



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



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

MONDAY, NOVEMBER 24, 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

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: COUNCILMEMBER CARTER

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- | | |
|-------------------------------------|--------------------------------|
| A) Tree of Angels Day | <u>25-1421</u> |
| B) National Nurse Practitioner Week | <u>25-1285</u> |
| C) Wreaths Across America | <u>25-1415</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 November 10, 2025 executive and [25-1418](#) regular city council meeting minutes, and the November 4, 2025 and November 17, 2025 special city council meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of a contract with TTL, Inc. for the final plans, [25-1416](#) specifications, and estimates for the Westside Library permanent building drain.
Scott McClelland, Assistant Transportation and Construction Services Director
- C) Approval of FY 2025 budget amendments for the [25-1422](#) General Fund and Special Revenue Funds.
Karrie Cook, Budget Manager
- D) Appointment of Jeff Hohl and Sidney Reed as a contract [25-1412](#) municipal court prosecutors.
Valeria M. Acevedo, City Attorney
- E) Approval of the format and content of the proposed [25-1464](#) 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.
Jared Werner, Assistant City Manager
Tanya Pence, Chief Marketing Officer and President of the Convention and Visitor's Bureau
- F) Approval of the acceptance of 2.153 acres of right of way [25-1462](#) 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.
Matthew Eckmann, Assistant Director of Public Works

Resolutions

- G) Approval of a resolution adopting the Title VI [25-1380](#) Non-Discrimination Plan.
Scott McClelland, Assistant Transportation & Construction Services Director
Julie Sitton, Transit 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.)

- H) Approval of the first reading of an ordinance amending [25-1472](#) 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.
Nathan Brown, Senior Assistant City Attorney
- I) Approval of the first reading of an ordinance amending [25-1473](#) 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.
Nathan Brown, Senior Assistant City Attorney
- J) Approval of the first reading of an ordinance to amend [25-1437](#) 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.
Carly Farmer, Assistant City Engineer
- K) Approval of the first reading of an ordinance amending [25-1289](#) the City's Code of Ordinances, Sec. 6-109, relating to home quarantine of animals.
Bryan V. Ruiz, Neighborhood Services Manager
- L) Approval of the first reading of an ordinance to revise [25-1431](#) 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.
Carly Farmer, Assistant City Engineer
- M) Approval of the first reading of an ordinance to amend [25-1435](#) Section 126-133 of the Code of Ordinances of the City of New Braunfels to establish a school zone for Legend Point Elementary School.
Carly Farmer, Assistant City Engineer

- N) Approval of the second and final reading of an ordinance [25-1366](#) amending the Code of Ordinances, Chapter 126, Sec. 126-355 (c), related to the downtown parking zone by adding an exception to enforcement.
Jeff Jewell, Economic and Community Development Director
- 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.
Christopher J. Looney, AICP, Planning Director
- P) Approval of the second and final reading of an ordinance [25-1430](#) to amend the City's Code of Ordinances: Chapter 144-5.3, regarding fences
Christopher J. Looney, AICP, Planning Director
- Q) Approval of the second and final reading of an ordinance [25-1448](#) 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.
Latifat Olufemi, Building Official

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, at the [25-1436](#) 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
Christopher J. Looney, AICP, Planning Director
Applicant: Daniel Morales
- B) Public hearing and first reading of an ordinance, at the [25-1419](#) 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

Christopher J. Looney, AICP, Planning Director

Applicant: Walmart Stores East, LP (Joe Frederick)

- C) Public hearing and first reading of an ordinance to [25-1432](#) amend Chapter 144 Zoning, Subsection 2.1, to align rezoning public notices, protests, and sign requirements with state House Bill (HB) 24.

Christopher Looney, AICP, Planning Director

- D) Public hearing and first reading of an ordinance, at the [25-1433](#) 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

Christopher J. Looney, AICP, Planning Director

Applicant: Toni and Joe Rios

- E) Discuss and consider approval of a recommendation by [25-1429](#) 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.

Jordan Matney, Deputy City Manager

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, [25-1344](#) 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.

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.