



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



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

MONDAY, NOVEMBER 10, 2025 at 6:00 PM

Neal Linnartz, Mayor	Lawrence Spradley, Mayor Pro Tem (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Councilmember (District 2)	April Ryan, Councilmember (District 6)
D. Lee Edwards, Councilmember (District 3)	Robert Camareno, City Manager

OUR MISSION

The City of New Braunfels serves the community by planning for the future, responding to community needs, and preserving our natural beauty and unique heritage.

AGENDA -AMENDED 11-04-2025

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: MAYOR PRO TEM SPRADLEY

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- | | |
|--|--------------------------------|
| A) Type 1 Diabetes Awareness Month | <u>25-1228</u> |
| B) National Hunger & Homelessness Awareness Week | <u>25-1269</u> |
| C) Geography Awareness Week / GIS Day | <u>25-1158</u> |

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. There will be no City Council action at this time. In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during Citizens Communications. Please use hard copies, the overhead projector or access the City's online digital form to upload electronic files you would like the Mayor and Council to view. The digital form would need to be uploaded two (2) hours prior to the City Council meeting. A link to this form can be accessed on the City Secretary's website. Individuals desiring to speak at citizen's communications should line up behind the podium and be ready to speak.

1. 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. Citizens must be present to pull an item.

Action Items

- A) Approval of the October 27, 2025 city council regular and [25-1392](#) executive session meeting minutes.
Gayle Wilkinson, City Secretary
- B) Approval of the appointment of Christopher Willis for the [25-1292](#) Heritage Commission (a Spring Board) for an unexpired city resident seat with a term ending 05-31-2028.
Gayle Wilkinson, City Secretary
- C) Approval of the purchase of vehicles from Bluebonnet [25-1225](#) Motors Ford and Lake Country Chevrolet for various City Departments, and approval to declare the replaced units as surplus.
Shane Knudson, Fleet Manager
- D) Approval of purchases of a chassis and the remounting [25-1347](#) of the EMS body with Frazer, for the Fire Department and approval to declare replaced unit as surplus.
Shane Knudson, Fleet Manager
- E) Approval of an expenditure of up to \$90,000 for the [25-1363](#) acquisition of the necessary right-of-way for the Oak Run Intersection Improvements Project and authorization for the City Manager to execute all necessary conveyance documents.
Matthew Eckmann, Assistant Director of Public Works
- F) Approval to authorize the City Manager to execute a [25-1390](#) Memorandum of Understanding Agreement with the Brownsville Independent School District in accordance with TX Government Code 791 for the sale of City surplus vehicles to the Brownsville ISD. And, to declare the vehicles being sold as surplus.
Osbaldo Flores, Chief of Police
- G) Approval of an Interlocal Agreement between the City of [25-1364](#) New Braunfels and Comal County for the installation of special tree lighting system in downtown.

Jeff Jewell, Economic and Community Development Director
Mandi Scott, Economic and Community Development Manager

Resolutions

- H) Approval of a resolution recommended by the New [25-1335](#) Braunfels Economic Development Corporation (NBEDC) approving an expenditure, of up to \$250,000, to the SPARK Small Business Center to assist with the operation of an economic development program, pursuant to Section 505.102 of the Texas Local Government Code.

Jeff Jewell, Economic 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.)

- I) Approval of the first reading of an ordinance, in [25-1282](#) accordance with adopted agreements with the property owner, to annex for limited purposes Lots 1R, 2R, and 3, Block 81, Mayfair - Parcel EA-3 Subdivision, consisting of approximately 8.7 acres.

Christopher J. Looney, AICP, Planning Director

- J) Approval of the first reading of an ordinance amending [25-1394](#) Chapter 14, Section 14-27, International Building Code, and Sec. 14-29-International Residential Code of the City of New Braunfels Code of Ordinances, pertaining to fence regulations.

Latifat Olufemi, Building Official

- K) Approval of the second and final reading of an ordinance [25-1303](#) designating a geographic area within the City of New Braunfels as a reinvestment zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code to be known as Tax Increment Reinvestment Zone Number Four - Zipp Park ("TIRZ 4: Zipp Park"), City of New Braunfels, describing the property parcels included in the zone, containing findings and provisions related to the creation of the zone, providing a termination date, providing the zone take effect immediately upon passage of the ordinance, providing a severability clause, providing for publication, and

declaring an effective date.

Jeff Jewell, Economic and Community Development Director

- L) Approval of the second and final reading of an ordinance [25-1395](#) regarding a proposed rezoning requested by James Ingalls of INK Civil, on behalf of Audrey Raley of HAW Properties 1863, LLC, of approximately 0.75 of an acre out of the L. Salinas Survey No. 458 Abstract No. 531, from APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial District), currently addressed as 160 FM 1863

Christopher J. Looney, AICP, Planning Director

Applicant: James Ingalls, P.E.

Owner: HAW Properties 1863, LLC (Audrey Raley)

- M) Approval of the second and final reading of an ordinance [25-1346](#) requested by Beverly Davidek, on behalf of Richard L. and JoAnn Rothfelder, to rezone approximately 0.4 of an acre out of the John Thompson Survey No. 21, Abstract 608, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short Term Rental), currently addressed at 1731 Kuehler Avenue.

Matthew Simmont, AICP Planning Manager

Applicant: Beverly Davidek

Owner: JoAnn and Richard Rothfelder

2. INDIVIDUAL ITEMS FOR CONSIDERATION

Individuals desiring to speak to any individual item should line up behind the podium and be ready to speak when public comment is recognized.

- A) Public hearing and first reading of an ordinance to [25-1355](#) amend the City's Code of Ordinances: Chapter 144-5.3, regarding fences.

Christopher J. Looney, AICP, Planning Director

- B) Discuss and consider a resolution to cast 495 votes [25-1378](#) toward the election of a member of the Comal Appraisal District Board of Directors.

Gayle Wilkinson, City Secretary

- C) Discuss and consider a resolution to cast 53 votes [25-1379](#) toward the election of a member/members of the Guadalupe Appraisal District Board of Directors.

Gayle Wilkinson, City Secretary

3. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate the appointment, evaluation, duties, discipline, [25-1343](#) or removal of the City Attorney in accordance with Section 551.074 of the Texas Government Code.

4. IF NECESSARY, RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Gayle Wilkinson, 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 (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.