



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

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



**MONDAY, MARCH 28, 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 G E N D A**

**CALL TO ORDER:** March 28, 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.**

**PRESENTATIONS:** Municipal Court's Teen Court Academy  
(*R. Zamora, Municipal Court Judge*)

Possible direction to city staff for new traffic signals at Loop 337  
and California Boulevard and Summerwood Drive  
(*G. Malatek, Public Works Director*)

Presentation and discussion on the Drainage and Erosion Control  
Design Manual Update and the Low Impact Development Manual  
(*G. Ford, City Engineer*)

**1. MINUTES**

Discuss and consider approval of the minutes of the special and regular meetings of  
March 7, 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 the appointment of two individuals to the Community Development Advisory Committee for terms ending December 13, 2018.  
*(P. Aten, City Secretary)*
- (B) Approval of the reappointment of two individuals to the Historic Landmark Commission for terms ending April 7, 2020.  
*(P. Aten, City Secretary)*
- (C) Approval of the reappointment of one individual to the Watershed Advisory Committee for a term ending April 18, 2019.  
*(P. Aten, City Secretary)*
- (D) Approval of a budget transfer in the FY 2015-16 General Fund Police Department Budget from operating expenditures to capital expenditures.  
*(J. Werner, Assistant Finance Director)*
- (E) Approval of a contract with First Southwest Asset Management for Investment Advisory Services.  
*(M. Simpson, Finance Director)*
- (F) Approval of the addition of one full-time equivalent to the Information Technology Department's FY 2015-16 authorized position listing.  
*(T. Cochrane, Information Technology 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.)*

- (G) Approval of the second and final reading of an ordinance granting rehabilitation tax relief to the owner of property addressed at 470 South Magazine Avenue, a local historic landmark known as the Froehlich-Treich House, which is located in the Sophienburg Hill Historic District.  
*(C. Looney, Planning and Community Development Director)*

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- (A) Discuss and consider approval of a resolution in support of certain alternate routes for a proposed Lower Colorado River Authority (LCRA) transmission line in Guadalupe County between Zorn and Marion.  
*(A. Edwards, Councilmember – District 2)*  
*(This item has been placed on the agenda at the request of Councilmember Edwards.)*
- (B) Discuss and consider approval of a citizen's request to install an all-way stop condition at the intersection of Goodwin Lane and Conrads Lane.  
*(C. Monceballez, Councilmember – District 4)*  
*(This item has been placed on the agenda at the request of Councilmember Monceballez.)*
- (C) Discuss and consider approval of the appointment of three individuals to the Airport Advisory Board for terms ending May 12, 2019.  
*(P. Aten, City Secretary)*
- (D) Discuss and consider approval of the appointment of five individuals to the Downtown Board for terms ending May 31, 2019, and the appointment of one individual for a term ending May 31, 2017.  
*(P. Aten, City Secretary)*
- (E) Presentation and possible direction on the possible upgrade options for the San Antonio Street Bridge through the TxDOT Off-System Bridge Program.  
*(G. Malatek, Public Works Director)*
- (F) Presentation and possible direction to staff on the Oak Run Parkway Traffic Mitigation Plan.  
*(G. Malatek, Public Works Director)*
- (G) Presentation and possible direction to Texas Department of Transportation concerning traffic control for the Walnut Avenue (Business 46) widening construction project.  
*(G. Malatek, Public Works Director)*
- (H) Discuss and consider possible action regarding the renewal of an Industrial District Agreement with Brauntex Materials, Inc., a Texas corporation.  
*(R. Camareno, City Manager)*
- (I) Discuss and consider approval of a resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various city improvements from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes, authorizing other

matters incident and related thereto; and providing an effective date.  
*(M. Simpson, Finance Director)*

- (J) Presentation and discussion regarding the City of New Braunfels FY 2015-16 first quarter investment report.  
*(M. Simpson, Finance Director)*
- (K) Discuss and consider acceptance of the FY 2014-15 Audit and Comprehensive Annual Financial Report performed by CliftonLarsonAllen LLP.  
*(M. Simpson, Finance Director)*
- (L) Public hearing hearing and second reading of an ordinance amending Chapter 130, Article VI, New Braunfels Code of Ordinances, relating to the amendment of land use assumptions and a capital improvements plan and the imposition of water and wastewater impact fees.  
*(D. Draeger, NBU Operations)*
- (M) Public hearing and consideration of the first reading of an ordinance regarding a proposed Type 2 Special Use Permit to allow a retail development in the "APD" Agricultural/Pre-Development District on approximately 2.6 acres out of Abstract 259, William H Pate Survey, located in the 2000 block of S. Walnut Avenue.  
*(C. Looney, Planning and Community Development Director)*
- (N) Public hearing and consideration of the first reading of an ordinance regarding an amendment to the "Parkridge Estates" Planned Development District (PREPD) Concept Plan and the related Development Standards, comprising 49.52 acres out of the Abstract 259, William Pate Survey on the south side of W. County Line Road between North Ranch Estates Boulevard and Cornerstone Drive.  
*(C. Looney, Planning and Community Development Director)*
- (O) Public hearing and consideration of the first reading of an ordinance regarding a proposed Type 1 Special Use Permit to allow office use with a 6-foot tall, non-illuminated pole sign, with 15 square-feet of sign area on 0.213 acres described as the northern part of Lots 6 and 7, New City Block 1064, Highway Addition, in the "SND-1 " Special Neighborhood District 1 District, addressed at 920 South Castell Avenue.  
*(C. Looney, Planning and Community Development Director)*
- (P) Public hearing and consideration of the first reading of an ordinance regarding a proposed Type 1 Special Use Permit to allow tractor sales, tractor parts sales, tractor repair, hand held power tool sales and hand held power tool repair, trailer sales and trailer repair, utility vehicle sales, utility vehicle parts sales and utility vehicle repair and golf cart sales and golf cart repair on 1.472 acres described as Lot 1, Tri Acres Subdivision, in the "C-1" Local Business District, addressed at 1175 FM 306.  
*(C. Looney, Planning and Community Development Director)*

- (Q) Discuss and consider approval of a conditional sign permit for Oak Run Plaza, in the “C-1” and “C-3” Local Business and Commercial Districts, located at 1850 and 1862 West State Highway 46.  
*(C. Looney, Planning and Community Development Director)*
- (R) Discuss and consider a repeal of a previously approved permanent appeal of the Non-Residential and Multifamily Design Standards, Articulation and Exterior Building Materials requirements for two modular classroom buildings addressed at 2240 FM 725.  
*(W. Peters, Councilmember – District 5)*  
*(This item has been placed on the agenda at the request of Councilmember Peters.)*
- (S) Discuss and consider approval of a development agreement authorizing offsets against roadway impact fees due for Shepherds Glen subdivision, and authorizing the City Manager to execute the agreement.  
*(G. 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 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:
- Colorado River Land Trust property
- (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:
- Proportionality Claims, Shepherds Glen Subdivision, Settlement Agreement
  - Yantis Company v. City of New Braunfels v. Halff Associates
- (C) Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Attorney 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).*

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 March 24, 2016, at 11:00 a.m.

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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.