

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, NOVEMBER 24, 2025**

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

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:02 p.m.

CALL OF ROLL: CITY SECRETARY

Councilmember Capizzi arrived at 6:58 p.m.

Present: 7 - Mayor Neal Linnartz, Councilmember Toni Carter, Councilmember Michael Capizzi, Councilmember D. Lee Edwards, Mayor Pro Tem Lawrence Spradley, Councilmember Mary Ann Labowski, and Councilmember April Ryan

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

INVOCATION: COUNCILMEMBER CARTER

Councilmember Carter provided the invocation.

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

Mayor Linnartz led the Pledge of Allegiance and the Salute to the Texas Flag.

PROCLAMATIONS:

A) Tree of Angels Day

Mayor Linnartz read the aforementioned proclamation.

Advocates from the Tree of Angels group came forward and accepted the proclamation.

B) National Nurse Practitioner Week

Mayor Linnartz read the aforementioned proclamation.

Representatives for nurse practitioners came forward and accepted the proclamation.

C) Wreaths Across America

Mayor Linnartz read the aforementioned proclamation.

Representatives with Wreaths Across America came forward and accepted the proclamation.

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.

The following individual spoke at this time: Cody Akeroyd

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.

Mayor Pro Tem Spradley pulled item N from Consent Agenda.

Action Items

- A) Approval of the November 10, 2025 executive and regular city council meeting minutes, and the November 4, 2025 and November 17, 2025 special city council meeting minutes.
- B) Approval of a contract with TTL, Inc. for the final plans, specifications, and estimates for the Westside Library permanent building drain.
- C) Approval of FY 2025 budget amendments for the General Fund and Special Revenue Funds.
- D) Appointment of Jeff Hohl and Sidney Reed as a contract municipal court prosecutors.
- E) Approval of the format and content of the proposed petition and

service plan for the potential creation of a Tourism Public Improvement District as authorized by Chapter 372 of the Texas Local Government Code.

- F) Approval of the acceptance of 2.153 acres of right of way out of a tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of Lot 1, Block 1 of the Continental Nautilus Subdivision, from Continental Autonomous Mobility US, LLC.

Resolutions

- G) Approval of a resolution adopting the Title VI Non-Discrimination Plan.

Ordinances

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

- H) Approval of the first reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 2, Sections 2-101 and 2-102, and Chapter 130-406, changing the membership criteria and composition of the Water/Wastewater Impact Fee Advisory Committee to comply with S.B. 1883.
- I) Approval of the first reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 100-20, changing the membership criteria and composition of the Roadway Impact Fee Advisory Committee to comply with S.B. 1883.
- J) Approval of the first reading of an ordinance to amend Section 126-132 of the Code of Ordinances of the City of New Braunfels to lower the speed limit in the residential area bounded by Wood Road, Walnut Avenue, and Loop 337.
- K) Approval of the first reading of an ordinance amending the City's Code of Ordinances, Sec. 6-109, relating to home quarantine of animals.
- L) Approval of the first reading of an ordinance to revise Section 126 Article IV Division 3 of the Code of Ordinances of the City of New Braunfels to restructure speed limits and school speed zones and remove the school zone associated with the previous New Braunfels ISD Ninth Grade Center.
- M) Approval of the first reading of an ordinance to amend Section 126-133 of the Code of Ordinances of the City of New Braunfels to establish a school zone for Legend Point Elementary School.

- N) Approval of the second and final reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-355 (c), related to the downtown parking zone by adding an exception to enforcement.

This item was pulled by Mayor Pro Tem Spradley.

- O) Approval of the second and final reading of an ordinance, in 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.
- P) Approval of the second and final reading of an ordinance to amend the City's Code of Ordinances: Chapter 144-5.3, regarding fences
- Q) Approval of the second and final reading of an ordinance to amend Section 14-27, International Building Code, and Section 14-29, International Residential Code, of the City of New Braunfels Code of Ordinances, regarding fence regulations.

Approval of the Consent Agenda

Mayor Linnartz read into record items G, H thru M, and O thru Q from the consent agenda. Mayor Pro Tem Spradley pulled consent item N for discussion.

Councilmember Ryan moved to approve consent items A thru M and O thru Q. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Capizzi

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.

- N) Approval of the second and final reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-355 (c), related to the downtown parking zone by adding an exception to enforcement.

Mayor Pro Tem Spradley pulled this consent agenda item for discussion.

Mayor Linnartz read the aforementioned consent agenda item.

Mayor Pro Tem Spradley asked the ordinance to be explained in better detail.

Jeff Jewell addressed Mayor Pro Tem Spadley's request.

Mayor Pro Tem Spradley moved to approved the item. Councilmember Labowski seconded the item which passed unanimously.

Absent:

Councilmember Capizzi

- A) Public hearing and first reading of an ordinance, at the request of Daniel Morales, to rezone approximately 0.2 of an acre out of City Block 5044 Subdivision, South portion of Lot A, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 215 Dittlinger Street

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item providing a powerpoint and addressed questions. Daniel Morales added his remarks and addressed questions for his item.

The following individuals spoke at this time: Mike Martin, Rebecca Bustos, Mrs. Dias, Gordan Shott, and Kelly Martin.

Councilmember Edwards moved to deny the motion. Councilmember Ryan seconded the motion to deny the request which passed unanimously.

Absent:

Councilmember Capizzi

- B) Public hearing and first reading of an ordinance, at the request of Walmart Stores East, LP (Joe Frederick) on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), regarding the proposed rezoning of approximately 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item providing a powerpoint and addressed questions from council. Ivan Heiman, with Walmart, also spoke continuing with a powerpoint and addressed questions from council.

Councilmember Edwards moved to approve the item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Capizzi

- C) Public hearing and first reading of an ordinance to amend Chapter 144 Zoning, Subsection 2.1, to align rezoning public notices, protests, and sign requirements with state House Bill (HB) 24.**

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item providing a powerpoint and addressed questions.

Councilmember Edwards moved to approve the item. Councilmember Labowski seconded the item which passed unanimously.

Absent:

Councilmember Capizzi

- D) Public hearing and first reading of an ordinance, at the request of Toni and Joe Rios, to rezone approximately 0.2 of an acre out of the Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 265 School Avenue**

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item providing a powerpoint and addressed questions. Joe Rios, the owner of the property, also spoke to this item and addressed questions.

Mayor Pro Tem Spradley moved to approve the item. Councilmember Labowski seconded the motion which passed unanimously.

- E) Discuss and consider approval of a recommendation by the New Braunfels Economic Development Corporation (NBEDC) approving an**

expenditure, of up to \$2,200,000, to The Neue, LLC., for a mixed-use development project and public infrastructure improvements, pursuant to Section 501.103 of the Texas Local Government Code.

Mayor Linnartz read the aforementioned item.

Jordan Matney presented this item providing a powerpoint and addressed questions from council.

The following individuals spoke at this time: Julie King, Chase Taylor, Thor Thornhill, Keith Dalton, Chaz Gallagher, Shane Hines, Max Harford, Russell Griddle, Ian Perez, and Clarissa DeSanto.

Councilmember Labowski moved to approve the item. Mayor Pro Tem Spradley seconded the motion which was approved unanimously.

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, or removal of the City Manager 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.

The aforementioned executive session item took place at 5:00 p.m.

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjoured the meeting at 8:01 p.m.

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary