutes of the special and regular meetings of August 10, 2015; and the special meetings of August 11, August 12, August 13, and August 18, 2015.

*(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 the appointment of two individuals as alternates to the Construction Board of Appeals for terms ending February 24, 2018.  
*(P. Aten, City Secretary)*
- (B) Approval of the mayoral appointments of four individuals to the Reinvestment Zone No. 1 (TIRZ) Board of Directors and New Braunfels Development Authority for terms ending May 29, 2017, and the Mayoral appointment of Tobin Hoffmann to serve as Chairman of the Reinvestment Zone No. 1 (TIRZ) Board of Directors.  
*(P. Aten, City Secretary)*
- (C) Approval of the Water and Wastewater Impact Fee Committee's recommendation to accept the semiannual Water and Wastewater Impact Fee Report for the period of June 30, 2014, through December 31, 2014.  
*(C. Looney, Planning and Community Development Director)*
- (D) Approval of a budget transfer in the FY 2014-15 Adopted General Fund and Airport Fund Budget.  
*(M. Simpson, Finance Director)*
- (E) Approval of an interlocal cost sharing agreement with Comal County to provide \$1 million towards the expansion of Loop 337.  
*(R. Camareno, City Manager)*

Ordinances

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

- (F) Approval of the second and final reading of an ordinance granting historic rehabilitation tax relief to the owner of the designated Historic Landmark, the Schaeffer-Brewer House, addressed at 455 S. Academy Avenue, which is located in the Sophienburg Hill Historic District.  
*(C. Looney, Planning and Community Development Director)*
- (G) Approval of the second and final reading of an ordinance amending Section 82-9 and 82-10 of the Code of Ordinances relating to noise prohibitions.  
*(K. Aday, Assistant City Manager)*

- (H) Consideration and approval of an ordinance authorizing the issuance of “City of New Braunfels, Texas Tax Notes, Series 2015”; levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the obligations; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the obligations; authorizing the execution of a paying agent/registrar agreement and a purchase and investment letter; complying with the letter of representations previously executed with the Depository Trust Company; authorizing the execution of any necessary engagement agreements with the City’s financial advisors and/or bond counsel; and providing an effective date.  
*(M. Simpson, Finance Director)*

#### **4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- (A) Discuss and consider approval of the appointment of two individuals to the Library Advisory Board for terms ending September 26, 2018.  
*(P. Aten, City Secretary)*
- (B) Discuss and consider approval of an ordinance regulating the use of golf carts, neighborhood vehicles and other types of recreational off-highway vehicles on certain streets.  
*(V. Acevedo, City Attorney)*
- (C) Discuss and consider approval of a contract with Sullivan Contracting Services for facility repairs at the New Braunfels Regional Airport.  
*(B. Woods, Capital Programs Manager)*
- (D) Public hearing and approval of the first reading of an ordinance regarding the proposed amendment to the "Vineyard at Gruene" Planned Development District Concept Plan and related Development Standards, located on the south side of Gruene Vineyard Crossing between Gruene Road and East Common Street.  
*(C. Looney, Planning and Community Development Director)*
- (E) Public hearing and approval of the first reading of an ordinance regarding a proposed Type 1 Special Use Permit to allow the short term rental of three houses in the "C-2" Central Business District, addressed as 168 E. Zink Street.  
*(C. Looney, Planning and Community Development Director)*
- (F) Discuss and consider approval of an amendment to a conditional sign permit for the Interstate Plaza shopping center, in the "C-3" Commercial District, located between FM 1044 and South Mesquite Avenue and addressed at 1671 South IH 35.  
*(C. Looney, Planning and Community Development Director)*
- (G) Discuss and consider approval of a Conditional Sign Permit in the "C-3" Commercial District at 1634 West State Highway 46.

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

- (H) Discuss and consider a second extension to the previously approved appeal of the Non-Residential and Multifamily Design Standards, Articulation and Exterior Building Materials requirements for two modular classroom buildings located at 2240 FM 725.

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

- (I) Discuss and consider approval of a Conditional Sign Permit in the "C-1" Local Business District and "M-1" Light Industrial District, addressed as 1738 E. Common Street.

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

- (J) Public hearing and first reading of an ordinance regarding a proposed Type 2 Special Use Permit to allow the short term rental of a house in the "C-2" Central Business District on Lots I and P, City Block 5086, addressed at 556 N. Union Avenue. *The applicant has requested a postponement of this item to the September 14, 2015 City Council meeting.*

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

- (K) Discuss and consider approval of a resolution recommended by the New Braunfels Industrial Development Corporation for an expenditure of up to \$800,000 to HEB Grocery Company, LP for infrastructure necessary to develop new or expanded business enterprise.

*(J. Jewell, Development Coordinator)*

- (L) Discuss and consider approval of a Chapter 380 Agreement with HEB Grocery Company, LP.

*(J. Jewell, Development Coordinator)*

- (M) Discuss and consider approval of a conditional sign permit at 2965 IH-35 North in the "M-1" Light Industrial District.

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

## **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 and consider the purchase, exchange, lease or value of real property, in accordance with Section 551.072, of the Texas Government Code.

- (B) Deliberate issues regarding economic development negotiations in accordance with Section 551.087, of the Texas Government Code.

- (C) 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.
- (D) Deliberate the appointment, employment, evaluation, reassignment, or duties of employee(s), City Manager, City Attorney, and/or Municipal Court Judge in accordance with Section 551.074, of the Texas Government Code.

**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).*

### **CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels Municipal Building on August 19, 2015, at 4:00 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.