



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



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

MONDAY, SEPTEMBER 22, 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 LABOWSKI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- | | | |
|----|---------------------------------|--------------------------------|
| A) | Emergency Medical Services Day | <u>25-773</u> |
| B) | Living Legends of New Braunfels | <u>25-1098</u> |

PRESENTATIONS

- | | | |
|----|--|--------------------------------|
| A) | Presentation, discussion, and possible direction to staff regarding transit service and third-party microtransit contract.
Julie Sitton, Transit Services Coordinator
Garry Ford, Transportation and Capital Improvements Director | <u>25-1117</u> |
| B) | Presentation, discussion and possible action approving a resolution giving consent to the issuance of up to \$5,000,000 in Unlimited Tax Road Bonds by Comal County Water Improvement District No. 3A.
Jeff Jewell, Economic and Community Development Director | <u>25-1156</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 September 4, 2025 special meeting [25-1130](#) minutes, the September 8, 2025 executive and regular meeting minutes, and the September 15, 2025 special meeting minutes.
Natalie Baker, Assistant City Secretary
- B) Approval of a contract with Freese and Nichols, Inc. for [25-1141](#) engineering services for remapping the Dry Comal Creek Floodplain.
Carly Farmer, Assistant City Engineer
- C) Approval of a purchase from Kraftsman Commercial [25-1153](#) Playgrounds and Water Parks for new trash receptacles and from Texas Longhorn BBQ Pits, LLC for barbeque grills for the City of New Braunfels park system.
Jeff Bransford, Park Development Manager
- D) Approval of a contract with STV, Inc. for the final plans, [25-877](#) specifications, and estimates for Solms Road from IH35 frontage to FM482.
Scott McClelland, Assistant Transportation & Capital Improvements Director
- E) Approval to renew the following annual contracts, as [25-1155](#) allowed for by their contract language and in accordance with City Charter Section 9.17: Bound Tree Medical LLC, Siddons Martin, Texas Municipal League, AV Fuel Corp,

Kahlig Enterprise dba Bluebonnet Motors and United Rentals

Julie Gohlke, Assistant Purchasing 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 first reading of an ordinance amending [25-1149](#) Chapter 110, Appendix X of the Code of Ordinances relating to the implementation of the next phase of Solid Waste commercial rate adjustments.

Matthew Eckmann, Assistant Director of Public Works

- G) Approval of the second and final reading of an ordinance [25-1171](#) establishing the number of positions in each classification in the New Braunfels Fire Department and Police Department pursuant to Local Government Code, Chapter 143.

Becca Mears, Human Resources Director

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 [25-1080](#) amending Ordinance No. 2024-90 that designated Reinvestment Zone No. 2024-01 for tax abatement purposes, by correcting the property description in Exhibit A.

Jeff Jewell, Economic and Community Development Director

- B) Public hearing and first reading of an ordinance [25-1133](#) requested by Alba Henriquez, on behalf of Luciano Henriquez, to rezone approximately 0.3 of an acre out of the A M Esnaurizar Survey 1, Abstract 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 1160 Dunlap Drive

Christopher J. Looney, AICP, Planning Director

APPLICANT: Alba Henriquez

- C) Public hearing and first reading of an ordinance [25-1134](#) requested by Evelyn Orr Westfahl, on behalf of June Orr,

to rezone approximately 0.2 of an acre out of City Block 2013, part of Lots 234 and 235, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 341 North Market Avenue

Matthew Simmont, AICP, Planning Manager

APPLICANT: Evelyn Orr Westfahl

- D) Discuss and consider the second and final reading of an [25-1150](#) ordinance to amend New Braunfels Code of Ordinances, Chapter 86, Article IV, Section 86-94 by adopting updated admission fees at the New Braunfels Landa Park Aquatic Center and adding all related fees to Appendix D, updating and codifying fees related to Camp Minnehaha and Fischer Park in Appendix D, and amending ordinance 2020-82 to update the scope of fees related to Das Rec and adding that language to Appendix D.

Jordan Matney, Deputy City Manager

- E) Discuss and consider approval of a resolution for [25-1151](#) nomination(s) to the Guadalupe County Appraisal District Board of Directors for a four (4) year term ending 2029.

Gayle Wilkinson, City Secretary

- F) Discuss and consider approval of a resolution for [25-1152](#) nomination(s) to the Comal County 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 issues regarding economic development [25-1072](#) negotiations in accordance with Section 551.087 of the Texas Government Code:
Continental Autonomous Mobility US, LLC (Aumovio)

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.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

9/22/2025

Agenda Item No. A)

City of New Braunfels



Proclamation

THE STATE OF TEXAS §
COUNTY OF COMAL §
CITY OF NEW BRAUNFELS §

WHEREAS, Emergency Medical Services (EMS) is a vital public service dedicated to providing lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, City of New Braunfels Fire Department has proudly served the citizens, visitors, surrounding communities, region, and State of Texas for 55 years, demonstrating an unwavering commitment to public safety and emergency pre-hospital care; and

WHEREAS, established September 30, 1970, the City of New Braunfels Fire Department became one of the first Emergency Medical Services providers in the great State of Texas, setting a high standard for pre-hospital emergency care across the region; and

WHEREAS, throughout its distinguished history, the City of New Braunfels Fire Department has responded to countless emergencies with professionalism, compassion, skill, often going above and beyond the call of duty; and

WHEREAS, the members of the City of New Braunfels Fire Department – both past and present - have contributed immeasurably to the safety, well-being, and resilience of our community through their dedication, sacrifice, and service; and

WHEREAS, the City of New Braunfels proudly recognizes the legacy, leadership, and continued contributions of the New Braunfels Fire Department as a pioneer in EMS, a cornerstone of our public safety, and a model of excellence throughout Texas.

NOW, THEREFORE, be it resolved that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, proclaim the day of September 30, 2025, as

“Emergency Medical Services Day”

In the City of New Braunfels and encourage all citizens to join me in recognizing and honoring the 55 years of exceptional service in providing lifesaving Emergency Medical Services to our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of New Braunfels to be affixed this 22nd day of September, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

9/22/2025

Agenda Item No. B)



Proclamation

THE STATE OF TEXAS §
COUNTY OF COMAL §
CITY OF NEW BRAUNFELS §

WHEREAS, The Braunfels Foundation Trust, established with a \$1,500 donation from Braunfels, Germany after the devastating 1972 flood, is a nonprofit organization providing technical and vocational scholarships to local students. The Living Legends program honors individuals who have made significant and well-known contributions to our city and county through their ongoing achievements; and

WHEREAS, in 1966 at the ripe age of three, Carol Johnson moved from Taylor, Texas to New Braunfels with her parents, Wallace and Dorothy, and brother, Gene, when the Johnsons bought the C.J. Ludewig Building and Furniture Company on Seguin Street and established Johnson Furniture Company; she attended Carl Schurz Elementary, New Braunfels Junior High, and New Braunfels High School where she was a member of the choir; and Carol later graduated from Southwest Texas State University with a degree in Interior Design; and

WHEREAS, after returning to New Braunfels, Carol worked in the family’s business becoming involved in downtown New Braunfels’ revitalization and preservation where under the Main Street Program, Carol served on boards including the Downtown Advisory Board and the Downtown Improvement Board and played a key role in organizing downtown events like Wassilfest; and

WHEREAS, Carol’s dedication to historic preservation includes serving on the boards of the Heritage Society, the New Braunfels Conservation Society, and the Sophienburg Museum and Archives as well as serving on the Historic Comal County Courthouse Restoration Project and the Main Plaza Bandstand Restoration Committee; and Carol is a past board member of the Braunfels Foundation Trust and the New Braunfels Chamber of Commerce where she served as chair of the Beautification Committee; and further demonstrated love for her community serving on the boards of the Humane Society and Big Brothers Big Sisters; and

WHEREAS, Carol maintains a strong connection to Texas State University assisting with the interior design internship program, and is an active member of Gruene United Methodist Church where she serves on the Worship Team; and in 1989 purchased the family business which in 2023 received the Texas Historic Commission’s Texas Treasure Business Award recognizing businesses in continuous operation for at least fifty years; and

WHEREAS, Carol has been recognized with the Chamber’s Chair of the Board Award in Historic Preservation and their Hall of Honor Award.

NOW THEREFORE, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, herby proclaim Carol Johnson, as a

"Living Legend of New Braunfels"

and I do thereby call upon our citizens to join the Braunfels Foundation Trust in honoring New Braunfels’ Living Legends.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 22nd day of September 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor



Proclamation

THE STATE OF TEXAS §
COUNTY OF COMAL §
CITY OF NEW BRAUNFELS §

WHEREAS, The Braunfels Foundation Trust, established with a \$1,500 donation from Braunfels, Germany, after the devastating 1972 flood, is a nonprofit organization providing technical and vocational scholarships to local students; and the Living Legends program honors individuals who have made significant and well-known contributions to our city and county through their ongoing achievements; and

WHEREAS, Michael Meek was born in Laredo, Texas, to Donald and Billy Faye Meek, and his early years were shaped by this father's air force career until the family retired in his mother's favorite fishing spot, Rockport; and after graduating from high school, Michael attended Texas A&I University in Kingsville on a tennis scholarship where he met his future wife, Debbie, and graduated with a business degree majoring in marketing and management; and

WHEREAS, a hurricane evacuation in 1988 brought the Meeks to New Braunfels and a chance interview with then New Braunfels Chamber President Tom Purdum who hired Mike as Convention and Visitors Bureau Director, then Economic Development Director; and upon Mr. Purdum's retirement, Mike became the Chamber president and CEO; and under Mike's leadership, our city's financial landscape was transformed into a strong business and volunteer community; and by creating partnerships with the city, county, schools, the Economic Development Foundation, NBU and others, the Chamber acted as staff, coordinator, facilitator, cheerleader and mediator assisting in the creation of over 17,000 primary jobs; and

WHEREAS, although Mike retired in 2020, he continues serving his community as a thirty-six-year member of the Wurstfest Association and Grosse Opa in 2018, as a member of the New Braunfels Rotary Club and president of their newly created foundation, and on the New Braunfels Community Foundation where he serves as Chair; and

WHEREAS, Mike received the Chamber's Hall of Honor award, is a two-time recipient of the Chamber's Chair of the Board Award and a 2020 Besserung Award honoree; the Herald Zeitung named him a "Pillar of the Community" twice and their Citizen of the Year" in 2022 for his efforts in creating the Central Texas Technology Center, and TXDOT honored Mike with their Roadhand Award, one of only three ever bestowed in Comal County.

NOW THEREFORE, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, hereby proclaim Michael Meek, as a

"Living Legend of New Braunfels"

and I do hereby call upon our citizens to join the Braunfels Foundation Trust in honoring New Braunfels' Living Legends.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 22nd day of September 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor



Proclamation

THE STATE OF TEXAS §
COUNTY OF COMAL §
CITY OF NEW BRAUNFELS §

WHEREAS, The Braunfels Foundation Trust, established with a \$1,500 donation from Braunfels, Germany, after the devastating 1972 flood, is a nonprofit organization providing technical and vocational scholarships to local students; and the Living Legends program honors individuals who have made significant and well-known contributions to our city and county through their ongoing achievements; and

WHEREAS, Wilfred Schlather was born in New Braunfels and grew up in the Bulverde-Spring Branch area where he attended Sherwood School, a rural first through tenth grade school until his parents moved to New Braunfels so he could finish high school; and Wilfred was elected senior class president at New Braunfels High, was involved in the Science Club, the National Honor Society, and his high school chapter of the Future Farmers of America; Wilfred also enlisted in the Texas Army National Guard and continued his military service until his retirement in 1999; and

WHEREAS, Wilfred attended Southwest Texas State where he met his future wife, Marlena and graduated in 1963 with a Bachelors of Arts degree with a major in Physics and a minor in Mathematics; and he began teaching math and later physics at New Braunfels High School later introducing a computer science program that became of part of the school’s curriculum; and after official retirement from teaching in 1995, served an additional eight more years as the District’s certified Apple Computer Technology Specialist; and during this thirty plus year of teaching was recognized by the NBISD as “Teacher of the Year” and by the Texas Computer Educators Association as Computer Teacher of the Year; and

WHEREAS, Wilfred, and Marlena were appointed to the Comal County Historical Commission where Wilfred served as Cemetery Chair initiating a cemetery project that developed a database of all known and unknown county cemeteries complete with GIS coordinates; Wilfred also led efforts to map and document gravesites at Our Lady of Perpetual Help Church and Panteon Hidalgo cemeteries which encouraged recognition and preservation in the underserved area of Hispanic heritage; and

WHEREAS, Wilfred and Marlena have volunteered every Thursday at the Sophienburg Museum and Archives since 2003 and it was here that Wilfred found the inspiration to write a book, *The War Between the States – Participants from Comal County*; and

WHEREAS, Wilfred has received the NBISD Education Foundation’s Distinguished Alumni Award and the NBISD’s prestigious Silver Unicorn while along with Marlena were recipients of the Comal County Historical Commission’s Frederick Freuholz, Junior Preservation Award and the Genealogy Society’s Volunteer of the Year Award;

NOW THEREFORE, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, hereby proclaim Michael Meek, as a

"Living Legend of New Braunfels"

and I do thereby call upon our citizens to join the Braunfels Foundation Trust in honoring New Braunfels’ Living Legends.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 22nd day of September 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

9/22/2025

Agenda Item No. A)

PRESENTER:

Julie Sitton, Transit Services Coordinator

Garry Ford, Transportation and Capital Improvements Director

SUBJECT:

Presentation, discussion, and possible direction to staff regarding transit service and third-party microtransit contract.

DEPARTMENT: New Braunfels Transit District, Transportation & Capital Improvements

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

City staff will provide an update on the transit service contract selection process, and River North Transit, LLC will discuss their company background, relevant experience, and plan for the City of New Braunfels' turnkey microtransit service.

ISSUE:

None

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☒Enhanced Connectivity ☐Community Identity
☐Organizational Excellence ☐Community Well-Being ☐N/A

FISCAL IMPACT:

None

RECOMMENDATION:

None

9/22/2025

Agenda Item No. B)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Presentation, discussion and possible action approving a resolution giving consent to the issuance of up to \$5,000,000 in Unlimited Tax Road Bonds by Comal County Water Improvement District No. 3A.

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** N/A**BACKGROUND INFORMATION:**

The Development Agreement (“DA”) between the City of New Braunfels and Southstar at Mayfair, LP (“Southstar”) authorizes up to \$620 million in debt for eligible, designated purposes. Comal County Water Improvement District No. 3A (“WID 3A”) will market and intends to sell up to \$5 million in Unlimited Tax Road Bonds to provide reimbursements to the developer for road improvements serving WID 3A. The bonds will be paid for by tax revenues secured by approximately \$80 million in taxable assessed valuation (as of January 1, 2025) within the boundaries of WID 3A.

WID 3A levied its initial tax in 2024, with WID 3A levying \$0.95 per \$100 assessed valuation. WID 3A has not yet levied a tax in 2025. Based on the preliminary feasibility of the debt issuance, WID 3A does not expect a change in the total tax rate paid by Mayfair property owners within WID 3A.

WID 3A has never issued bonds or other indebtedness. The Texas Commission on Environmental Quality (TCEQ) generally approves bonds proposed to be issued by water districts, such as WID 3A, but does not exercise regulatory jurisdiction over the issuance of road bonds by a water district. All bonds issued by water districts, including WID 3A, are required to be reviewed and approved by the Attorney General of the State of Texas.

Although the TCEQ has not exercised regulatory jurisdiction over road bonds, WID 3A must nonetheless comply with all other administrative regulations of TCEQ pertaining to water districts, and future bonds of WID 3A pertaining to water, sewer, or drainage infrastructure will be subject to the TCEQ’s continuing jurisdiction and approval process.

The anticipated value of the area within WID 3A is expected to continue to grow considerably and no increase in taxable value from January 1, 2025, is required for issuance of these bonds.

Section 8 [sic] of the Development Agreement outlines the requirements for WID 3A and indebtedness, as well as obligations of Southstar and WID 3A to the City. The Development Agreement contains certain timelines

related to notice of the proposed bonds by WID 3A, which were not complied with due to recent changes in legal representation of WID 3A. WID 3A is seeking an administrative waiver of the notice period under the DA for these bonds and has implemented internal procedures to ensure compliance with DA notice requirements in the future.

ISSUE:

The issuance of bonds secured by property tax revenue within Comal Co. WID 3A

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☐ Community Well-Being ☒ N/A

FISCAL IMPACT:

No fiscal impact to the City of New Braunfels because the bonds are secured by property tax revenue paid from property owners within the boundaries of WID 3A.

RECOMMENDATION:

Staff recommends approval of the Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, GIVING CONSENT TO THE ISSUANCE OF UNLIMITED TAX ROAD BONDS BY COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A.

WHEREAS, the City of New Braunfels, Texas (“City”) is a Texas municipal corporation as defined by the Texas Local Government Code; and

WHEREAS, Comal County Water Improvement District No. 3A (“WID 3A”) is a water district created under Article XVI, Section 59 of the Texas Constitution and by order of division adopted by Comal County Water Improvement District No. 3, and is operating pursuant to Chapters 49 and 54 of the Texas Water Code and located within the extraterritorial jurisdiction of the City; and

WHEREAS, WID 3A desires to proceed with the issuance of the Comal County Water Improvement District No. 3A Unlimited Tax Road Bonds, Series 2025 (“3A Road Bonds”), in an amount not to exceed \$5,000,000; and

WHEREAS, WID 3A desires that the City give its written consent to the issuance of the 3A Road Bonds pursuant to that certain First Amended and Restated Development Agreement between the City and Southstar at Mayfair, LP, dated as of May 6, 2024 (“Development Agreement”); and

WHEREAS, WID 3A has provided to the City information summarizing the proposed issuance of the Bond as required under the Development Agreement requesting consent to and approval of the issuance of the Bonds by WID 3A on terms not exceeding the specified par amounts and maturity schedules listed in **Exhibit A**, and at such call and redemption dates as reflected therein; and

WHEREAS, the Development Agreement contains certain requirements pertaining to timelines for notice of proposed bonds by WID 3A which were not followed, and WID 3A requests consideration and approval of an administrative waiver of such notice timelines for the proposed 3A Road Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. That the City Council of the City hereby specifically gives its written consent to and approval of WID 3A’s issuance of the Bonds and covenants to make payments in support of such Bonds not exceeding the specified par amounts, maturity schedules, call and redemption dates as reflected in Exhibit A.

SECTION 3. That the City Council of the City hereby approves an administrative waiver of the notice timelines in the Development Agreement pertaining to the proposed 3A Road Bonds,

and that the City's approval herein shall not be construed to be a waiver of any other provisions of the Development Agreement and shall not be construed to apply to any other bonds other than the proposed 3A Road Bonds.

[signature page follows]

PASSED AND APPROVED by the City Council of the City of New Braunfels, Texas on this day September 22, 2025.

NEAL LINNARTZ, Mayor
City of New Braunfels, Texas

ATTEST:

GAYLE WILKINSON, City Secretary
City of New Braunfels, Texas

Comal County Water Improvement District No. 3A
Road Debt Service Tax Rate Analysis - No Growth Scenario
Proposed \$5,000,000 Series 2025 Bond Issue at 5.250% Interest Rate

No Growth from the 2025 Certified Taxable Assessed Value

Year Ending 12/31	Beginning Fund Balance as of 08/08/2025	Fund Interest Earnings @ 2.000%	Capitalized Interest	Prior Year Taxable AV	AV Growth Percentage	Tax Rate / \$100 of Assessed Value	Tax Collections @ 98.00%	Total Funds Available	Current Debt Service	Proposed Debt Service Series 2026	Total Debt Service	Ending Balance	Debt Service Coverage %
2025	-	-	393,750	48,289,529			-	393,750		-		393,750	180.000%
2026	393,750	7,875	-	80,757,845	67.237%	-	-	401,625		218,750	218,750	182,875	49.094%
2027	182,875	-	-	80,757,845		0.470000	371,971	554,846		372,500	372,500	182,346	49.054%
2028	182,346	-	-	80,757,845		0.470000	371,971	554,316		371,725	371,725	182,591	49.257%
2029	182,591	-	-	80,757,845		0.470000	371,971	554,562		370,688	370,688	183,874	49.778%
2030	183,874	-	-	80,757,845		0.470000	371,971	555,845		369,388	369,388	186,458	50.012%
2031	186,458	-	-	80,757,845		0.470000	371,971	558,428		372,825	372,825	185,603	50.063%
2032	185,603	-	-	80,757,845		0.470000	371,971	557,574		370,738	370,738	186,836	50.038%
2033	186,836	-	-	80,757,845		0.470000	371,971	558,807		373,388	373,388	185,419	50.044%
2034	185,419	-	-	80,757,845		0.470000	371,971	557,390		370,513	370,513	186,878	50.185%
2035	186,878	-	-	80,757,845		0.470000	371,971	558,848		372,375	372,375	186,473	49.898%
2036	186,473	-	-	80,757,845		0.470000	371,971	558,444		373,713	373,713	184,731	49.992%
2037	184,731	-	-	80,757,845		0.470000	371,971	556,702		369,525	369,525	187,177	50.578%
2038	187,177	-	-	80,757,845		0.470000	371,971	559,148		370,075	370,075	189,073	51.087%
2039	189,073	-	-	80,757,845		0.470000	371,971	561,043		370,100	370,100	190,943	51.662%
2040	190,943	-	-	80,757,845		0.470000	371,971	562,914		369,600	369,600	193,314	52.449%
2041	193,314	-	-	80,757,845		0.470000	371,971	565,284		368,575	368,575	196,709	52.875%
2042	196,709	-	-	80,757,845		0.470000	371,971	568,680		372,025	372,025	196,655	53.195%
2043	196,655	-	-	80,757,845		0.470000	371,971	568,626		369,688	369,688	198,938	53.503%
2044	198,938	-	-	80,757,845		0.470000	371,971	570,909		371,825	371,825	199,084	53.349%
2045	199,084	-	-	80,757,845		0.470000	371,971	571,055		373,175	373,175	197,880	53.664%
2046	197,880	-	-	80,757,845		0.470000	371,971	569,850		368,738	368,738	201,113	54.535%
2047	201,113	-	-	80,757,845		0.470000	371,971	573,083		368,775	368,775	204,308	54.771%
2048	204,308	-	-	80,757,845		0.470000	371,971	576,279		373,025	373,025	203,254	54.752%
2049	203,254	-	-	80,757,845		0.470000	371,971	575,225		371,225	371,225	204,000	54.598%
2050	204,000	-	-	80,757,845		0.470000	371,971	575,970		373,638	373,638	202,333	
Totals		7,875	393,750			Average Tax Rate: 0.451200	8,927,295		-	9,126,588	9,126,588		

9/22/2025

Agenda Item No. A)

PRESENTER:

Natalie Baker, Assistant City Secretary

SUBJECT:

Approval of the September 4, 2025 special meeting minutes, the September 8, 2025 executive and regular meeting minutes, and the September 15, 2025 special meeting minutes.

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL - SPECIAL
REGULAR MEETING OF THURSDAY, SEPTEMBER 4, 2025**

Agenda Amended 8-28-25

CALL TO ORDER

Mayor Linnartz called the meeting to order at 5:02 p.m.

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: COUNCILMEMBER EDWARDS

Councilmember Edwards 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.

1. WORKSHOP

A) Public hearing on the FY 2026 Operating Budget and Plan of Municipal Services.

Mayor Linnartz read the aforementioned item.

Jared Werner presented this item to council using a powerpoint presentation and answered questions.

No action was taken at this time.

Mayor Linnartz announced The FY2026 Proposed Budget, along with the 2025 Tax rate, will be adopted on September 8th, 2025, at a meeting beginning at 6:00 p.m. at 550 Landa Street, in the City Council Chambers.

B) Public hearing on the proposed tax rate for the City of New Braunfels for tax year 2025 and announce the meeting date and time of adoption.

Mayor Linnartz read the aforementioned item.

This item's information was discussed under item A. No further information was provided by staff.

No action was taken at this time.

Mayor Linnartz announced The FY2026 Proposed Budget, along with the 2025 Tax rate, will be adopted on September 8th, 2025, at a meeting beginning at 6:00 p.m. at 550 Landa Street, in the City Council Chambers.

- C) Discuss and consider approval of the first reading of an ordinance adopting the FY 2026 Operating Budget and Plan of Municipal Services.

TAXPAYER IMPACT STATEMENT

Comal County & Guadalupe County

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of New Braunfels has proposed a budget for FY 2026. The City intends to adopt its budget on September 8, 2025.

2024 Value of Median-Valued Homestead Property in Comal County:
\$349,106

2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)
\$1,428

2025 Value of Median-Valued Homestead Property in Comal County:
\$354,783

Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)
\$1,451

Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)
\$ 1,453

2024 Value of Median-Valued Homestead Property in Guadalupe County \$ 331,133

2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)
\$ 1,354

2025 Value of Median-Valued Homestead Property in Guadalupe County \$ 311,795

Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)

\$ 1,275

Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)

\$ 1,277

The estimates in this Impact Statement are valid only for the proposed budget and proposed tax rate that the New Braunfels City Council will discuss at its public hearing on September 4th, 2025. The proposed budget and the proposed tax rate may each be amended by the City Council before it's adoption on September 8, 2025.

Mayor Linnartz read the aforementioned item.

Karrie Cook presented this item to council using a powerpoint presentation.

Robert Camareno also spoke on this item and answered questions.

Mayor Pro Tem Spradley motioned to approve the first reading of an ordinance adopting the FY2026 Operating Budget and Plan of Municipal Services, including the Budget Order. Councilmember Labowski seconded the motion which passed unanimously.

D) Discuss and consider approval of the first reading of an ordinance adopting the 2025 ad valorem tax rates.

Mayor Linnartz read the aforementioned item.

Karrie Cook presented this item to council using a powerpoint presentation.

Mayor Pro Tem Spradley motioned that the property tax rate be decreased by the adoption of a tax rate of .408936 per \$100 of

assessed taxable valuation, which is effectively an 0.1% decrease in the tax rate, with .193888 for debt service and .215048 cents for operations and maintenance. Councilmember Labowski seconded the motion which passed unanimously.

2. 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.

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

There were no executive session items.

No action was taken at this time.

4. ADJOURNMENT

Mayor Linnartz adjourned at 5:29 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL - EXECUTIVE SESSION
REGULAR MEETING OF MONDAY, SEPTEMBER 8, 2025**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 5:00 p.m.

CALL OF ROLL: CITY SECRETARY

Present 6 - Mayor Pro Tem Lawrence Spradley, Councilmember April Ryan, Councilmember Michael Capizzi, Mayor Neal Linnartz, Councilmember Toni Carter, and Councilmember Mary Ann Labowski

Absent 1 - Councilmember D. Lee Edwards

1. EXECUTIVE SESSIONS

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 below. Any final action or vote on any executive session item will be taken in open session.

A) 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:

 a. Discuss Legal Options Relating to Status of New Braunfels Utilities Real Estate Negotiations to Secure Easements Regarding the HW14 Feeder to FM 3009 Extension Phase 2 Project:

 i. a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that 15.105 acre tract conveyed to Stephen J. Clayton by deed recorded in Document No. 202306039904 of the Official Public Records of Comal County, Texas. (Comal County Parcel No. 106509)

 ii. a 0.043 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that called 19.602 acre tract conveyed to Craig E. Johnson and Cynthia D. Johnson, Trustees of the Johnson Living Trust Dated July 11, 2005, recorded in Document No. 200506033503 of the Official Public Records of Comal County, Texas. (Comal County Parcel No. 108345)

Mayor Linnartz read the aforementioned executive session item.

Mayor Linnartz adjourned into closed session at 5:03 p.m.

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

City Council did not reconvene back into open session.

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned at 5:21 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, SEPTEMBER 8, 2025**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:00 p.m.

CALL OF ROLL: CITY SECRETARY

Present: 6 - Mayor Neal Linnartz, Councilmember Toni Carter, Councilmember Michael Capizzi, Mayor Pro Tem Lawrence Spradley, Councilmember Mary Ann Labowski, and Councilmember April Ryan

Absent: 1 - Councilmember D. Lee Edwards

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

INVOCATION: MAYOR LINNARTZ

Mayor Linnartz 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) Constitution Week

Mayor Linnartz read the aforementioned proclamation.

Members from the Daughters of the American Revolution accepted the proclamation and addressed council.

B) National Night Out

Mayor Linnartz read the aforementioned proclamation.

Chief Flores and Chief Lozano accepted the proclamation and addressed council.

C) Hunger Action Month

Mayor Linnartz read the aforementioned proclamation.

Members from the New Braunfels and San Antonio Food Bank accepted the proclamation and addressed council.

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 individuals spoke at this time: Jim Holster, Cathleen Sieczkowski, Bob King, Brad Porter.

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 August 21, 2025 special budget workshop meeting minutes and the August 25, 2025 regular meeting minutes.
- B) Approval of a contract between the City of New Braunfels and the Humane Society of the New Braunfels Area for FY 2026.
- C) Approval of water connection fees on the Zipp Family Sports Park to Green Valley Special Utility District.
- D) Approval of the donation of two surplus 2017 Ford Police Interceptor Utility police vehicles to the NBISD Criminal Justice CTE program.
- E) Approval of the purchase of new equipment with Ewald Kubota, Hill Country Outdoor Power and Professional Turf Products for the Parks & Recreation Department.

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 reading of an ordinance regarding the

proposed abandonment of a 0.972-acre portion of East Bridge Street Right-of-Way, located between the terminus of East Bridge Street and the Comal River.

- G) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the New Braunfels National Airport.
- H) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances Article IV- Sec. 138-93 and Appendix D by adopting new fees for EMS Rates, restructuring of the Licensed Hospital Inspection Fee, and moving fees to Appendix D.
- I) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the Neighborhood & Community Planning Department.
- J) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the New Braunfels Civic/Convention Center.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned ordinances of the consent agenda.

Mayor Pro Tem Spradley made a motion to approve the consent agenda. Councilmember Ryan seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

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 rezone approximately 0.6 acres out of the Frank Real Subdivision, Block 1, Lot 2, from R-2 SUP (Single Family and Two-Family District with a Special Use Permit to allow Short Term Rental) to R-3L SUP (Multifamily Low-Density District with a Special Use permit to allow

multiple dwelling units with alternative design standards), currently addressed at 846 Ewelling Lane

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented this item to council using a powerpoint presentation and answered questions.

Matthew introduced Ashley Fairmond, a representative of the applicant, who presented to council with a powerpoint presentation and answered questions.

The following individuals spoke at this time: Lisa McElroy, Julie S.

Wes Peoples, the applicant, answered questions from council.

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which failed for a lack of super majority.

Opposed:

Councilmember Carter, and Councilmember Capizzi

Absent:

Councilmember Edwards

- B) Discuss and consider approval of the second and final reading of an ordinance adopting the FY 2026 Operating Budget and Plan of Municipal Services.

TAXPAYER IMPACT STATEMENT

Comal County & Guadalupe County

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of New Braunfels has proposed a budget for FY 2026. The City intends to adopt its budget on September 8, 2025.

2024 Value of Median-Valued Homestead Property in Comal County:
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2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)
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City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100
of value)
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Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the
City Adopts a Balanced Budget Funded at the No-New-Revenue Tax
Rate (\$.409475 per \$100 of value)
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2024 Value of Median-Valued Homestead Property in Guadalupe
County \$ 331,133

2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)
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2025 Value of Median-Valued Homestead Property in Guadalupe
County \$ 311,795

Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the
City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100
of value)
\$ 1,275

Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the
City Adopts a Balanced Budget Funded at the No-New-Revenue Tax
Rate (\$.409475 per \$100 of value)
\$ 1,277

The estimates in this Impact Statement are valid only for the proposed
budget and proposed tax rate that the New Braunfels City Council will
discuss at its public hearing on September 4th, 2025. The proposed
budget and the proposed tax rate may each be amended by the City
Council before it's adoption on September 8, 2025.

Mayor Linnartz read the aforementioned item.

**Karrie Cook presented this item to council using a powerpoint
presentation and answered questions.**

The following individuals spoke at this time: Jim Holster

Councilmember Labowski motioned to approve the second and final reading of an ordinance adopting the FY 2026 Operating Budget and Plan of Municipal Services, including the Budget Order. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

- C) Discuss and consider a resolution of the City of New Braunfels ratifying the increase in revenue generated by the 2025 property tax rate included in the FY 2026 Annual Budget.

Mayor Linnartz read the aforementioned item.

Karrie Cook presented this item to council using a powerpoint presentation and answered questions.

Councilmember Ryan motioned to ratify the property tax revenue increase reflected in the Fiscal Year 2026 Operating Budget and Plan of Municipal Services. Councilmember Capizzi seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

- D) Discuss and consider approval of the second reading of an ordinance adopting the 2025 ad valorem tax rates.

Mayor Linnartz read the aforementioned item.

Karrie Cook stated that all information regarding this item was mentioned during item C.

Mayor Pro Tem Spradley motioned that the property tax rate be decreased by the adoption of a tax rate of .408936 per \$100 of assessed taxable valuation, which is effectively and 0.1% decrease in the tax rate, with .193888 for debt service and .215048 cents for operations and maintenance. Councilmember Capizzi seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

- E) Discuss and consider the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Chapter 86, Article IV, Section 86-94 by adopting updated admission fees at the New

Braunfels Landa Park Aquatic Center and adding all related fees to Appendix D, updating and codifying fees related to Camp Minnehaha and Fischer Park in Appendix D, and amending ordinance 2020-82 to update the scope of fees related to Das Rec and adding that language to Appendix D.

Mayor Linnartz read the aforementioned item.

Jordan Matney spoke to council and requested this item be postponed until the September 22nd council meeting due to a mistype made on this agenda packet.

Councilmember Capizzi motioned to postpone this item until September 22nd. Councilmember Ryan seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

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 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:

a. Discuss Legal Options Relating to Status of New Braunfels Utilities Real Estate Negotiations to Secure Easements Regarding the HW14 Feeder to FM 3009 Extension Phase 2 Project:

i. a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that 15.105 acre tract conveyed to Stephen J. Clayton by deed recorded in Document No. 202306039904 of the Official Public Records of Comal County, Texas. (Comal County Parcel No. 106509)

ii. a 0.043 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that called 19.602 acre tract conveyed to Craig E. Johnson and Cynthia D. Johnson, Trustees of the Johnson Living Trust Dated July 11, 2005,

recorded in Document No. 200506033503 of the Official Public
Records of Comal County, Texas. (Comal County Parcel No. 108345)

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

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

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned at 6:58 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL - SPECIAL
REGULAR MEETING OF MONDAY, SEPTEMBER 15, 2025**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 5:00 p.m.

CALL OF ROLL: CITY SECRETARY

Councilmember Carter arrived at 5:04 p.m.

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

INVOCATION: MAYOR PRO TEM SPRADLEY

Mayor Pro Tem Spradley 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.

CONSENT AGENDA

- A) Approval of an updated resolution to authorize the Director of Finance, or their designee, to act on behalf of the City in all matters related to funding awarded by the U.S. Department of Homeland Security, State Homeland Security Program - Law Enforcement Terrorism Prevention Activities grant program.
- B) Approval of an updated resolution to authorize the Director of Finance, or their designee, to act on behalf of the City in all matters related to funding awarded by the U.S. Department of Homeland Security, State Homeland Security Program – Regular Projects grant program.
- C) Approval of an updated resolution to authorize the Director of Finance, or their designee, to act on behalf of the City in all matters related to funding awarded by the U.S. Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Program.
- D) Approval of an updated resolution to authorize the Director of Finance, or their designee, to act on behalf of the City in all matters related to funding awarded by the Office of the Governor, Criminal Justice

Division's 2025 State and Local Cybersecurity Grant Program - Governance and Planning objective.

- E) Approval of an updated resolution to authorize the Director of Finance, or their designee, to act on behalf of the City in all matters related to funding awarded by the Office of the Governor, Criminal Justice Division's 2025 State and Local Cybersecurity Grant Program - Workforce Development objective.
- F) Approval of the first reading of an ordinance establishing the number of positions in each classification in the New Braunfels Fire Department and Police Department pursuant to Local Government Code, Chapter 143.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned consent agenda.

Councilmember Ryan made a motion to approve the consent agenda. Councilmember Capizzi seconded the motion which passed.

Councilmember Carter arrived at the dais after the motion was made.

Abstain:

Councilmember Carter

1. WORKSHOP

- A) Presentation and update on the following FY 2025 Budget Initiatives: capital fund reallocation for street improvements, park development fee investments, Landa Park Aquatic Complex improvements and traffic calming improvements.

Mayor Linnartz read the aforementioned item.

Jordan Matney presented this item to council using a powerpoint presentation and answered questions.

The following individuals spoke at this time: Wayne Peters

No action was taken at this time.

- B) Presentation, discussion, and possible staff direction on the proposed bikeway improvements on Comal Avenue and E Faust Street.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item to council using a powerpoint presentation and answered questions.

The following individuals spoke at this time: Wayne Peters, Johnathan Allorta

No action was taken at this time.

C) Presentation, discussion, and possible staff direction on establishing speed limits on Mission Drive and the surrounding neighborhood streets.

Mayor Linnartz read the aforementioned item.

Garry Ford presented this item to council using a powerpoint presentation and answered questions.

The following individuals spoke at this time: Cathy Sieczkowski., Richard Kelsheimer, Carol Scott

No action was taken at this time.

D) Presentation and update on the New Braunfels National Airport

Mayor Linnartz read the aforementioned item.

Jeff Jewell presented this item to council using a powerpoint presentation and answered questions.

The following individuals spoke at this time: Richard Kelsheimer

No action was taken at this time.

2. 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.

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

There were no executive session items.

No action was taken at this time.

4. ADJOURNMENT

Mayor Linnartz adjourned at 6:26 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

9/22/2025

Agenda Item No. B)

PRESENTER:

Carly Farmer, Assistant City Engineer

SUBJECT:

Approval of a contract with Freese and Nichols, Inc. for engineering services for remapping the Dry Comal Creek Floodplain.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** 1,3 & 5**BACKGROUND INFORMATION:**

The Dry Comal Creek (DCC) is a major waterway through New Braunfels and can be, at times, a major source of flooding. The DCC was last modeled and mapped in 2003 in the city limits and in 2005 upstream of the city limits. Outdated floodplains hinder development and hinder floodplain management as flood risks are uncertain.

The proposed DCC Remapping Project would aim to update the FEMA floodplain maps of the DCC and a portion of the Upper DCC and assist economic development opportunities within the DCC trail and the adjacent creek area. The route would start at the confluence of DCC and the Guadalupe River and end at the Soil Conservation Service Site Number 2 Reservoir in Comal County just outside city limits. The project is estimated to begin three months after securing funding and will incur approximately nine months and a final FEMA review.

The anticipated benefits of this project are to (1) update floodplain maps with current data, (2) provide accurate information to assess/mitigate flood risks throughout the study area, and (3) help reduce cost hurdles for developers to undertake floodplain analyses before developing land.

This item was presented to the NBEDC at their May 15, 2025, workshop meeting. At the July 17th, 2025 regular meeting, the NBEDC approved an expenditure of up to \$240,000 to fund this effort.

Freese and Nichols, Inc. (FNI) has been prequalified on the City's IDIQ for professional services related to this task. The firm has worked with the City since 2022 on the Drainage Area Master Plan. The proposed scope and fee will expand on the work that FNI has already performed for the City.

ISSUE:

Ensure up to date information for flood control and land development.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

The New Braunfels Economic Development Corporation has approved funding for this expense, therefore sufficient funds are available.

RECOMMENDATION:

Staff recommends approval to authorize the City Manager to enter into a professional service agreement (PSA) with FNI, Inc. for remapping for the Dry Comal Creek floodplain.

9/22/2025

Agenda Item No. C)

PRESENTER:

Jeff Bransford, Park Development Manager

SUBJECT:

Approval of a purchase from Kraftsman Commercial Playgrounds and Water Parks for new trash receptacles and from Texas Longhorn BBQ Pits, LLC for barbeque grills for the City of New Braunfels park system.

DEPARTMENT: Parks and Recreation Department**COUNCIL DISTRICTS IMPACTED:** NA**BACKGROUND INFORMATION:**

This is a continuation of efforts to upgrade and expand amenities in City parks to provide safe and enjoyable experiences for all users using revenues collected through park development fees. Staff is requesting the purchase of 176 trash receptacles and 131 barbeque grills to install throughout the park system to replace furnishings due to damage, vandalism, or failing components. After consideration of style, maintenance needs, and durability, it is proposed that these replacement models will become the new standard furnishings, increasing the aesthetics of the park system.

The cost for the 176 trash receptacles is \$184,459.26, sourced from Kraftsman Commercial Playgrounds and Water Parks utilizing the Buy Board Purchasing Cooperative, satisfying the competitive bidding requirements.

The cost for the 131 barbeque grills is \$110,750.00, which includes 90 small grills and 41 large grills. The grills were sourced through a Request for Proposals issued on August 6, 2025. Texas Longhorn BBQ Pits, LLC provided the lowest proposal and was determined to be the most qualified vendor for the purchase.

Delivery and installation of these enhancements will take place over the next 6-12 months based on the anticipated vendor timelines for fabrication and delivery.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

The cost for this purchase is supported through available funding within the Park Development Fund, therefore, sufficient funds are available. This purchase is a component of the FY 2025 budget strategy to leverage

available Park Development funds for system wide park enhancements.

RECOMMENDATION:

Staff recommends approval of a purchase for new trash receptacles and barbeque grills for City of New Braunfels parks.

9/22/2025

Agenda Item No. D)

PRESENTER:

Scott McClelland, Assistant Transportation & Capital Improvements Director

SUBJECT:

Approval of a contract with STV, Inc. for the final plans, specifications, and estimates for Solms Road from IH35 frontage to FM482.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:**

The Solms Road Improvement project was approved by voters as part of the 2023 Bond Program, Proposition A, on May 6, 2023. The City issued a Request for Qualifications (RFQ) to select qualified vendors for the design of the project. STV, Inc., has been selected to complete the final plans, specifications, and estimates for this project. City staff negotiated an hourly not-to-exceed contract amount of \$789,131.00.

The project will include an improved 3-lane curbed roadway, underground drainage infrastructure, an ADA-compliant 10' shared-use path and 6' sidewalk, along with a traffic signal and pedestrian improvements at the FM482 intersection.

ISSUE:

Continue an ongoing program of infrastructure, construction, and maintenance.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☒ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☐ Community Well-Being ☐ N/A

FISCAL IMPACT:

Sufficient funds are available in Proposition A of the 2023 Bond for the proposed work.

RECOMMENDATION:

Staff recommends approval to authorize the City Manager to enter into a professional service agreement (PSA) with STV, Inc for the final plans, specifications and estimates for Solms Road for an hourly not-to-exceed cost of \$789,131.00.

9/22/2025

Agenda Item No. E)

PRESENTER:

Julie Gohlke, Assistant Purchasing Manager

SUBJECT:

Approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17: Bound Tree Medical LLC, Siddons Martin, Texas Municipal League, AV Fuel Corp, Kahlig Enterprise dba Bluebonnet Motors and United Rentals

DEPARTMENT: Citywide

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

On November 14, 2016, the City Council provided consent for a quarterly review and approval of renewals for various annual contracts that occur throughout the course of a fiscal year which are routine in nature and in accordance with the terms and conditions of the associated awarded contracts (which were originally approved by City Council).

Quarterly approvals manage staff resources more efficiently as well as ensure compliance with the contracts' terms and conditions. Contract renewals that have any requested modifications, such as a significant increase or decrease in services or costs, will continue to be presented to City Council for individual consideration as needed.

The City Council has previously reviewed and approved the following annual contracts for various goods and services utilized for City operations; the contracts described below require Council authorization for contract renewal. All goods and services have been competitively vetted, and contracts have subsequently been executed on various dates in previous years. All awarded contractors have provided satisfactory performance during the term of their associated contracts.

Renewal of Annual Contract NB 15-066 for EMS Medical Supplies

City Department: Fire

Awarded Contractor: Bound Tree Medical, LLC

Contract Term: October 1, 2025, renewed annually

Modified Contract Expiration Date: September 30, 2026

Approximate Annual Cost of Services During Renewal Period: \$450,000.00

Renewal of Annual Contract NB 24-034 for Preventative Maintenance of Pierce emergency apparatus equipment and repairs

City Department: Fire

Awarded Contractor: Siddons Martin

Contract Term: October 1, 2025, renewed annually

Modified Contract Expiration Date: September 30, 2026

Approximate Annual Cost of Services During Renewal Period: \$500,000.00

Renewal of Annual Contract NB 1999-001 for Worker's Compensation, Property & Liability Insurance
City Department: Human Resources
Awarded Contractor: Texas Municipal League
Contract Term: October 1, 2025, renewed annually
Modified Contract Expiration Date: September 30, 2026
Approximate Annual Cost of Services During Renewal Period: \$3,000,000.00

Renewal of Annual Contract NB 21-136 for aviation fuel for airport
City Department: Airport
Awarded Contractor: AV Fuel Corporation
Contract Term: October 1, 2025, renewed annually
Modified Contract Expiration Date: September 30, 2026
Approximate Annual Cost of Services During Renewal Period: \$2,500,000.00

Renewal of Annual Contract NB 22-012 for vehicle parts and repair services
City Department: Citywide
Awarded Contractor: Kahlig Enterprise dba Bluebonnet Motors, Inc
Contract Term: October 1, 2025, renewed annually
Modified Contract Expiration Date: September 30, 2026
Approximate Annual Cost of Services During Renewal Period: \$100,000.00

Renewal of Annual Contract NB 23-005 for Rental and Services for portable toilets
City Department: Parks
Awarded Contractor: United Rentals
Contract Term: October 1, 2025, renewed annually
Modified Contract Expiration Date: September 30, 2026
Approximate Annual Cost of Services During Renewal Period: \$150,000.00

ISSUE:

Strategic Priorities: Maintain fiscal stability of City operations.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☐ Community Well-Being ☐ N/A

FISCAL IMPACT:

Funding for all expenditures and contracts described above have been incorporated into the appropriate FY 2026 departmental/fund budgets. Therefore, sufficient funds are available.

RECOMMENDATION:

Staff recommends approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17: Bound Tree Medical LLC, Siddons Martin, Texas Municipal League, AV Fuel Corp, Kahlig Enterprise dba Bluebonnet Motors, United Rentals

9/22/2025

Agenda Item No. F)

PRESENTER:

Matthew Eckmann, Assistant Director of Public Works

SUBJECT:

Approval of the first reading of an ordinance amending Chapter 110, Appendix X of the Code of Ordinances relating to the implementation of the next phase of Solid Waste commercial rate adjustments.

DEPARTMENT: Public Works - Solid Waste and Recycling Division**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

The City of New Braunfels has established an ordinance containing rules, regulations, policies, and rate provisions affecting solid waste services within the City (Chapter 110 “Solid Waste”, Code of Ordinances of the City of New Braunfels).

The Solid Waste and Recycling Division (SWRD) operates as an enterprise fund, meaning the expenditures of the division should be supported solely by the revenues received for services and not the general fund. On August 12, 2024, the City Council approved a new commercial rate structure, which would be implemented over three fiscal years. The ordinance approved on this date included only the rates for fiscal year 2025. In order to implement the rate increases for fiscal year 2026 and 2027, a new ordinance must be approved to codify those rates.

ISSUE:

The approved rate structure is referenced below:

In order to codify these rates, Section 110, Appendix X of the New Braunfels Code of Ordinances, shall be updated to reflect the new rates for FY 2026 and FY 2027.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☐ Community Well-Being ☐ N/A

Considering statutory and market-based factors, continue to diversify revenue streams to support long-term fiscal sustainability of the organization.

FISCAL IMPACT:

As referenced in the graph below, forecasting the proposed commercial rate increases will result in revenues exceeding expenditures and will continue to sustain operations for at least the next four fiscal years.

RECOMMENDATION:

Staff recommends approval of the ordinance.

ORDINANCE NO. 2025 - ____

AN ORDINANCE OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING THE NEW BRAUNFELS CODE OF ORDINANCES CHAPTER 110, SOLID WASTE CODE BY AMENDING APPENDIX "X"; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels established an ordinance containing rules, regulations, policies, and rate provisions affecting solid waste within the City limits and collection and disposal of same (Chapter 110 "Solid Waste", Code of Ordinances of the City of New Braunfels); and

WHEREAS, on August 12, 2024, the City Council approved a new commercial rate structure which would be implemented over the next three fiscal years in order to financially sustain the operation; and

WHEREAS, current rates for services have been moved to Appendix X for ease of access; and

WHEREAS, in order to codify the approved rates for fiscal years 2026 and 2027, the City Council of the City of New Braunfels desires to adopt the updates to Section 110, Appendix X, Fee Schedule, of the City of New Braunfels Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

Section 1: That Chapter 110, Appendix X of the New Braunfels Code of Ordinances shall be amended to hereinafter read as follows:

Appendix X: Solid Waste Fee Schedule

Residential Services:	Effective October 1, 2024	Effective November 1, 2025	Effective October 1, 2026
Refuse	\$13.40	\$13.40	\$13.40
Recycling	\$4.26	\$4.26	\$4.26
Brush/Bulk pick up; minimum one-half hour	\$40.00	\$40.00	\$40.00
Excess garbage tags, per five tags	\$20.00	\$20.00	\$20.00
Additional residential cart fee	\$6.50	\$6.50	\$6.50
Administrative fee for additional recycling cart	-	-	-
Administrative fee for additional residential cart	\$10.00	\$10.00	\$10.00
Replacement cart (second request and after)	Actual cost of cart	Actual cost of cart	Actual cost of cart
Container rental (each three-eight cubic yard container)	\$75.00	\$75.00	\$75.00
Container collection service, per each collection:			
3 cubic yards	\$30.00	\$30.00	\$30.00
4 cubic yards	\$40.00	\$40.00	\$40.00
6 cubic yards	\$60.00	\$60.00	\$60.00
8 cubic yards	\$80.00	\$80.00	\$80.00
Missed service (resident caused) (as determined by solid waste manager or designee), each occurrence	\$25.00	\$25.00	\$25.00
Missed service (city caused), or undetermined cause	no charge	no charge	no charge
Commercial/Business services:	Effective October 1, 2024	Effective November 1, 2025	Effective October 1, 2026
Commercial standard carts collected one time per week			
Minimum charge (two 95-gallon carts)	\$30.00	\$35.00	\$40.00
Additional Commercial 96-gallon cart (limit two), each	\$15.00	\$17.50	\$20.00
Administrative fee for additional carts, per request for service change	\$10.00	\$10.00	\$10.00
Brush/Bulk pick up; minimum one-half hour	\$40.00	\$40.00	\$40.00
Necessary dumpster cleaning, repair, and painting after a fire in container	\$250.00	\$250.00	\$250.00
Dumpster cleaning required by the solid waste manager or customer requested, due to odor, unsanitary, or unsafe condition	\$75.00	\$75.00	\$75.00
Mechanical assistance to remove unauthorized and/or oversized items from container	\$65.00	\$65.00	\$65.00
Manual collection of excess garbage and rubbish on site; per hour (based on total amount of time including, but not limited to, travel, loading, disposal, and weight of contents)	\$140.00	\$140.00	\$140.00
Installation of locking mechanism	\$50.00	\$50.00	\$50.00

Waiting time for blocked container (requested by customer); per hour	\$134.40	\$134.40	\$134.40
Overloaded/excess garbage fee:			
Three cubic yards	\$15.00	\$15.00	\$15.00
Four cubic yards	\$20.00	\$20.00	\$20.00
Six cubic yards	\$30.00	\$30.00	\$30.00
Eight cubic yards	\$40.00	\$40.00	\$40.00
Ten cubic yards	\$50.00	\$50.00	\$50.00
Three cubic yard service			
One time per week	\$75.00	\$80.00	\$85.00
Two times per week	\$150.00	\$160.00	\$170.00
Three times per week	\$225.00	\$240.00	\$255.00
Four times per week	\$300.00	\$320.00	\$340.00
Five times per week	\$375.00	\$400.00	\$425.00
Six times per week	\$450.00	\$480.00	\$510.00
Four cubic yard service			
One time per week	\$90.00	\$95.00	\$100.00
Two times per week	\$180.00	\$190.00	\$200.00
Three times per week	\$270.00	\$285.00	\$300.00
Four times per week	\$360.00	\$380.00	\$400.00
Five times per week	\$450.00	\$475.00	\$500.00
Six times per week	\$540.00	\$570.00	\$600.00
Six cubic yard service			
One time per week	\$105.00	\$110.00	\$115.00
Two times per week	\$195.00	\$205.00	\$215.00
Three times per week	\$285.00	\$300.00	\$315.00
Four times per week	\$375.00	\$395.00	\$415.00
Five times per week	\$465.00	\$490.00	\$515.00
Six times per week	\$555.00	\$585.00	\$615.00
Eight cubic yard service			
One time per week	\$120.00	\$125.00	\$130.00
Two times per week	\$210.00	\$220.00	\$230.00
Three times per week	\$300.00	\$315.00	\$330.00
Four times per week	\$390.00	\$410.00	\$430.00
Five times per week	\$480.00	\$505.00	\$530.00
Six times per week	\$570.00	\$600.00	\$630.00
Ten cubic yard service			

One time per week	\$135.00	\$140.00	\$145.00
Two times per week	\$225.00	\$235.00	\$245.00
Three times per week	\$315.00	\$330.00	\$345.00
Four times per week	\$405.00	\$425.00	\$445.00
Five times per week	\$495.00	\$520.00	\$545.00
Six times per week	\$585.00	\$615.00	\$645.00
Two cubic yard compactor service, customer-owned			
One time per week	n/a	\$75.00	\$80.00
Two times per week	n/a	\$150.00	\$155.00
Three times per week	n/a	\$225.00	\$230.00
Four times per week	n/a	\$300.00	\$305.00
Five times per week	n/a	\$375.00	\$380.00
Six times per week	n/a	\$450.00	\$455.00
Three cubic yard compactor service, customer-owned			
One time per week	\$115.00	\$120.00	\$125.00
Two times per week	\$230.00	\$240.00	\$245.00
Three times per week	\$345.00	\$360.00	\$365.00
Four times per week	\$460.00	\$480.00	\$485.00
Five times per week	\$575.00	\$600.00	\$605.00
Six times per week	\$690.00	\$720.00	\$725.00
Four cubic yard compactor service, customer-owned			
One time per week	\$145.00	\$150.00	\$155.00
Two times per week	\$260.00	\$270.00	\$275.00
Three times per week	\$375.00	\$390.00	\$395.00
Four times per week	\$490.00	\$510.00	\$515.00
Five times per week	\$605.00	\$630.00	\$635.00
Six times per week	\$720.00	\$750.00	\$755.00
Six cubic yard compactor service, customer-owned			
One time per week	\$175.00	\$180.00	\$185.00
Two times per week	\$290.00	\$300.00	\$305.00
Three times per week	\$405.00	\$420.00	\$425.00
Four times per week	\$520.00	\$540.00	\$545.00
Five times per week	\$635.00	\$660.00	\$665.00
Six times per week	\$750.00	\$780.00	\$785.00
Eight cubic yard compactor service, customer-owned			
One time per week	\$205.00	\$210.00	\$215.00

Two times per week	\$320.00	\$330.00	\$335.00
Three times per week	\$435.00	\$450.00	\$455.00
Four times per week	\$550.00	\$570.00	\$575.00
Five times per week	\$665.00	\$690.00	\$695.00
Six times per week	\$780.00	\$810.00	\$815.00
20 cubic yard compactor service, customer-owned			
One times per month	\$725.00	\$730.00	\$735.00
Two times per month	\$1,450.00	\$1,460.00	\$1,465.00
Three times per month	\$2,175.00	\$2,190.00	\$2,195.00
Four times per month	\$2,900.00	\$2,920.00	\$2,925.00
30 cubic yard compactor service, customer-owned			
One times per month	\$875.00	\$880.00	\$885.00
Two times per month	\$1,750.00	\$1,760.00	\$1,765.00
Three times per month	\$2,625.00	\$2,640.00	\$2,645.00
Four times per month	\$3,500.00	\$3,520.00	\$3,525.00
40 cubic yard compactor service, customer-owned			
One times per month	\$1,025.00	\$1,030.00	\$1,035.00
Two times per month	\$2,050.00	\$2,060.00	\$2,065.00
Three times per month	\$3,075.00	\$3,090.00	\$3,095.00
Four times per month	\$4,100.00	\$4,120.00	\$4,125.00
Open top roll-off rates 20, 30, and 40 cubic yards			
Minimum one-month rental	\$150.00	\$150.00	\$150.00
Delivery fee	\$150.00	\$150.00	\$150.00
Service fee, plus disposal fee for weight of container contents	\$200.00	\$200.00	\$200.00
Call-in collection charges			
Three cubic yards	\$125.00	\$130.00	\$135.00
Four cubic yards	\$155.00	\$160.00	\$165.00
Six cubic yards	\$215.00	\$220.00	\$225.00
Eight cubic yards	\$275.00	\$280.00	\$285.00
Ten cubic yards	\$350.00	\$355.00	\$360.00
Call-in collection charges (roll-off/front load compacting containers)			
Two cubic yards	n/a	\$100.00	\$105.00
Three cubic yards	\$135.00	\$140.00	\$145.00
Four cubic yards	\$175.00	\$180.00	\$185.00
Six cubic yards	\$245.00	\$250.00	\$255.00

Eight cubic yards	\$315.00	\$320.00	\$325.00
20 cubic yards	\$485.00	\$490.00	\$495.00
30 cubic yards	\$625.00	\$630.00	\$635.00
40 cubic yards	\$765.00	\$770.00	\$775.00

9/22/2025

Agenda Item No. G)

PRESENTER:

Becca Miears, Human Resources Director

SUBJECT:

Approval of the second and final reading of an ordinance establishing the number of positions in each classification in the New Braunfels Fire Department and Police Department pursuant to Local Government Code, Chapter 143.

DEPARTMENT: Human Resources**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:*****Fire Department***

There are no changes to the total number of full-time classified positions authorized for the Fire Department in the FY 2026 Proposed Budget. This amendment reclassifies one (1) Fire Lieutenant position to the rank of Battalion Chief/Division Chief to assume responsibility for the Fire Marshal's Office (FMO), duties currently overseen by an Assistant Fire Chief. The total number of authorized uniformed FTEs for the Fire Department remains unchanged, consistent with the positions and funding included in the Adopted FY 2026 Budget.

Police Department

There are no changes to the total number of full-time classified positions authorized for the Police Department in the FY 2026 Proposed Budget. The total number of authorized uniformed FTEs for the Police Department remains unchanged, consistent with the positions and funding included in the Adopted FY 2026 Budget.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

Funding for all positions has been incorporated into the FY 2026 Proposed Budget to include the Fire Department reclassification. Therefore, sufficient funds are available.

RECOMMENDATION:

Staff recommends approval of the ordinance.

ORDINANCE 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, ESTABLISHING THE CLASSIFICATION OF EMPLOYEES WITHIN THE NEW BRAUNFELS FIRE AND POLICE DEPARTMENTS AND AUTHORIZING THE NUMBER OF EMPLOYEES IN EACH CLASSIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ORDINANCES AND PROVISIONS IN CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of New Braunfels has adopted Civil Service, Chapter 143 of the Texas Local Government Code for its Police and Fire Department employees; and

WHEREAS, pursuant to Chapter 143, the City Council shall establish the classifications of employees and prescribe the number of positions in each classification pursuant to Section 143.021(a) of the Texas Local Government Code; and

WHEREAS, the City Council has approved the number of employees listed below in the appropriate classifications in the Police and Fire Department as a part of the annual budget process; and

WHEREAS, this ordinance modifies the authorized number of positions in each rank consistent with the FY 2025-26 Adopted Budget, including new positions and reclassifications.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, THAT

I.

The Civil Service classifications and number of positions in each classification in the Fire Department shall be approved and effective as indicated below:

<u>Classification</u>	<u>Effective 10/01/2024</u>	<u>Effective 10/01/2025</u>
1. Assistant Fire Chief	2	2
2. Battalion Chief/ Division Chief	5	6
3. Captain	9	9
4. Lieutenant	21	20
5. Engineer	43	43
6. Firefighter	85	85
<i>Totals:</i>	165	165

The classification of Assistant Fire Chief is the rank/classification immediately below the Fire Chief/Department Head. As such, those positions are established by the City Council and will remain positions to which the Department Head may appoint the occupants, in accordance with §143.014 of the Texas Local Government Code. The Fire Chief/Department Head position is not included in the positions listed above.

II.

The civil service classifications and number of positions in each classification in the Police Department shall be approved as follows:

<u>Classification</u>	<u>Effective</u> <u>08/25/2025</u>	<u>Effective</u> <u>10/01/2025</u>
1. Assistant Police Chief	1	1
2. Captain	3	3
3. Lieutenant	6	6
4. Sergeant	19	19
5. Corporal	21	21
6. Police Officer	121	121
<i>Totals:</i>	<i>171</i>	<i>171</i>

The classification of Assistant Police Chief is the rank/classification immediately below the Police Chief/Department Head. As such, that position is established by the City Council and will remain a position to which the Department Head may appoint the occupant, in accordance with §143.014 of the Texas Local Government Code. The Police Chief/Department Head position is not included in the positions listed above.

III.

Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision, or regulation.

IV.

Repealer: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordained herein.

V.

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

VI.

This ordinance shall take effect upon the second and final reading, signatures required by City Charter, and filing with the City Secretary's Office.

PASSED AND APPROVED: First reading this 15th day of September 2025.

PASSED AND APPROVED: Second reading this 22nd day of September 2025.

CITY OF NEW BRAUNFELS, TEXAS

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney

9/22/2025

Agenda Item No. A)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Public hearing and first reading of an ordinance amending Ordinance No. 2024-90 that designated Reinvestment Zone No. 2024-01 for tax abatement purposes, by correcting the property description in Exhibit A.

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:**

Staff recently discovered a clerical error embedded in the exhibit of approved Ordinance No. 2024-90 which designated Reinvestment Zone No. 2024-01 for tax abatement purposes, pursuant to Ch. 312 of the Texas Tax Code. An incorrect metes and bounds document was attached to the file. This public hearing is an attempt to rectify the mistake with a new public hearing and the appropriate exhibit.

A required step in the creation of a Reinvestment Zone is to run a public hearing notice in the newspaper detailing the address, acreage, and/or boundaries of the proposed zone. Staff included the correct acreage (47.497) and address (approximately 440 Kohlenberg Road, New Braunfels, TX) in the newspaper ad, which originally ran for publication in the November 2-3, 2024 Herald-Zeitung.

Staff ran a public hearing notice in the Herald-Zeitung newspaper notifying of this Ordinance Amendment on September 9, 2025.

Original Agenda Background Information

City Council held a public hearing and first reading of this ordinance on November 12, 2024 and voted to unanimously approve (7-0). City Council held a second and final reading of this ordinance on November 25, 2024 and voted to unanimously approve (7-0).

ISSUE:

Staff discovered an error embedded in the exhibit of approved Ordinance 2024-90 and are recommending a correction to provide the proper metes and bounds for the zone.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☐ Community Well-Being ☐ N/A

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval of the correction to Ordinance 2024-90.

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING ORDINANCE NO. 2024-90 THAT DESIGNATED REINVESTMENT ZONE NO. 2024-01 FOR TAX ABATEMENT PURPOSES, BY CORRECTING THE PROPERTY DESCRIPTION IN EXHIBIT A, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels unanimously approved Ordinance No. 2024-90 on November 25, 2024; and

WHEREAS, pursuant to Section 312.201 of the Texas Tax Code, Ordinance No. 2024-90 designated Reinvestment Zone 2024-01; and

WHEREAS, property within Reinvestment Zone 2024-01 became eligible for commercial-industrial tax abatements effective January 1, 2025; and

WHEREAS, a clerical error was recently discovered in which an incorrect metes and bounds document was attached to the original ordinance as “Exhibit A”; and

WHEREAS, a required step in the creation of a Reinvestment Zone is to run a public hearing notice in the newspaper detailing the address, acreage, and/or boundaries of the proposed zone; and

WHEREAS, the correct acreage (“47.497”) and address (“approximately 440 Kohlenberg Road, New Braunfels, TX”) was included in the newspaper ad which ran in the November 2-3, 2024, Herald-Zeitung publication; and

WHEREAS, the correct “Exhibit A” is included in this ordinance amendment and is attached as follows.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS THAT:

SECTION 1: That this amending ordinance, correcting the property description detailed in the attached “Exhibit A,” is hereby approved.

SECTION 2: The property within Reinvestment Zone No. 2024-01 and detailed on that attached “Exhibit A” is still eligible for commercial-industrial tax abatement, as effective on January 1, 2025.

SECTION 3: All provisions of the ordinances of the City of New Braunfels in conflict with the provisions of this Ordinance shall be repealed, and all other provisions of the ordinances of the City of New Braunfels not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4: Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or a part or provision thereof other than the part thereof found to be unconstitutional, illegal, or invalid.

SECTION 5: This Ordinance shall take effect immediately from and after the second and final reading, signatures required by the City Charter, and filing with the City Secretary's Office.

PASSED AND APPROVED: First reading on 15 September 2025.

PASSED AND APPROVED: Second and final reading on 22 September 2025.

CITY OF NEW BRAUNFELS, TEXAS

NEAL LINNARTZ, MAYOR

ATTEST:

GAYLE WILKINSON, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA ACEVEDO, CITY ATTORNEY



LOCATION MAP - NTS

LAND AREA

47.497 ACRES

ALTA/ACSM LAND TITLE SURVEY

BEING A 47.497 ACRE TRACT OF LAND SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 98, COMAL COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 92.49 ACRE TRACT DESCRIBED IN DOCUMENT NO. 200306025956, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

Exhibit A

TITLE DESCRIPTION

BEING A 47.497 ACRE TRACT OF LAND SITUATED IN THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 98, COMAL COUNTY, TEXAS, OUT OF THAT CERTAIN 92.49 ACRE TRACT, DESCRIBED IN DOCUMENT NO. 200306025956, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 47.497 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING ON THE SOUTHWESTERLY LINE OF KOHLENBERG LANE, COMMON WITH THE NORTHEASTERLY LINE OF SAID 92.49 ACRE TRACT AND BEING LOCATED N 44° 38' 59" W, A DISTANCE OF 347.78 FEET FROM A 8" FENCE CORNER POST FOR A NORTHERLY CORNER OF THE FREDERICK FRUEHOLT TRACT, AN EXECUTOR'S DEED RECORDED IN DOCUMENT NO. 201306045302, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS AND THE EASTERLY CORNER OF THE 92.49 ACRE TRACT FOR THE EASTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, S 42° 41' 47" W, INTO AND ACROSS SAID 92.49 ACRE TRACT, A DISTANCE OF 1378.63 FEET TO A 1/4" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING ON THE SOUTHWESTERLY LINE OF SAID 92.49 ACRE TRACT COMMON WITH A NORTHERLY INTERIOR LINE OF SAID FREDERICK FRUEHOLT TRACT FOR THE SOUTHERLY CORNER OF THIS TRACT;

THENCE, N 44° 41' 49" W, ALONG SAID COMMON LINE, A DISTANCE OF 1532.99, TO A 1/4" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING FOR THE WESTERLY CORNER OF THIS TRACT;

THENCE, N 45° 18' 11" E, INTO AND ACROSS SAID 92.49 ACRE TRACT, A DISTANCE OF 1378.42 FEET TO A 1/4" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING ON THE SOUTHWESTERLY LINE OF SAID KOHLENBERG LANE, COMMON WITH THE NORTHEASTERLY LINE OF SAID 92.49 ACRE TRACT, FOR THE NORTHERLY CORNER OF THIS TRACT;

THENCE, S 44° 38' 59" E, ALONG THE SOUTHWESTERLY LINE OF KOHLENBERG LANE, COMMON WITH THE NORTHEASTERLY LINE OF SAID 92.49 ACRE TRACT, A DISTANCE OF 1470.29 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 47.497 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. PROPERTY HAS DIRECT PHYSICAL PUBLIC ACCESS TO U.S. HIGHWAY 35 AND KOHLENBERG AVENUE.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B' ITEM 10:

- (E) VOL. 56, PG. 183 DEED RECORDS OF COMAL COUNTY, TEXAS. - RIGHT OF WAY GRANT TO TEXAS PIPELINE COMPANY - SUBJECT TO - BLANKET TYPE
- (F) VOL. 68, PG. 447 DEED RECORDS OF COMAL COUNTY, TEXAS. EASEMENT AND RIGHT OF WAY TO SAN ANTONIO PUBLIC SERVICE - SUBJECT TO - BLANKET TYPE
- (G) CHANNEL EASEMENT TO STATE OF TEXAS VOL. 106, PG. 292 DEED RECORDS OF COMAL COUNTY, TEXAS. SHOWN - DOES NOT AFFECT SUBJECT PROPERTY
- (H) UNITED GAS PIPE LINE COMPANY VOL. 116, PG. 422. DEED RECORDS OF COMAL COUNTY, TEXAS. SHOWN - SUBJECT TO - BLANKET TYPE
- (I) UNITED GAS PIPELINE VOL. 119, PG. 572 DEED RECORDS OF COMAL COUNTY, TEXAS, AFFECTED BY THE ASSIGNMENT IN VOLUME 171, PAGE 419. SHOWN
- (J) EASEMENT GRANTED TO NEW BRAUNFELS UTILITIES, RECORDED IN DOCUMENT NO. 201506001927- SHOWN

BASIS OF ELEVATION

NAVD88

BASIS OF BEARINGS

BASIS OF BEARING IS NAD83
TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE

ZONING INFORMATION

SITE RESTRICTION:
ZONE - APD-AGRICULTURAL/PRE-DEVELOPMENT
DISTRICT

SETBACKS
FRONT - 25 FEET
SIDE - 10 FOOT SIDE
15 FOOT SIDE WITH COINCIDING ADJACENT SIDE LOT LINES
25 FOOT SIDE WITH COINCIDING ADJACENT REAR LOT LINES

REAR - 30 FOOT
HEIGHT - 35 FEET

All site restrictions were obtained per CITY OF NEW BRAUNFELS CODE OF ORDINANCES SECTION 144-3.4

FLOOD INFORMATION

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48091C0460F, DATED SEPTEMBER 2, 2009, FOR COMAL COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NORTH ARROW / SCALE

0 100 200 400
SCALE (FEET)

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- CONTROLLING MONUMENT
- BENCHMARK
- CONCRETE MONUMENT
- POWER POLE
- WIRE FENCE

SURVEYOR CERTIFICATION

TO: PARTIES INVOLVED IN FIRST NATIONAL TITLE INSURANCE COMPANY COMMITMENT, GF NO. FAH19001855, EFFECTIVE DATE MARCH 8, 2019, ISSUED MARCH 14, 2019, AND LYNN K. WOHLFAHRT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, (EFFECTIVE FEBRUARY 23, 2016) AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 8, 11(A), 13, AND 14.

THE FIELD WORK WAS COMPLETED ON OCTOBER 23, 2019

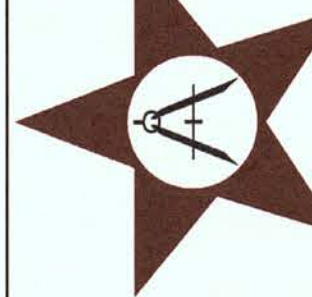
DATE OF PLAT OR MAP: OCTOBER 24, 2019

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
6477 FM 311, P.O. BOX 982 SPRING BRANCH, TEXAS 78070
PHONE# (830) 228-5446
FAX# (830) 885-2170



REVISIONS

SHERWOOD SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
5677 FM 311, BOX 982 SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5788
FAX * (830) 885-2170
TBBLS FIRM # 1004200



CONTINENTAL AUTOMOTIVE SYSTEMS
WOHLFAHRT TRACT

ALTA/ACSM LAND TITLE SURVEY
A.M. ESNAURIZAR SURVEY
COMAL COUNTY, TEXAS
47.794 ACRES

DESIGNED BY: RAG
CHECKED BY: CE
DRAWN BY: RAG
JOB: 19RPLSM059
DATE: OCT. 24, 2019
SCALE: 1" = 200'

SHEET: 1

OF 1

9/22/2025

Agenda Item No. B)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

APPLICANT: Alba Henriquez**SUBJECT:**

Public hearing and first reading of an ordinance requested by Alba Henriquez, on behalf of Luciano Henriquez, to rezone approximately 0.3 of an acre out of the A M Esnaurizar Survey 1, Abstract 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 1160 Dunlap Drive

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP25-237**Applicant:**

Alba Henriquez

(512) 656-8092 | ahenriquez2105@gmail.com

Owner:

Luciano Henriquez

(512) 970-6653 | lhenriquez6653@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | amushinski@newbraunfels.gov

The subject ~0.3 acre property is located on the southeast side of Dunlap Drive, approximately 200 feet southwest of the intersection of Dunlap Drive and State Highway 46 South, and approximately ¼ of a mile northeast of the Guadalupe River. It is bordered by C-3 and R-2 zoning. Adjacent land uses consist of a residential neighborhood and commercial properties.

The 1950s residence is roughly 924 square feet with 3 bedrooms and 2 bathrooms. This rezoning application is proposed to allow the short-term rental (STR) of the existing home. Per the Zoning Ordinance, the maximum occupancy of an STR with 3 bedrooms and 2 bathrooms is 8 occupants, and the minimum off-street parking is 3 spaces. There is sufficient room to accommodate the minimum parking requirements.

ISSUE:

STR standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the STR and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

There are currently no approved short-term rental SUPs and no active STRs within one-half mile of the subject property.

COMPREHENSIVE PLAN REFERENCE:

The request is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area and near an existing market center and future employment center.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity

☐Organizational Excellence ☐Community Well-Being ☐N/A

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

FISCAL IMPACT:

The requested rezoning is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.
- If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

The requested rezoning is in accordance with the Comprehensive Plan; staff recommends the following conditions (which can be placed on SUPs):

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

The Planning Commission held a public hearing on September 3, 2025, and unanimously recommended approval (8-0-0).

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 13 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses in opposition.

Resource Links:

- Chapter 144, Sec. 144-3.3-9 (C-3) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



Aerial Exhibit

Vicinity Map

New Braunfels

1604



SUP25-237
1160 Dunlap Dr - SUP for STR

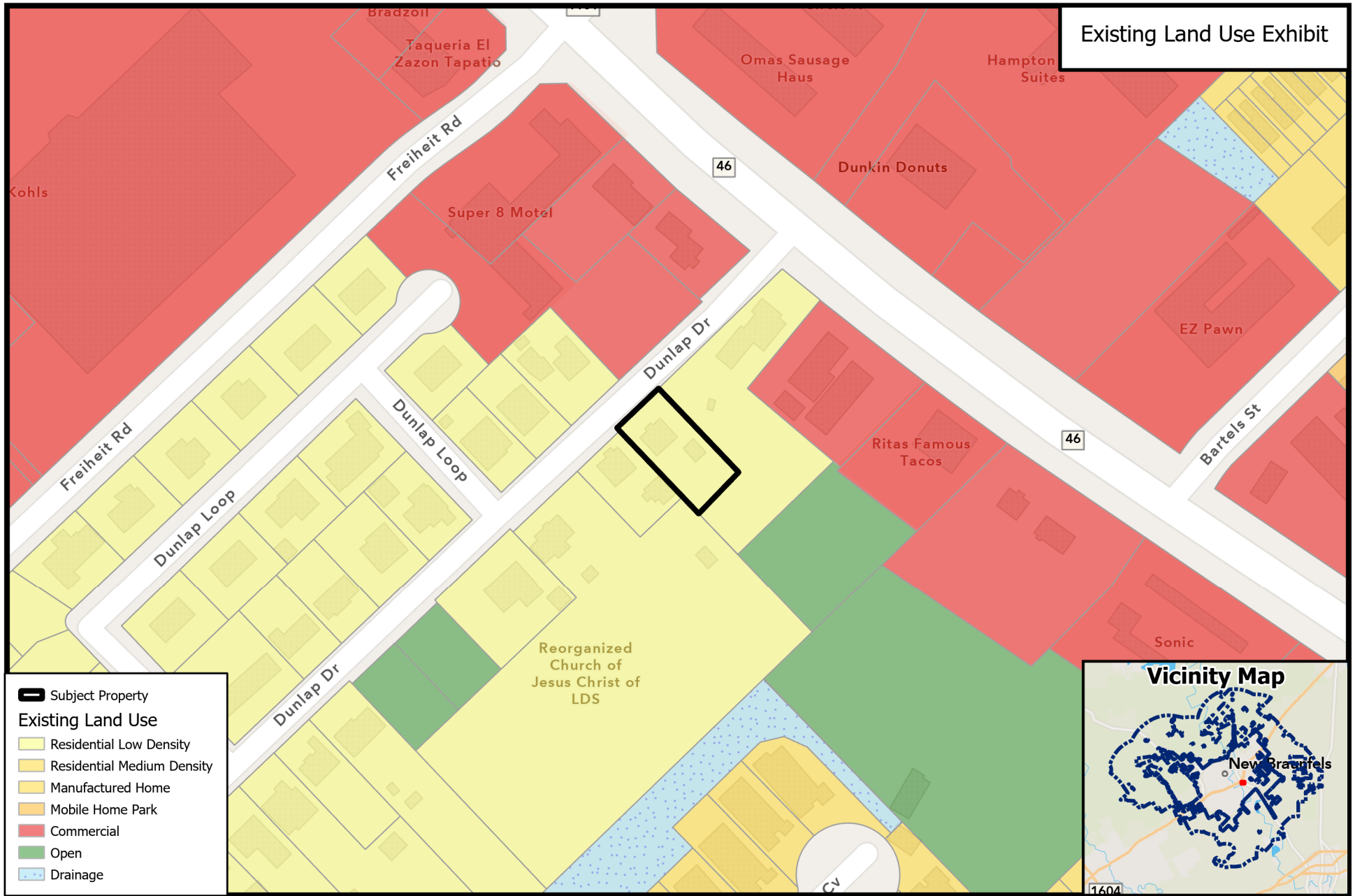
0 90 180
Feet

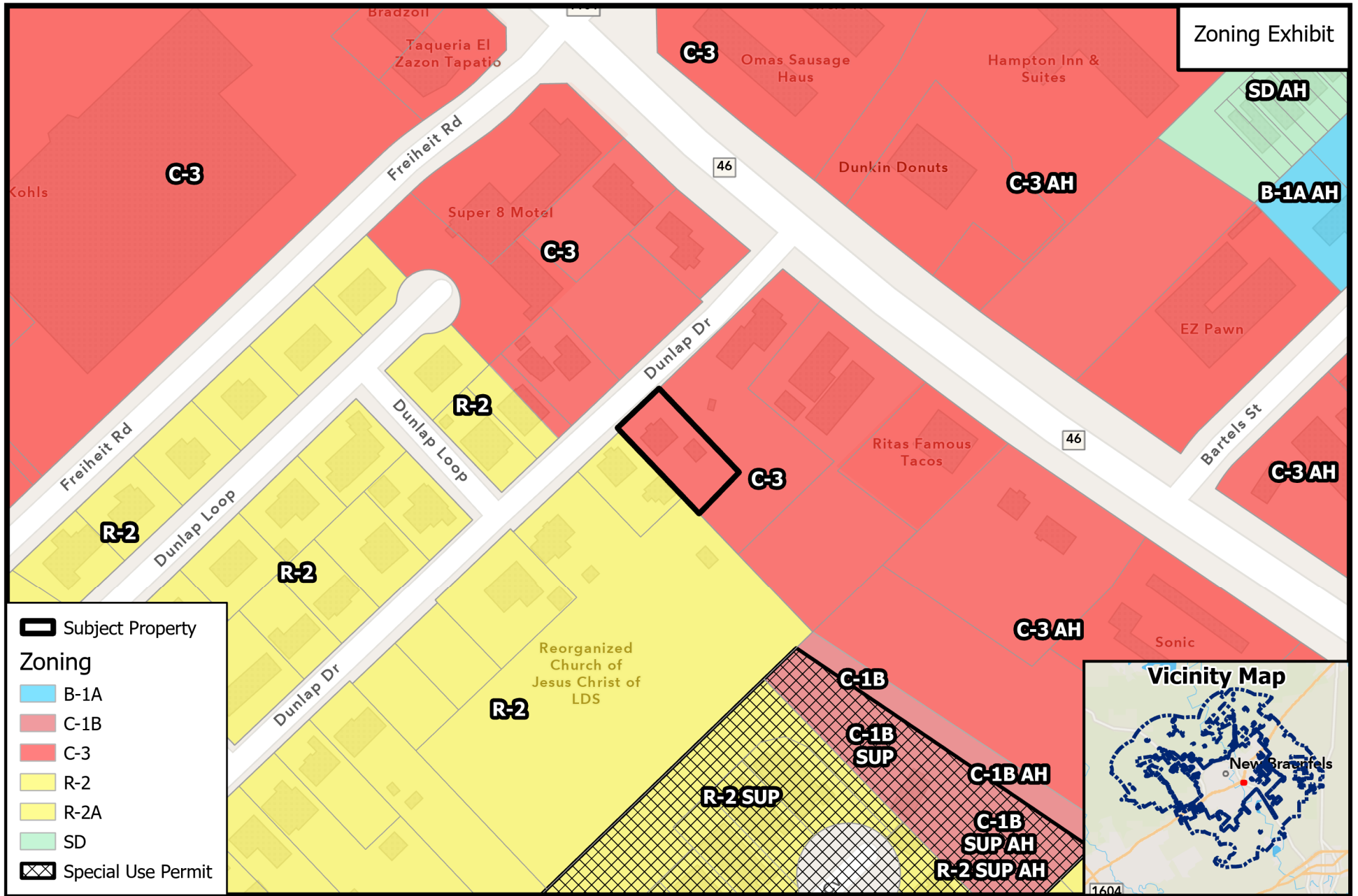


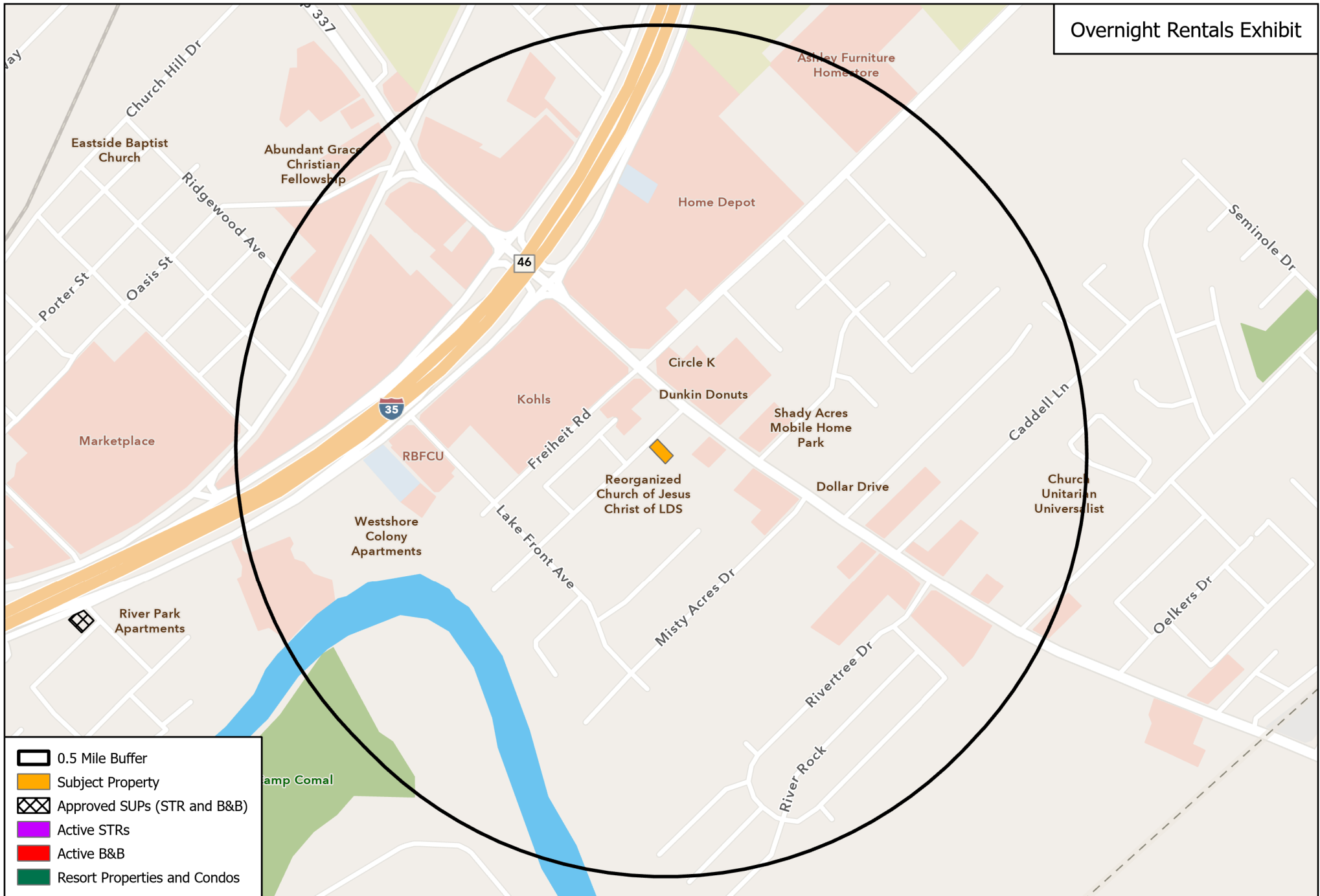
Path:
P:\ZoneChange & SUPs\2025\SUP25-237 - 1160 Dunlap Dr - SUP for

Source: City of New Braunfels Planning
Date: 8/4/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.





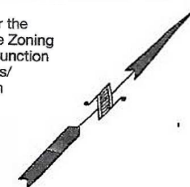


SUP25-237
1160 Dunlap Dr - SUP for STR

NOTE: TITLE REPORT INDICATES THERE ARE NO RESTRICTION OR COVENANTS OF RECORD.

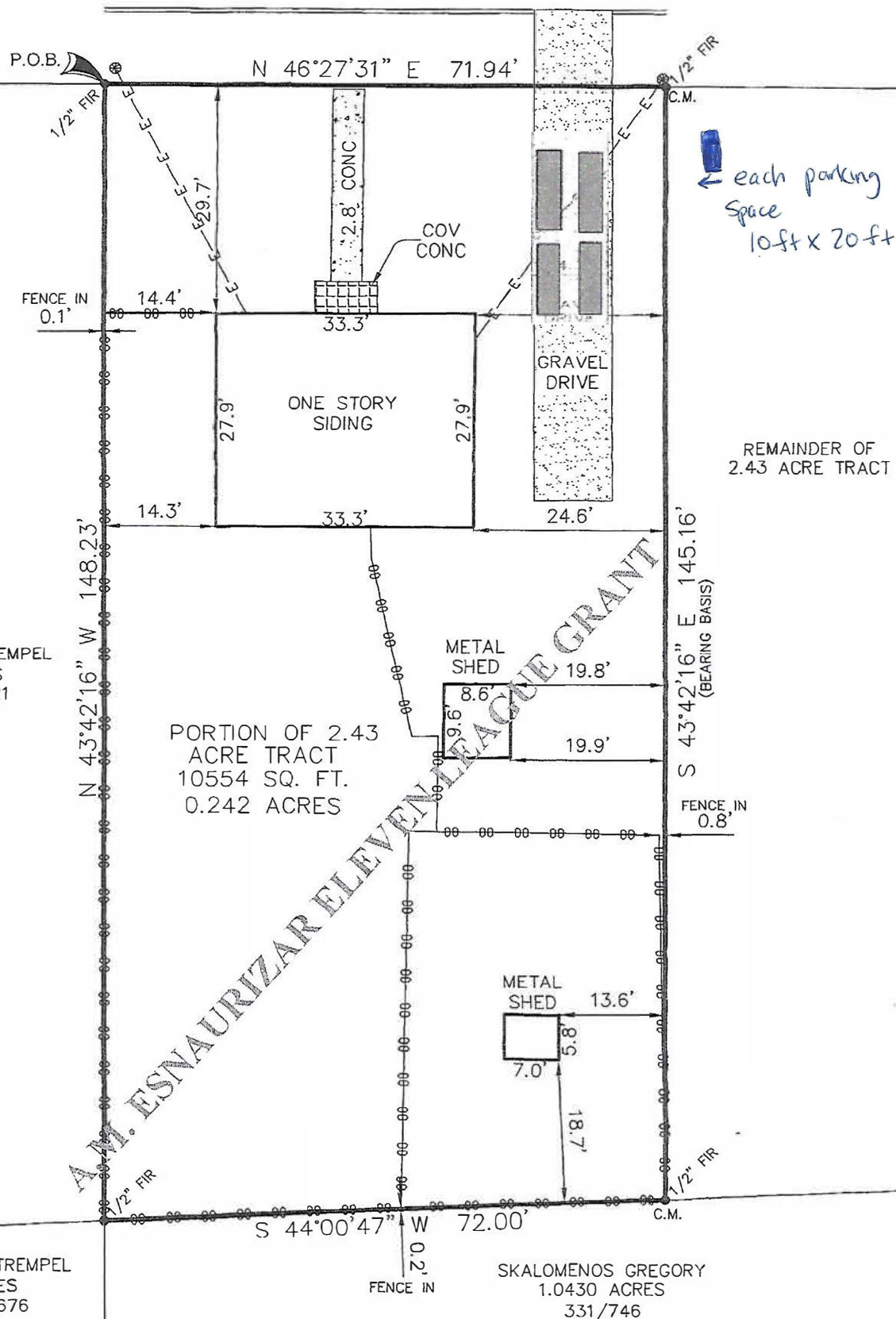
NOTE: BEARINGS SHOWN HEREON ARE BASED ON DEED RECORD INDICATED BELOW.

I, Luciano Henriquez, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes/ Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.



SCALE: 1"=20'

DUNLAP DRIVE (40' R.O.W.)



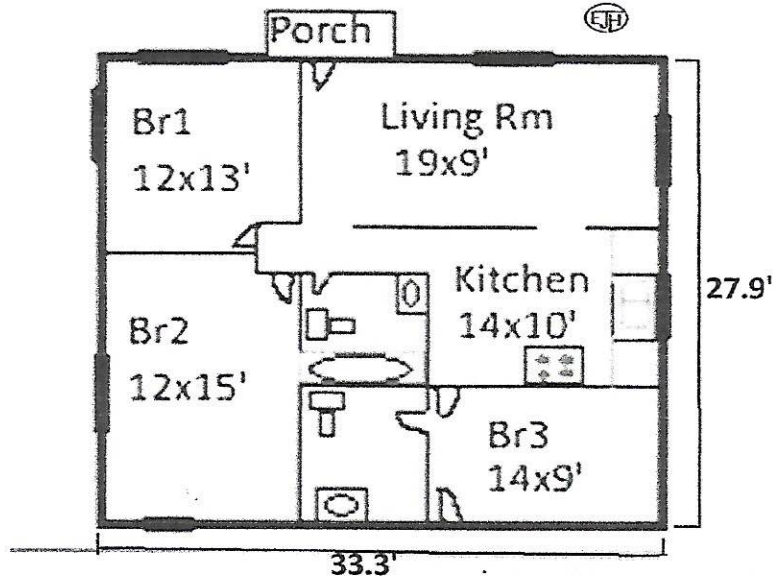
PROPERTY ADDRESS

1160 DUNLAP DRIVE

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No.485493, Panel No.0014 E, Panel Dated 1-5-06, this tract is in Zone(s) X and is NOT in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Resurvey this tract.

1100 Dunlap Dr

Floor Plan

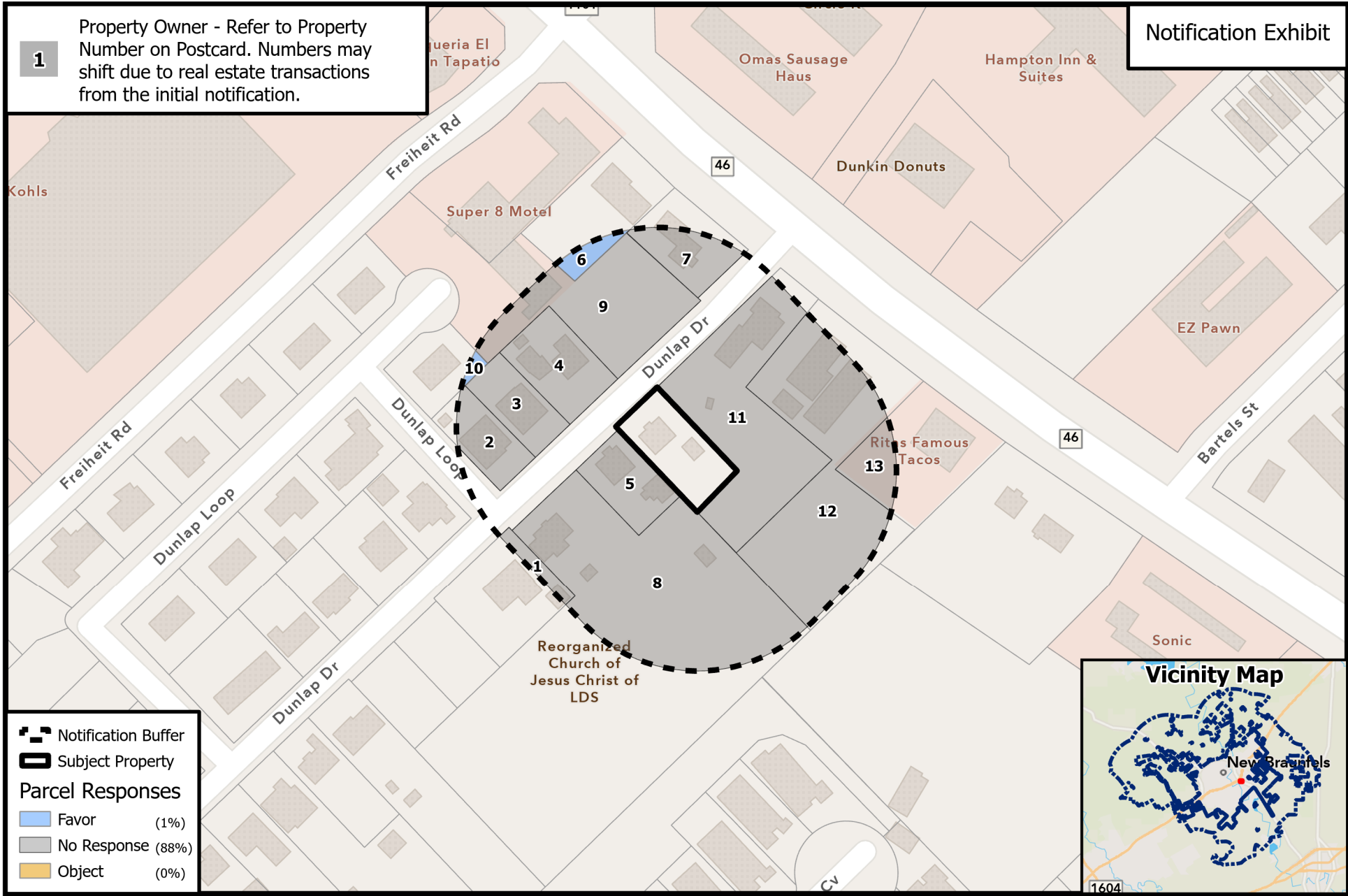




1160 Dunlap Drive—Property Frontage



1160 Dunlap Drive



PLANNING COMMISSION – September 3, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Alba Henriquez

Owner: Luciano Henriquez

Address/Location: 1160 Dunlap Dr

SUP25-237

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|----------------------------|---|
| 1. REED JACOB | 8. TEXAS CONFERENCE ASSOCIATION OF |
| 2. LITTLE AMY | SEVENTH DAY ADVENTISTS |
| 3. KENNEDY JAMAL | 9. AMBITION DEVELOPMENT INC |
| 4. TEAM PETS PROPERTY LLC | 10. WILLIAMS KAREN E |
| 5. MARTINEZ JEANIE U | 11. HENRIQUEZ LUCIANO |
| 6. BROWN TODD & FANG HUANG | 12. SKALOMENOS GREGORY |
| 7. NGUYEN TRANG NGOC THI | 13. DUPONT KASEY N & JACQUELYN R DUPONT |

SEE MAP

BROWN TODD & FANG HUANG

814 TIMBER DRIVE

NEW BRAUNFELS TX 78130

Property #: 6

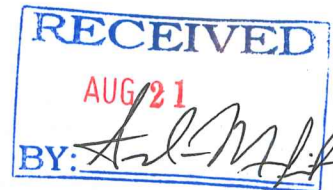
SUP25-237

Case Manager: AM

COMMENTS

FAVOR ☒

OPPOSE ☐



WILLIAMS KAREN E
1144 DUNLAP LOOP
NEW BRAUNFELS TX 78130
Property #: 10
SUP25-237
Case Manager: AM

COMMENTS

FAVOR ☒
OPPOSE ☐



Draft Minutes for the September 3, 2025, Planning Commission Regular Meeting

- A) SUP25-237 Public hearing and recommendation to City Council to rezone approximately 0.3 acres out of the A M Esnaurizar Survey 1, Abstract 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 1160 Dunlap Drive. (Applicant: Alba Henriquez; Owner: Luciano Henriquez; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A))**

Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

There were no questions for staff.

Chair Sonier invited the applicant to speak on the item.

Applicant, Alba Henriquez, and owner, Luciano Henriquez, elaborated on the intent of the request.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

No individuals spoke on the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion.

Motion by Commissioner Rudy, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried (8-0-0).

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.3 ACRES, BEING OUT OF THE A M ESNAURIZAR SURVEY 1, ABSTRACT 1, CURRENTLY ADDRESSED AT 1160 DUNLAP DRIVE, FROM C-3 (COMMERCIAL DISTRICT) TO C-3 SUP (COMMERCIAL DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW SHORT TERM RENTAL OF A RESIDENCE); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, in keeping with the spirit and objectives of a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for short term rental use; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

WHEREAS, the requested rezoning is in accordance with the City's Strategic Plan; and

WHEREAS, the City Council desires to grant a Special Use Permit at 1160 Dunlap Drive, to allow short term rental of a residence in the C-3 (Commercial District); **now, therefore;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by adding the following tract of land as a "Special Use Permit" for the uses and conditions herein described:

Being out of the A M Esnaurizar Survey 1, Abstract 1, being as depicted on Exhibit "A" attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan Exhibit "B" and floor plan Exhibit "C". Any significant changes to the site plan will require a revision to the SUP.

SECTION 3

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 4

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 5

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 22nd day of September 2025.

PASSED AND APPROVED: Second reading this 13th day of October 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

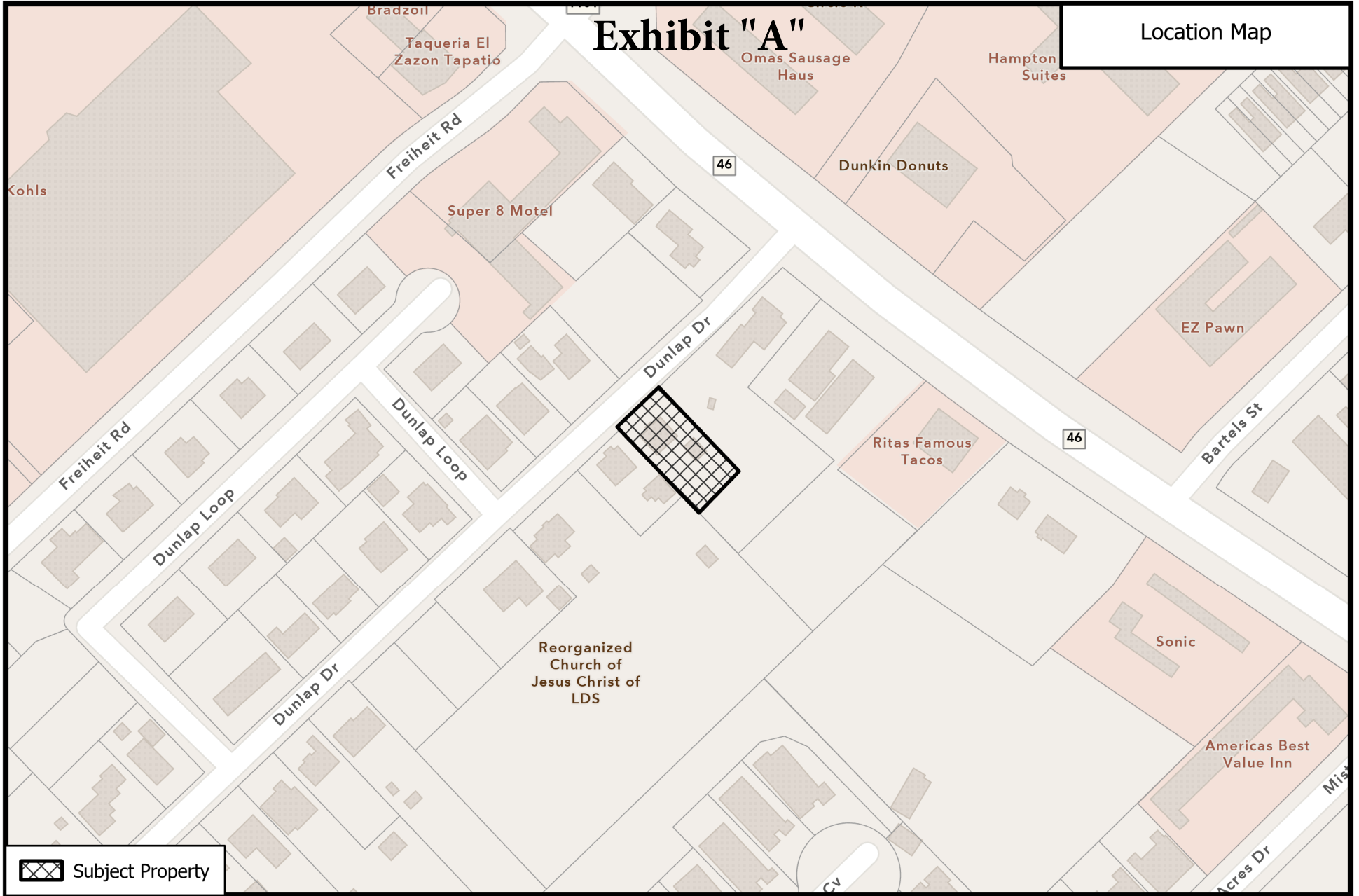
GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Exhibit "A"

Location Map



SUP25-237 1160 Dunlap Dr - SUP for STR

0 90 180
Feet



Path:
P:\ZoneChange & SUPs\2025\SUP25-237 - 1160 Dunlap Dr - SUP for

Source: City of New Braunfels Planning
Date: 8/21/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.

NOTE: TITLE REPORT INDICATES THERE ARE NO RESTRICTION OR COVENANTS OF RECORD.

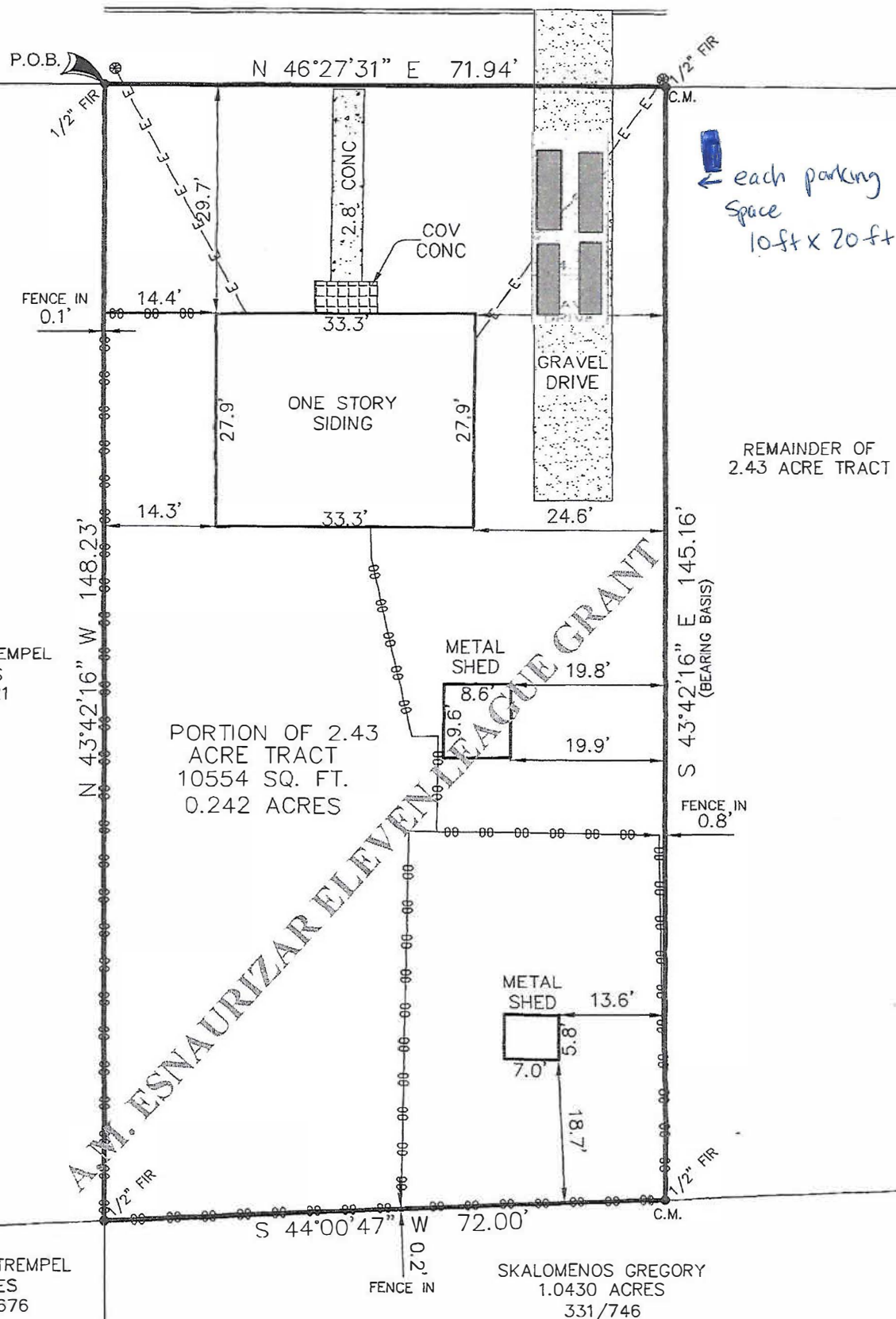
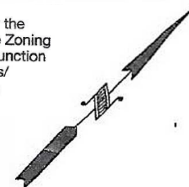
NOTE: BEARINGS SHOWN HEREON ARE BASED ON DEED RECORD INDICATED BELOW.

I, Luciano Henriquez, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes/ Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

Exhibit "B"

DUNLAP DRIVE (40' R.O.W.)

SCALE: 1"=20'



SCHLATHER LINDA L STREMPER
LOT 1/0.339 ACRES
DOC.# 200706009421

PORTION OF 2.43
ACRE TRACT
10554 SQ. FT.
0.242 ACRES

SCHLATHER LINDA L STREMPER
LOT 2/2.93 ACRES
DOC.# 200606046676

SKALOMENOS GREGORY
1.0430 ACRES
331/746

PROPERTY ADDRESS

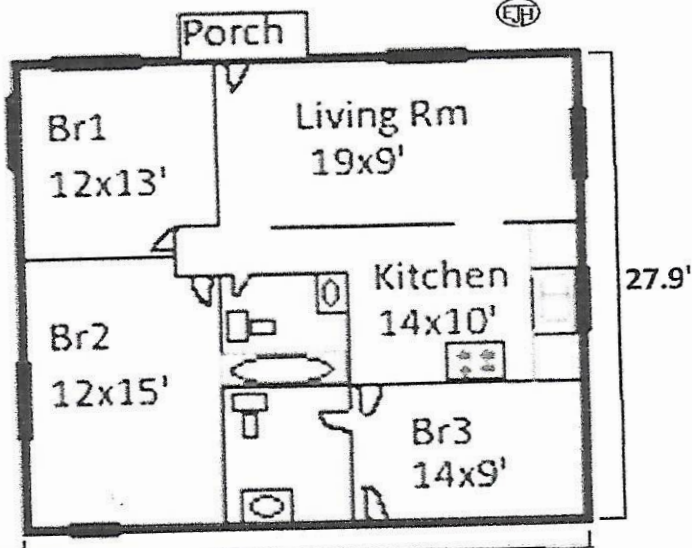
1160 DUNLAP DRIVE

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No.485493, Panel No.0014 E, Panel Dated 1-5-06, this tract is in Zone(s) X and is NOT in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Resurvey this tract.

Exhibit "C"

1100 Dunlap Dr

Floor Plan



9/22/2025

Agenda Item No. C)

PRESENTER:

Matthew Simmont, AICP, Planning Manager

APPLICANT: Evelyn Orr Westfahl**SUBJECT:**

Public hearing and first reading of an ordinance requested by Evelyn Orr Westfahl, on behalf of June Orr, to rezone approximately 0.2 of an acre out of City Block 2013, part of Lots 234 and 235, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 341 North Market Avenue

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP25-233**Applicant:**

Evelyn Orr Westfahl

(512) 5172405 | ejo3226@hotmail.com

Owner:

June Orr

(830) 556-4060 | juju4b@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | amushinski@newbraunfels.gov

The subject ~0.2-acre property is located on the southwest side of North Market Avenue, approximately 140 feet northwest of the intersection of East Bridge Street and North Market Avenue, and approximately 500 feet southwest of the Tube Chute. It is bordered by C-2 and M-1 zoning. Adjacent land uses consist of multifamily and single-family residences.

The 1920s residence is roughly 1146 square feet with 2 bedrooms and 1 bathroom. This rezoning application is requested to allow the short-term rental (STR) of the existing home. Per the Zoning Ordinance, the maximum occupancy of an STR with 2 bedrooms and 1 bathroom is 5 occupants, and the minimum off-street parking is 2 spaces. If approved, the applicant will be required to provide a paved driveway with two paved parking spaces.

ISSUE:

STR standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the STR and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

There are currently 30 approved STR SUPs within one-half mile of the subject property, 21 of which are active.

COMPREHENSIVE PLAN REFERENCE:

The request is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area and near existing civic, tourist, employment, and outdoor recreation centers.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity

☐Organizational Excellence ☐Community Well-Being ☐N/A

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.
- If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

The requested rezoning is in accordance with the Comprehensive Plan; if approved, staff recommends the following conditions (which can be placed on SUPs):

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.
3. A paved driveway with two paved parking spaces must be available for use prior to the issuance of a Short-Term Rental Permit.

The Planning Commission held a public hearing on September 3, 2025 and unanimously recommended approval (8-0-0).

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and

(5) Whether the request is consistent with the comprehensive plan.

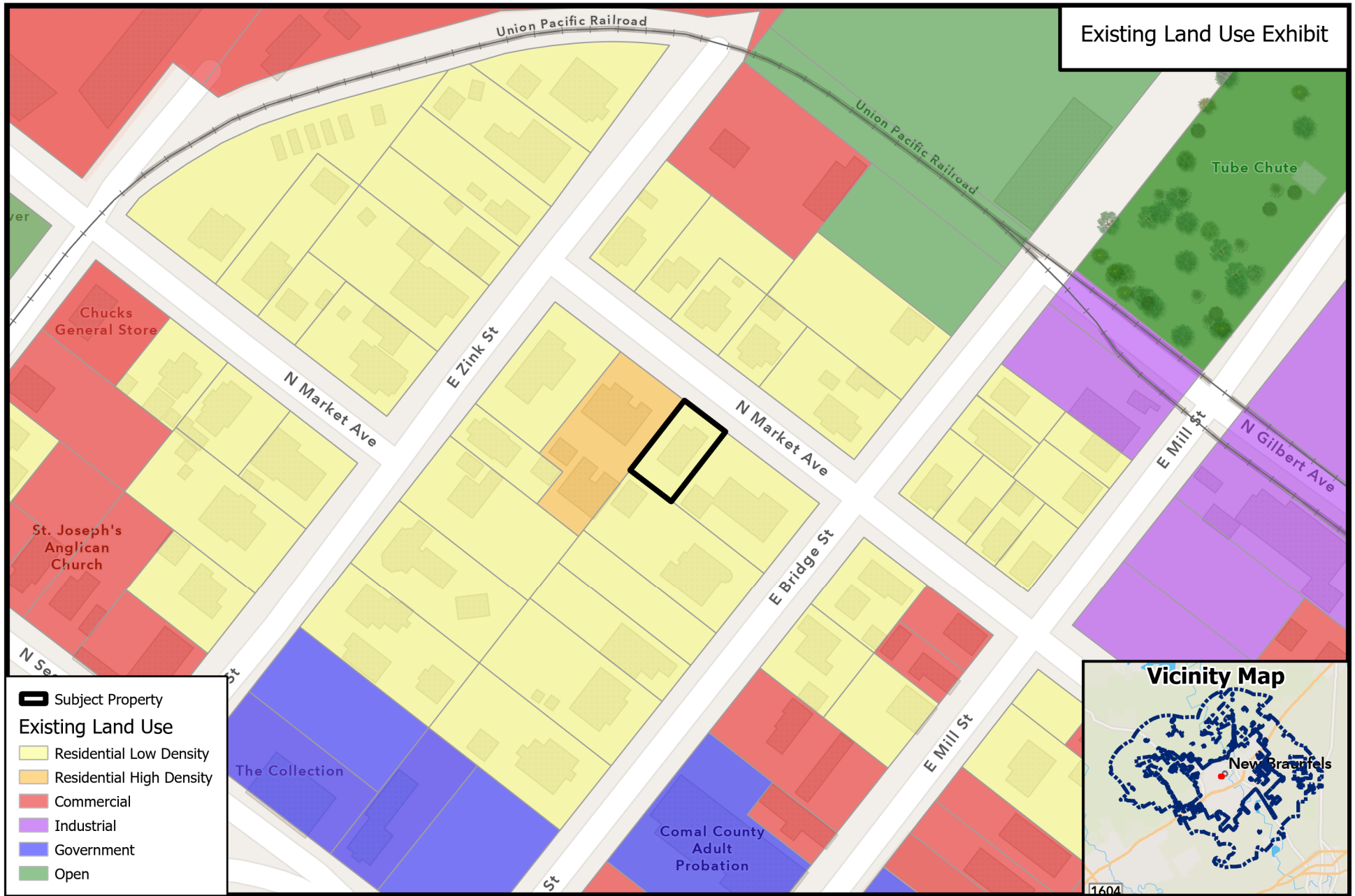
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 15 properties within 200 feet of the request. As of the date this agenda was posted, the city has received responses representing 9% in opposition.

Resource Links:

- Chapter 144, Sec. 144-3.3-8 (C-2) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)

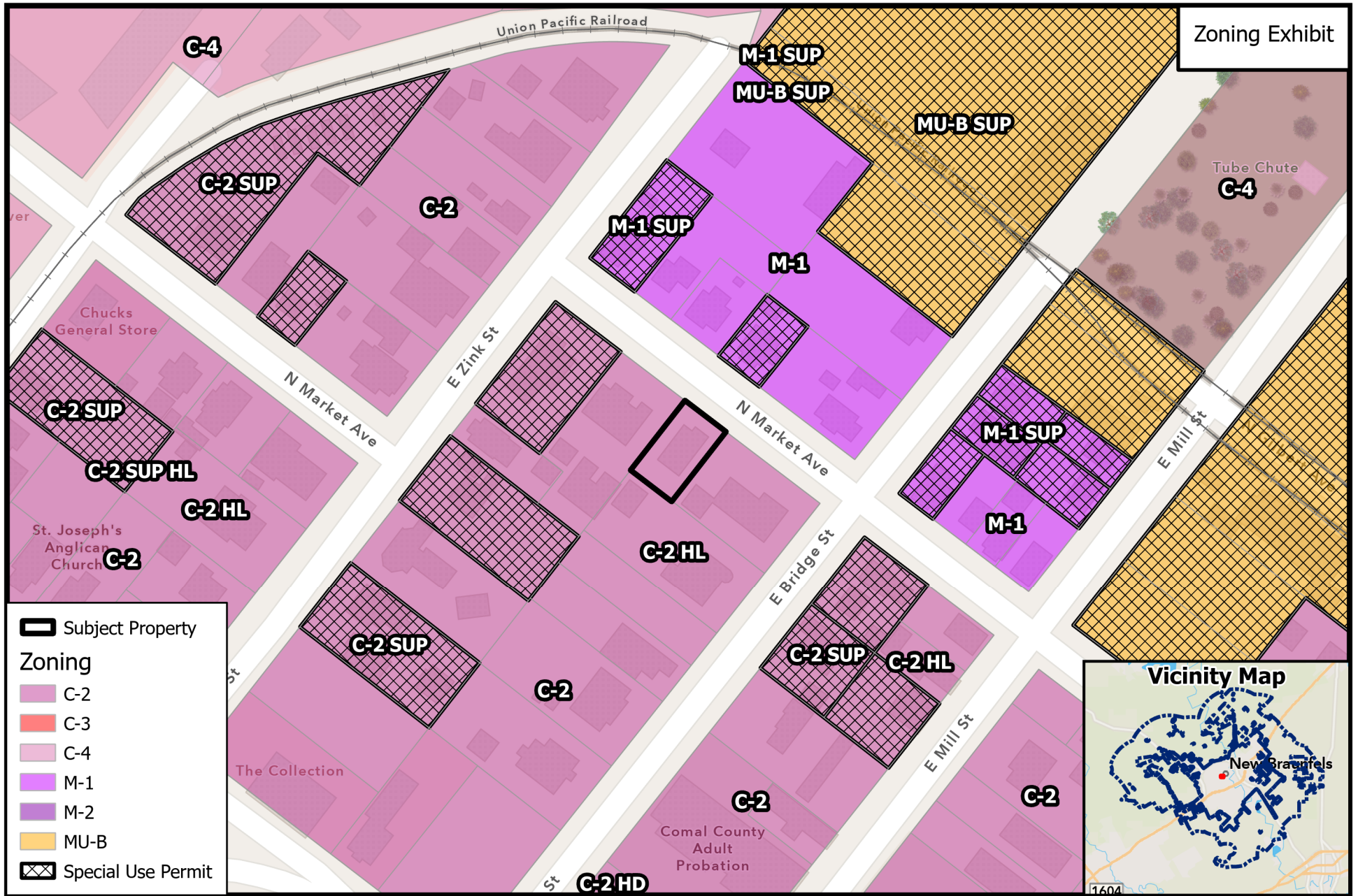




SUP25-233
341 N Market Ave - SUP for STR

Source: City of New Braunfels Planning
 Date: 8/4/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.



SUP25-233
341 N Market Ave - SUP for STR

0 80 160
 Feet



Path:
 P:\ZoneChange & SUPs\2025\SUP25-233 - 341 N Market Ave - SUP for

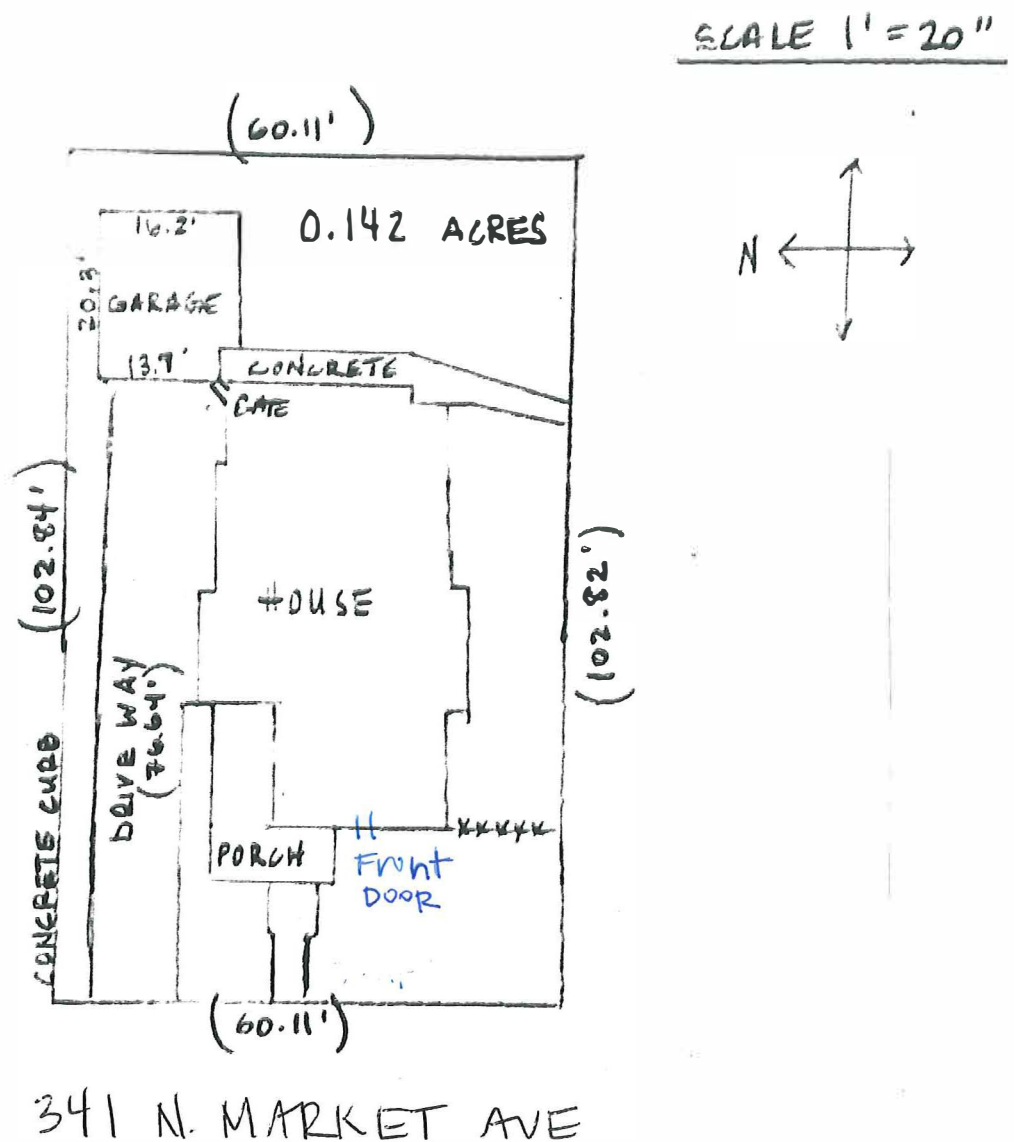
Source: City of New Braunfels Planning
 Date: 8/4/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.



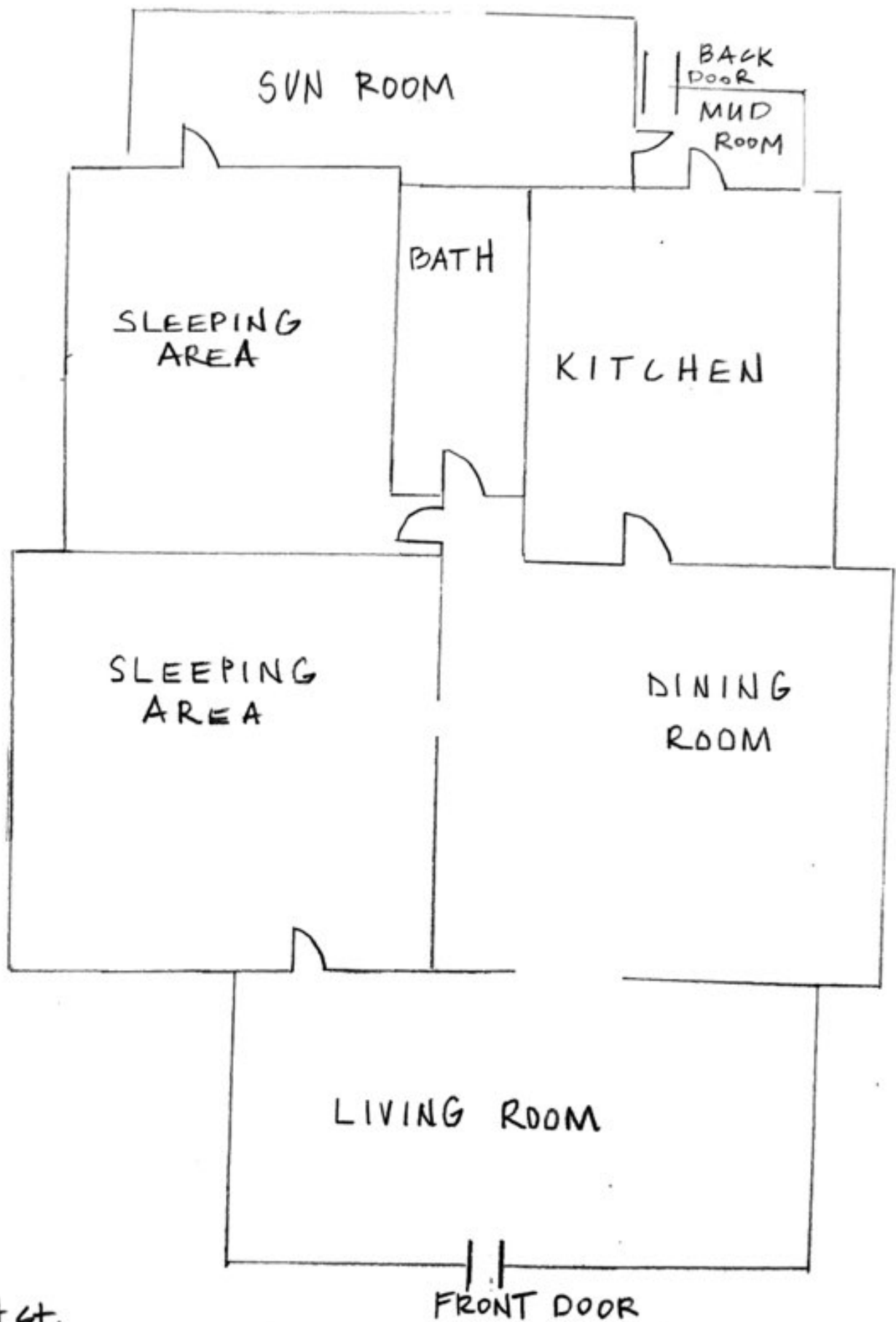
Site Plan

I, June Orr, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at this time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.



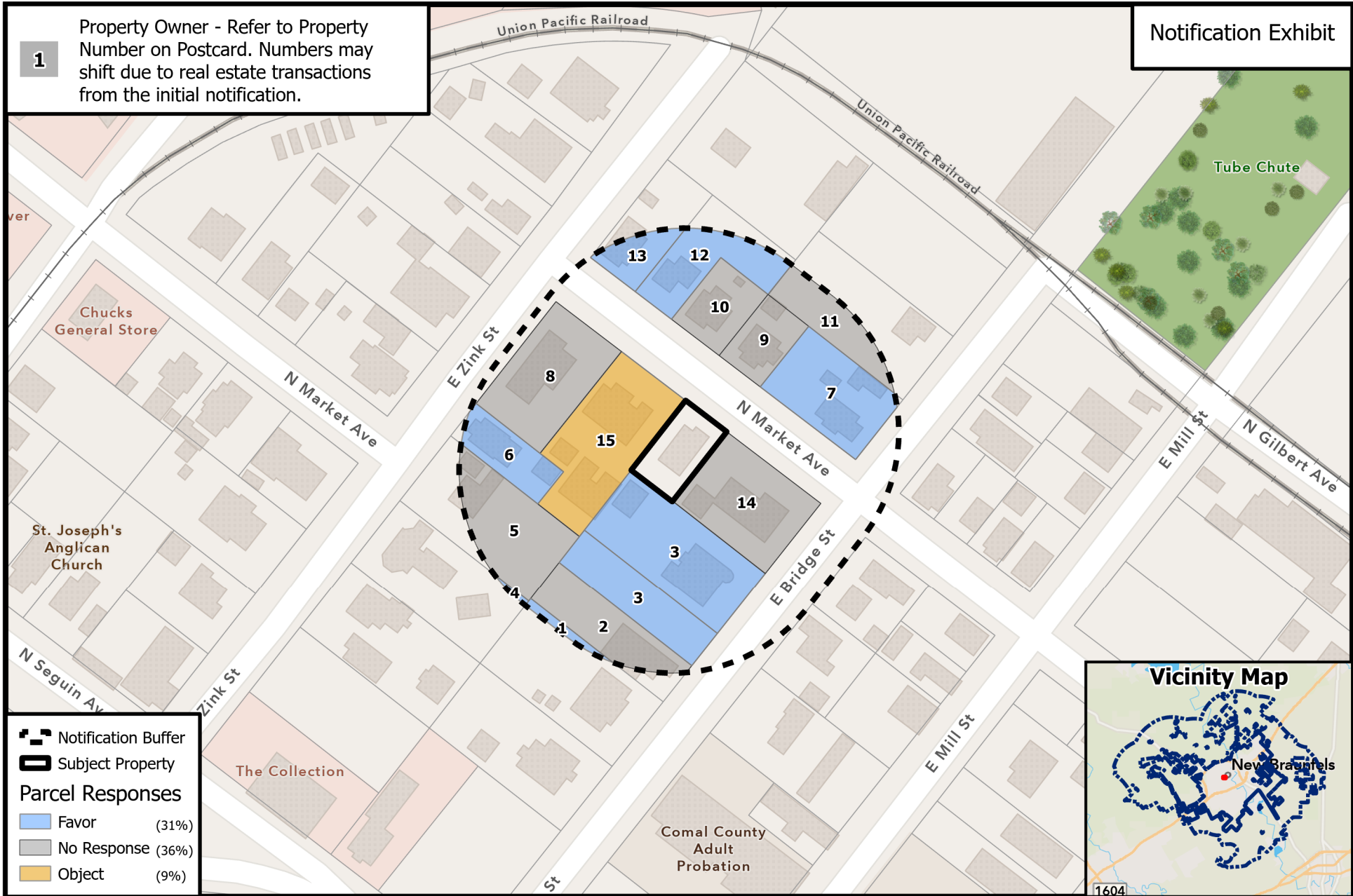
FLOOR PLAN

341 N MARKET





341 N Market Ave



PLANNING COMMISSION – September 3, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Evelyn Orr Westfahl

Owner: June Orr

Address/Location: 341 N MARKET AVE

SUP25-233

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|-------------------------------|--------------------------------------|
| 1. ANZ DONALD E & CHERYL P | 9. RIZZATTO JAMES |
| 2. JJSM REEVES PROPERTIES LLC | 10. MORALES ELEANOR A |
| 3. SAEGERT JOEL & MERRY | 11. CARRASCO GUADALUPE ET AL |
| 4. ALEXANDER TED W | 12. CAMPOS ATANACIO |
| 5. GOLEMON WILLIAM & KRISTIN | 13. KOBESKI LEONARD J JR & FRANCES K |
| 6. GOODWIN MORGAN & WADE | 14. CASTEEL PARTNERS LTD |
| 7. LEATHERWOOD PAUL W | 15. Property Owner # 15 |
| 8. BUNNY & EDS ZINK HAUS LLC | |

SEE MAP

ALEXANDER TED W

614 S BUSINESS IH 35 STE C # 18

NEW BRAUNFELS TX 78130

Property #: 4

SUP25-233

Case Manager: AM

COMMENTS

FAVOR



OPPOSE



2025 JUN 10 PM 2:50X
CLERK DISTRICT
CLERK DISTRICT
CLERK DISTRICT

KOBESKI LEONARD J JR & FRANCES K

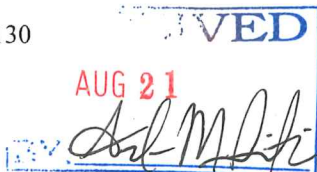
394 N MARKET

NEW BRAUNFELS TX 78130

Property #: 13

SUP25-233

Case Manager: AM



FAVOR ☒

OPPOSE ☐

COMMENTS

Please keep it
maintained with
a reputable mgt
company. (Wish
more permanent
residents though!)

GOODWIN MORGAN & WADE

230 E ZINK ST

NEW BRAUNFELS TX 78130

Property #: 6

SUP25-233

Case Manager: AM

COMMENTS



FAVOR ☒

OPPOSE ☐

SAEGERT JOEL & MERRY
257 E BRIDGE ST
NEW BRAUNFELS TX 78130
Property #: 3
SUP25-233
Case Manager: AM

COMMENTS

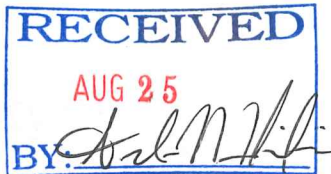
FAVOR ☒
OPPOSE ☐



LEATHERWOOD PAUL W
307 E BRIDGE ST
NEW BRAUNFELS TX 78130
Property #: 7
SUP25-233
Case Manager: AM

FAVOR ☒
OPPOSE ☐

COMMENTS



ANZ DONALD E & CHERYL P
187 E BRIDGE ST
NEW BRAUNFELS TX 78130
Property #: 1
SUP25-233
Case Manager: AM

FAVOR ☒
OPPOSE ☐

COMMENTS



CAMPOS ATANACIO

PO BOX 310859

NEW BRAUNFELS TX 78131

Property #: 12

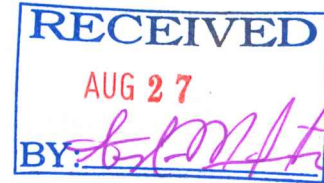
SUP25-233

Case Manager: AM

FAVOR ☒

OPPOSE ☐

COMMENTS



From: [Planning Division](#)
To: [Amanda Mushinski](#)
Subject: FW: SUP25-233 Community Input
Date: Monday, August 11, 2025 10:32:00 AM

From:
Sent: Friday, August 8, 2025 3:36 PM
To: Planning Division <Planning@newbraunfels.gov>
Subject: SUP25-233 Community Input

Property # 15

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to express my opposition to the proposed zoning overlay change for Case SUP25-233, which pertains to the short term rental (STR) request for the property at 341 N Market Ave. My understanding has always been that since 2011, only multi-unit condos in the historic areas of New Braunfels are permissible as STRs. The property in question is a single-family home and has been vacant until recently.

As owners of two properties on N Market St. (365 and 367), my family and I are particularly concerned about the implications of this change, especially given the proposed redevelopment of the ADM property. We strongly believe that the city should adhere to its established policies and guidelines in this matter.

We kindly request that our names not be shared but that our concerns and opposition be duly noted.

Draft Minutes for the September 3, 2025, Planning Commission Regular Meeting

- A) SUP25-233 Public hearing and recommendation to City Council to rezone approximately 0.2 acres out of City Block 2013, part of Lots 234 and 235, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 341 North Market Avenue. (Applicant: Evelyn Orr Westfahl; Owner: June Orr; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A)**

Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

There were no questions for staff.

Chair Sonier invited the applicant to speak on the item.

The applicant was not in attendance.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

No individuals spoke on the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion.

Motion by Commissioner Nolte, seconded by Commissioner Schaeffer, to recommend approval of the item to City Council. Motion carried (8-0-0).

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.2 ACRES, BEING OUT OF CITY BLOCK 2013, PART OF LOTS 234 AND 235, CURRENTLY ADDRESSED AT 341 NORTH MARKET AVENUE, FROM C-2 (GENERAL BUSINESS DISTRICT) TO C-2 SUP (GENERAL BUSINESS DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW SHORT TERM RENTAL OF A RESIDENCE); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, in keeping with the spirit and objectives of a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for short term rental use; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

WHEREAS, the requested rezoning is in accordance with the City's Strategic Plan; and

WHEREAS, the City Council desires to grant a Special Use Permit at 341 North Market Avenue, to allow short term rental of a residence in the C-2 (General Business District); **now, therefore;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by adding the following tract of land as a "Special Use Permit" for the uses and conditions herein described:

Being out of City Block 2013, part of Lots 234 and 235, being as described on Exhibit "A" and depicted on Exhibit "B" attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan Exhibit "C" and floor plan Exhibit "D". Any significant changes to the site plan will require a revision to the SUP.

SECTION 3

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 4

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 5

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 22nd day of September 2025.

PASSED AND APPROVED: Second reading this 13th day of October 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Doc# 28848688427 Doc# 200506046100

EXHIBIT "A"

Being a 0.142 acre tract of land situated within the corporate limits of the City of New Braunfels, Comal County, Texas, being part of Lots 234 and 235, New City Block 2013, and also being the same tract of land, called a 101.7' x 60' tract of land described in Doc# 9906004651, Exhibit "A", of the Official Public Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of S 38° 42' 00" W between iron pins found along the Southeasterly line of the above referenced tract recorded in Doc# 9906004651 and all bearings and distances referred to in this description as record calls are taken from said Doc# 9906004651, said 0.142 acre tract of land being more particularly described as follows:

BEGINNING: At a 1/4" iron pin found in the Southwesterly line of N. Market Avenue, for the East corner of Lot 242, New City Block 2013, the North corner of said Lot 235, for the North corner and Point of Beginning of this tract;

THENCE: Along the Southwesterly line of said N. Market Avenue, S 51° 57' 19" E 60.11 feet (record call: S 52° 00' E - 60.0 feet) to a 1/4" iron pin found in same, said point being in the Northeasterly line of said Lot 235, for the East corner of this tract;

THENCE: Severing said Lot 235, S 38° 42' 00" W 102.84 feet (record call: 101.70 feet) to a 1/4" iron pin found for an interior corner of the Save and Except portion of a Deed recorded in Volume 240, Page 138 of the Deed Records of Comal County, Texas, for the South corner of this tract;

THENCE: Along the Southwesterly line of the Save and Except portion of said Deed recorded in Volume 240, Page 138, N 51° 56' 16" W 60.11 feet (record call: N 52° 00' W - 60.0 feet) to a 1/4" iron pin found for a corner of said Save and Except portion of said Deed recorded in Volume 240, Page 138, said point being in the Southeasterly line of Lot 243, New City Block 2013, for the East corner of this tract;

THENCE: Partially along the Southeasterly line of said Lot 243, the Southeasterly line of Lot 242, the Northwesterly line of the above referenced tract recorded in Doc# 9906004651, N 38° 42' 00" E 102.82 feet (record call: 101.70 feet) to the Point of Beginning and containing 0.142 acres of land, more or less.

Doc# 28848688427
Pages 3
12/06/2005 11:57:12 PM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER

Doc# 28848688427

Doc# 200506046100
Pages 3
12/06/2005 1:46PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$24.00



Joy Streater

Doc# 200506046100

Exhibit "B"

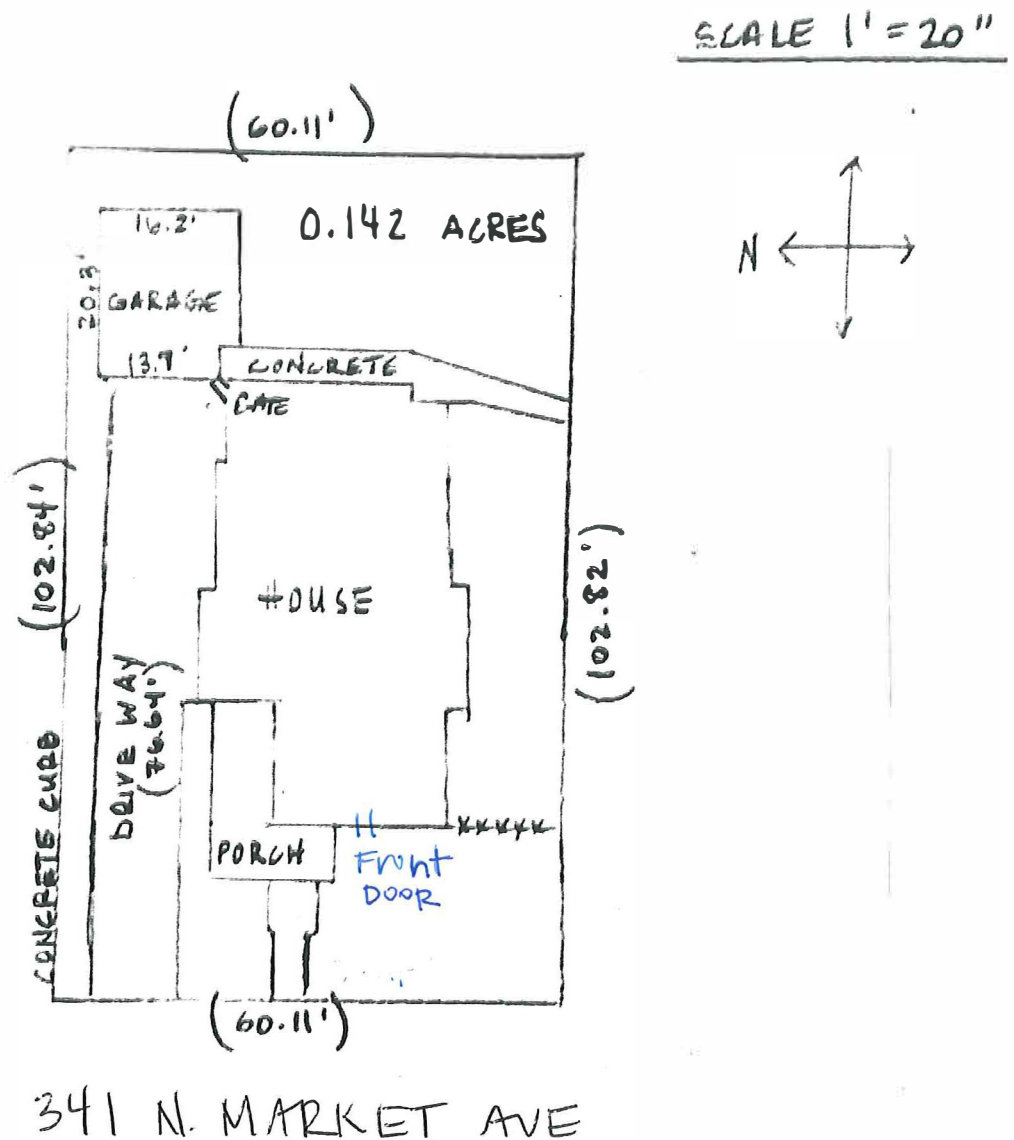
Location Map



Exhibit "C"

Site Plan

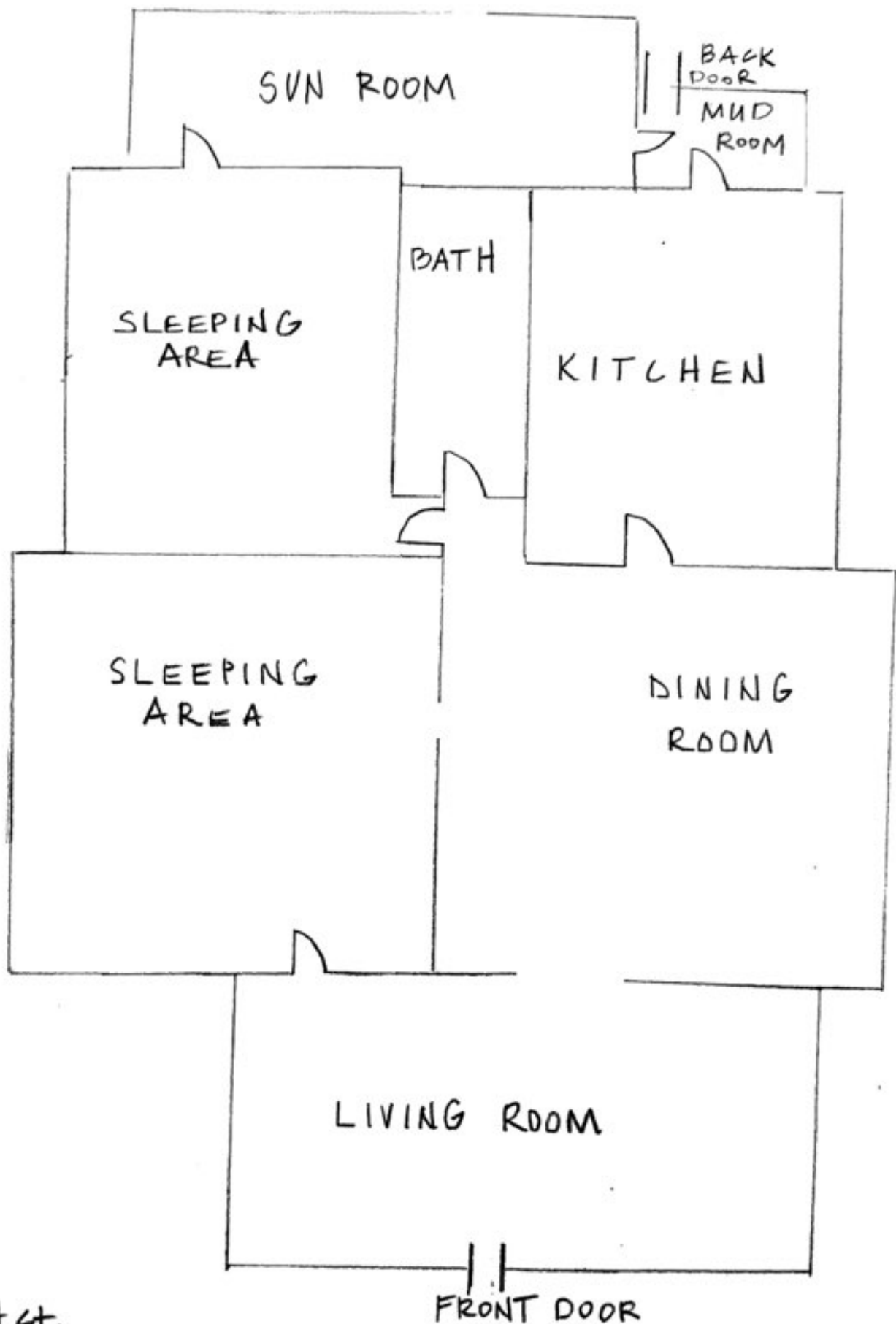
I, June Orr, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at this time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.



FLOOR PLAN

341 N MARKET

Exhibit "D"



9/22/2025

Agenda Item No. D)

PRESENTER:

Jordan Matney, Deputy City Manager

SUBJECT:

Discuss and consider the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Chapter 86, Article IV, Section 86-94 by adopting updated admission fees at the New Braunfels Landa Park Aquatic Center and adding all related fees to Appendix D, updating and codifying fees related to Camp Minnehaha and Fischer Park in Appendix D, and amending ordinance 2020-82 to update the scope of fees related to Das Rec and adding that language to Appendix D.

DEPARTMENT: Parks and Recreation**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

The City of New Braunfels Parks and Recreation Department operates a variety of programs and facilities that enhance the community's quality of life, including Camp Minnehaha, the Landa Park Aquatic Center (LPAC), and Das Rec.

Camp Minnehaha and Fischer Park Nature Camp are full-day summer programs for children ages 5-12, offering a wide range of daily activities such as arts and crafts, sports and games, and more. The demand for these programs is at capacity, usually selling out within minutes of registration opening for the summer. In comparison to other similar programs, the current fee is well below industry standards. To more closely align to the industry standard and achieve the same level of cost recovery for these programs, it is recommended to increase the weekly registration fee incrementally over the next three years. That information is detailed later within this report.

LPAC provides recreational and lap swimming opportunities for residents and visitors of all ages and serves as a vital part of the city's recreational offerings. As the detail later in the report shows, there are currently 10 different categories for daily admission. It is suggested that these tiers be consolidated down to one simple weekday and weekend admission fee. The only exception would be to still offer a discount for military personnel. This consolidation of fees will result in quicker admission and simplified signage upon entering the facility.

Das Rec is the city-managed gym and recreational facility that fosters community well-being through various fitness programs and events. When the City implemented a credit card convenience fee in 2020, Das Rec memberships were exempted from the fee. However, this has created several operational inefficiencies, such as having to operate two separate terminals, given that all other Das Rec programming and rental fees are not exempt from the fee. In addition, the Das Rec operating budget is now absorbing approximately \$90,000 in merchant service fees as a result of the exemption. It is recommended to remove that exemption. It should be noted that members will have the option to utilize ACH for their membership fees, avoiding the convenience fee altogether.

The Resident rate for a family season pass at LPAC included a typo when this item was first presented on

8/25/25. The total has been corrected for the second reading. Please note that this fee is not being proposed to be changed; it is simply being consolidated to appendix D.

The additional fees referenced in this agenda report do not represent changes, simply consolidating the information to appendix D for consistency.

The proposed fee modifications are as follows:

APPENDIX D FEE SCHEDULE

Sec. A. Schedule of Fees.

The following scheduled fees shall be paid by patrons of the Landa Park swimming pools within the city. For the purposes of this section, the term "resident" applies to persons who reside within the city limits, and the term "nonresident" refers to all other persons. The terms "resident" and "nonresident" only apply to the schedule of fees for season swim passes. The term "military" applies to military personnel and veterans.

LPAC Fees		
Daily Admission Passes		
Fee Name	Current Fee	Proposed Fee
Monday - Friday		
Children, ages 3 to 12, each	\$5	N/A
Adults, ages 13 to 59, each	\$6	N/A
Senior Citizens, ages 60 and over, each	\$5	N/A
Spectators, each	\$2	N/A
Military, each	\$5	N/A
Monday - Friday Day Pass	N/A	\$6
Saturday - Sunday and Holidays		
Children, ages 3 to 12, each	\$7	N/A
Adults, ages 13 to 59, each	\$8	N/A
Senior Citizens, ages 60 and over, each	\$7	N/A
Spectators, each	\$4	N/A
Military, each	\$7	N/A
Saturday - Sunday Day Pass	N/A	\$8

[Active and retired military members receive a \\$1 discount on admission fees.](#)

<u>Resident Season Passes</u>	
<u>Children ages 3-12</u> <u>Senior Citizens 60+</u>	<u>\$36</u>
<u>Adults ages 13-59</u>	<u>\$66</u>
<u>Family Season Pass (max of 4)</u>	<u>\$126</u>
<u>Extra Family Member on Season Pass</u>	<u>\$20 each</u>
<u>Non-Resident Season Passes</u>	
<u>Children ages 3-12</u> <u>Senior Citizens 60+</u>	<u>\$47</u>
<u>Adults ages 13-59</u>	<u>\$89</u>
<u>Family Season Pass (max of 4)</u>	<u>\$164</u>
<u>Extra Family Member on Season Pass</u>	<u>\$20 each</u>
<u>Rentals</u>	
<u>Tube Rental (Daily rate per Tube)</u>	<u>\$5-\$15</u>
<u>Security Deposits for Rentals (Refundable)</u>	<u>\$10-\$15</u>
<u>Lockers</u>	<u>\$0.25-\$1.25</u>

<u>Resident Swim Team Passes</u>	
<u>Swim Team Pass</u>	<u>\$20 each</u>
<u>Child Swim Team Upgrade (17 and under)</u>	<u>\$30 each</u>
<u>Adult Swim Team Upgrade (18-59)</u>	<u>\$54 each</u>
<u>Senior Swim Team Upgrade (60+)</u>	<u>\$30 each</u>
<u>Non-Resident Swim Team Passes</u>	
<u>Swim Team Pass</u>	<u>\$27 each</u>
<u>Child Swim Team Upgrade (17 and under)</u>	<u>\$39 each</u>
<u>Adult Swim Team Upgrade (18-59)</u>	<u>\$70 each</u>
<u>Senior Swim Team Upgrade (60+)</u>	<u>\$39 each</u>

A swim team upgrade allows a swim team member to use the swim team pass for entry into the Landa Park Aquatic Complex the same as a season swim pass.

- (a) All swimming pool fees shall be payable in advance before service or ticket is rendered.
- (b) Season swimming passes will entitle the bearer only to the right to swim during regularly scheduled pool hours during the operating season in the same year the pass was purchased.
- (c) Daily swimming tickets will be valid only on the day the bearer purchased such ticket.
- (d) All holders of a resident season swimming ticket shall be entitled to entry into the Prince Solms Park tube chute at no additional charge during the term of the season swim pass. This privilege does not extend to holders of nonresident season swimming tickets.

(Code 1961, § 14A-12; Ord. No. 95-44, § I, 11-27-95; Ord. No. 99-4, § I, 1-11-99; Ord. No. 2003-51, § I(7.), 8-11-03; Ord. No. 2004-48, § I, 6-28-04; Ord. No. 2013-63, § II, 10-28-13; Ord. No. 2018-16, § 1, 2-26-18; Ord. No. 2019-79, § 2, 11-11-19; Ord. No. 2022-21, § 2, 4-25-22)

APPENDIX D FEE SCHEDULE

Sec. A. Schedule of Fees.

Miscellaneous		
Fee Name	Current Fee	Proposed Fee
Camp Fees for Minnehaha and Fischer Nature Camp Resident Effective January 1, 2026	\$135	\$149
Camp Fees for Minnehaha and Fischer Nature Camp Non-Resident Effective January 1, 2026	\$185	\$204
Camp Fees for Minnehaha and Fischer Nature Camp Resident Effective January 1, 2027	\$135	\$163
Camp Fees for Minnehaha and Fischer Nature Camp Non-Resident Effective January 1, 2027	\$185	\$224
Camp Fees for Minnehaha and Fischer Nature Camp Resident Effective January 1, 2028	\$135	\$180
Camp Fees for Minnehaha and Fischer Nature Camp Non-Resident Effective January 1, 2028	\$185	\$246

APPENDIX D FEE SCHEDULE

Sec. A. Schedule of Fees.

Miscellaneous		
Fee Name	Current Fee	Proposed Fee
Das Rec Credit/Debit Card Fee	N/A	2.75%

ISSUE:

Update of Camp Minnehaha and Fischer Park Nature Camp fee schedule, admission fees to Landa Park Aquatic Center, and Das Rec credit card processing fees, and move all related fees to Appendix D.

STRATEGIC PLAN REFERENCE:

Strategic Priority: Organizational Excellence

Objective: Considering statutory and market-based factors, continue to diversify revenue streams to support the long-term fiscal sustainability of the organization.

FISCAL IMPACT:

Any projected revenue related to these fee modifications will be incorporated into future budgets starting in FY 2027.

RECOMMENDATION:

Staff recommends approval of this ordinance change.

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING CHAPTER 86, ORDINANCE 2020-82 AND APPENDIX D "FEE SCHEDULE" OF THE NEW BRAUNFELS CODE OF ORDINANCES; RATIFYING AND ADDING FEES TO APPENDIX D; PROVIDING FOR SEVERABILITY, SAVINGS CLAUSE; REPEALER CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the levels of service demand for ambulance services have resulted in an increase in costs for equipment and personnel; and

WHEREAS, the fees assessed for ambulance services were last updated in 2023; and

WHEREAS, the proposed fee modifications would more closely align with comparable operations; and

WHEREAS, the City Council of the City of New Braunfels desires to adopt the updates to Appendix D, Fee Schedule, of the City of New Braunfels Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT the findings and recitations set out in the preamble to this Ordinance are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2

THAT Chapter 86 of the Code of Ordinances is amended with additions indicated with underlined font and deletions indicated with strikethrough font as follows:

~~Sec. 86-94. Landa Park swimming pool fees.~~

~~(a) — The following scheduled fees shall be paid by patrons of the Landa Park swimming pools within the city. For the purposes of this section, the term "resident" applies to persons who reside within the city limits, and the term "nonresident" refers to all other persons. The terms "resident" and "nonresident" only apply to the schedule of fees for season swim passes. The term "military" applies to military personnel and veterans.~~

~~(1) — Daily swimming tickets (Monday — Friday), one day only:~~

~~a. — Children, ages 3 to 12, each \$5.00~~

- b. ~~Adults, ages 13 to 59, each 6.00~~
 - c. ~~Senior citizens, ages 60 and over, each 5.00~~
 - d. ~~Spectators, each 2.00~~
 - e. ~~Military, each 5.00~~
- (2) ~~Daily swimming tickets (Saturday—Sunday and holidays), one day only:~~
- a. ~~Children, ages 3 to 12, each \$7.00~~
 - b. ~~Adults, ages 13 to 59, each 8.00~~
 - c. ~~Senior citizens, ages 60 and over, each 7.00~~
 - d. ~~Spectators, each 4.00~~
 - e. ~~Military, each 7.00~~
- (3) ~~Resident season swimming passes:~~
- a. ~~Children, ages 3 to 12, each \$36.00~~
 - b. ~~Adults, ages 13 to 59, each 66.00~~
 - c. ~~Senior citizens, ages 60 and over, each 36.00~~
 - d. ~~Family season swim pass, each 126.00~~
- ~~A family season swim pass includes a maximum of four family members, at least one of which shall be the parent or legal guardian of any children on the pass. Family members are defined as children under the age of 18 and their father, mother or legal guardian. Additional children may be added to the pass for \$20.00 each.~~
- (4) ~~Non-resident season swimming passes:~~
- a. ~~Children, ages three to 12, each \$47.00~~
 - b. ~~Adults, ages 13 to 59, each 89.00~~
 - c. ~~Senior citizens, ages 60 and over, each 47.00~~
 - d. ~~Family season swim pass, each 164.00~~
- (5) ~~Inner tube rental:~~
- a. ~~Tube rental, per day, per tube \$5.00
..... to 15.00~~
 - b. ~~Security rental deposit (refundable) 10.00
..... to 15.00~~
- (6) ~~Locker \$0.25—1.25~~
- (7) ~~Resident swim team passes:~~
- a. ~~Swim team pass each \$20.00~~
 - b. ~~Adult swim team upgrade, ages 18 to 59, each 54.00~~
 - c. ~~Child swim team upgrade, ages 17 and under, each 30.00~~
 - d. ~~Senior swim team upgrade, ages 60 and over, each 30.00~~
- (8) ~~Non-resident swim team passes:~~
- a. ~~Swim team pass each \$27.00~~
 - b. ~~Adult swim team upgrade, ages 18 to 59, each 70.00~~
 - c. ~~Child swim team upgrade, ages 17 and under, each 39.00~~
 - e. ~~Senior swim team upgrade, ages 60 and over, each 39.00~~

~~A swim team upgrade allows a swim team member to use the swim team pass for entry in to the Landa Park Aquatic Complex the same as a season swim pass.~~

- ~~(b) All swimming pool fees shall be payable in advance before service or ticket is rendered.~~
- ~~(c) Season swimming passes will entitle the bearer only to the right to swim during regularly scheduled pool hours during the operating season in the same year the pass was purchased.~~
- ~~(d) Daily swimming tickets will be valid only on the day the bearer purchased such ticket.~~
- ~~(e) All holders of a resident season swimming ticket shall be entitled to entry into the Prince Solms Park tube chute at no additional charge during the term of the season swim pass. This privilege does not extend to holders of nonresident season swimming tickets.~~

~~(Code 1961, § 14A-12; Ord. No. 95-44, § I, 11-27-95; Ord. No. 99-4, § I, 1-11-99; Ord. No. 2003-51, § I(7.), 8-11-03; Ord. No. 2004-48, § I, 6-28-04; Ord. No. 2013-63, § II, 10-28-13; Ord. No. 2018-16, § 1, 2-26-18; Ord. No. 2019-79, § 2, 11-11-19; Ord. No. 2022-21, § 2, 4-25-22)~~

SECTION 3

THAT Ordinance 2020-82 of the Code of Ordinances is amended with additions indicated with underlined font and deletions indicated with strikethrough font as follows:

“Effective May 1, 2021, a per transaction fee shall be added to all payments made to the City using a credit card. The exceptions to this will be Airport, Solid Waste, Civic/Convention Center, Golf Course, Library, ~~Das Rec-memberships~~, as well as any remittance of a regulatory fee imposed by the City and collected by a third party. The amount of the fee shall be at the average annual fee charged to the City, to be reevaluated and adjusted as needed.”

SECTION 4

THAT Appendix D, Fee Schedule, of the City of New Braunfels Code of Ordinances, is hereby amended with additions indicated with underlined font and deletions indicated with strikethrough font as follows:

- (a) The following scheduled fees shall be paid by patrons of the Landa Park swimming pools within the city. For the purposes of this section, the term "resident" applies to persons who reside within the city limits, and the term "nonresident" refers to all other persons. The terms "resident" and "nonresident" only apply to the schedule of fees for season swim passes. The term "military" applies to military personnel and veterans.

LPAC Fees		
Daily Admission Passes		
Fee Name	Current Fee	Proposed Fee
Monday - Friday		
Children, ages 3 to 12, each	\$5	N/A
Adults, ages 13 to 59, each	\$6	N/A
Senior Citizens, ages 60 and over, each	\$5	N/A
Spectators, each	\$2	N/A
Military, each	\$5	N/A
Monday - Friday Day Pass	N/A	\$6
Saturday - Sunday and Holidays		
Children, ages 3 to 12, each	\$7	N/A
Adults, ages 13 to 59, each	\$8	N/A
Senior Citizens, ages 60 and over, each	\$7	N/A
Spectators, each	\$4	N/A
Military, each	\$7	N/A
Saturday - Sunday Day Pass	N/A	\$8

Active and retired military members receive a \$1 discount on admission fees.

<u>Resident Season Passes</u>	
<u>Children ages 3-12</u> <u>Senior Citizens 60+</u>	<u>\$36</u>
<u>Adults ages 13-59</u>	<u>\$66</u>
<u>Family Season Pass (max of 4)</u>	<u>\$126</u>
<u>Extra Family Member on Season Pass</u>	<u>\$20 each</u>
<u>Non-Resident Season Passes</u>	
<u>Children ages 3-12</u> <u>Senior Citizens 60+</u>	<u>\$47</u>
<u>Adults ages 13-59</u>	<u>\$89</u>
<u>Family Season Pass (max of 4)</u>	<u>\$164</u>
<u>Extra Family Member on Season Pass</u>	<u>\$20 each</u>
<u>Rentals</u>	
<u>Tube Rental (Daily rate per Tube)</u>	<u>\$5-\$15</u>
<u>Security Deposits for Rentals (Refundable)</u>	<u>\$10-\$15</u>
<u>Lockers</u>	<u>\$0.25-\$1.25</u>

<u>Resident Swim Team Passes</u>	
<u>Swim Team Pass</u>	<u>\$20 each</u>
<u>Child Swim Team Upgrade (17 and under)</u>	<u>\$30 each</u>
<u>Adult Swim Team Upgrade (18-59)</u>	<u>\$54 each</u>
<u>Senior Swim Team Upgrade (60+)</u>	<u>\$30 each</u>
<u>Non-Resident Swim Team Passes</u>	
<u>Swim Team Pass</u>	<u>\$27 each</u>
<u>Child Swim Team Upgrade (17 and under)</u>	<u>\$39 each</u>
<u>Adult Swim Team Upgrade (18-59)</u>	<u>\$70 each</u>
<u>Senior Swim Team Upgrade (60+)</u>	<u>\$39 each</u>

A swim team upgrade allows a swim team member to use the swim team pass for entry into the Landa Park Aquatic Complex the same as a season swim pass.

(a) All swimming pool fees shall be payable in advance before service or ticket is rendered.

(b) Season swimming passes will entitle the bearer only to the right to swim during regularly scheduled pool hours during the operating season in the same year the pass was purchased.

(c) Daily swimming tickets will be valid only on the day the bearer purchased such ticket.

(d) All holders of a resident season swimming ticket shall be entitled to entry into the Prince Solms Park tube chute at no additional charge during the term of the season swim pass. This privilege does not extend to holders of nonresident season swimming tickets.

(Code 1961, § 14A-12; Ord. No. 95-44, § I, 11-27-95; Ord. No. 99-4, § I, 1-11-99; Ord. No. 2003-51, § I(7.), 8-11-03; Ord. No. 2004-48, § I, 6-28-04; Ord. No. 2013-63, § II, 10-28-13; Ord. No. 2018-16, § 1, 2-26-18; Ord. No. 2019-79, § 2, 11-11-19; Ord. No. 2022-21, § 2, 4-25-22)

APPENDIX D FEE SCHEDULE

Sec. A. Schedule of Fees.

Miscellaneous		
Fee Name	Current Fee	Proposed Fee
Camp Fees for Minnehaha and Fischer Nature Camp Resident effective January 1, 2026	\$135	\$149
Camp Fees for Minnehaha and Fischer Nature Camp Non-Resident effective January 1, 2026	\$185	\$204
Camp Fees for Minnehaha and Fischer Nature Camp Resident effective January 1, 2027	\$135	\$163
Camp Fees for Minnehaha and Fischer Nature Camp Non-Resident effective January 1, 2027	\$185	\$224
Camp Fees for Minnehaha and Fischer Nature Camp Resident effective January 1, 2028	\$135	\$180
Camp Fees for Minnehaha and Fischer Nature Camp Non-Resident effective January 1, 2028	\$185	\$246

APPENDIX D FEE SCHEDULE

Sec. A. Schedule of Fees.

Miscellaneous		
Fee Name	Current Fee	Proposed Fee
Das Rec Credit/Debit Card Fee	N/A	2.75%

SECTION 5.

THAT all provisions hereof are hereby declared to be severable and if any provisions hereof are declared to be invalid or unconstitutional, such shall not invalidate or affect the remaining provisions hereof which will be and remain in full force and effect.

SECTION 6.

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

SECTION 7.

This Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office.

PASSED AND APPROVED: First reading this the _____ day of August, 2025.

PASSED AND APPROVED: Second reading this the _____ day of September, 2025.

CITY OF NEW BRAUNFELS, TEXAS

NEAL LINNARTZ, MAYOR

ATTEST:

GAYLE WILKINSON, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, CITY ATTORNEY

9/22/2025

Agenda Item No. E)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Discuss and consider approval of a resolution for nomination(s) to the Guadalupe County Appraisal District Board of Directors for a four (4) year term ending 2029.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

- The chief appraiser delivers notice of election and voting entitlement to the taxing units.
- Each taxing unit may nominate by resolution one candidate for each directorship to be filled (2 directorships are to be filled). The Tax Assessor-Collector (TAC) is no longer required to participate in the appointment election with the passage of SB2. County TA Cs now serve as an ex officio voting director on appraisal district's board of directors. Nominations by way of resolution must be submitted to the chief appraiser no later than October 15, 2025.
- The chief appraiser will then prepare and deliver a ballot of all nominees to each taxing unit before October 30, 2025.
- The governing body of each taxing unit must determine their vote by resolution and submit it to the chief appraiser before December 15, 2025.
- The chief appraiser will tabulate the votes, declare the winners, and submit the results to the governing body of each taxing unit before December 31, 2025.

The following individuals are the current members of the board: Daryl John (ex-officio), Joshua A. Bright, Jim Lievens, Ernesto Rodriguez, Leticia Sever, and Pete Silvius. The following directors terms are expiring:

- **Leticia Sever**
- **Pete Silvius**

This opportunity is provided to the representatives of the taxing units eligible to participate in the nomination and voting process. The nominee qualifications and application are provided as an attachment should the city decide to provide additional nominees. The City of New Braunfels is not required to provide additional applicants.

ISSUE:

Pursuant to Senate Bill 2 (88th Legislative Session), effective July 1, 2024

City Council must, by resolution, indicate which individuals are to be nominated to the board *and* what term they are nominated for. The official letter from the Guadalupe Appraisal District is included in the agenda item

for reference.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☐ Community Well-Being ☒ N/A

FISCAL IMPACT:

None.

RECOMMENDATION:

City Council to provide nominations to the Guadalupe Appraisal District Board of Directors.

GUADALUPE APPRAISAL DISTRICT

Main Office

3000 N. Austin St.
Seguin, Texas 78155
(830) 303-3313
(830) 372-2874 (Fax)
cstiers@guadalupead.org



Schertz Substation

1052 FM 78, Ste. 103
Schertz, Texas 78154
(830) 303-3313 Option 0
(877) 254-0888 (Fax)

September 2, 2025

City of New Braunfels

Attn: Robert Camareno, City Manager and City Council

550 Landa St.

New Braunfels, Texas 78130

Dear City Manager Camareno and City Council,

Pursuant to Senate Bill 2 (88th Legislative Session), effective July 1, 2024, appraisal districts in counties with populations over 75,000 are governed by a nine-member board: five (5) directors appointed by taxing units, three (3) elected directors, and the county assessor-collector serving ex-officio. For the upcoming appointment cycle, two (2) of the five (5) appointed directorships are to be filled, with each appointee serving a four (4) year term commencing January 1, 2025. This notice is provided to the representatives of the taxing units eligible to participate in the nomination and voting process. Following is a brief timeline of this process:

- The chief appraiser delivers notice of election and voting entitlement to the taxing units.
- Each taxing unit may **nominate by resolution** one candidate for each directorship to be filled (2 directorships are to be filled). The Tax Assessor-Collector (TAC) is no longer required to participate in the appointment election with the passage of SB2. County TACs now serve as an ex officio voting director on appraisal district's board of directors. Nominations by way of resolution **must be submitted** to the chief appraiser no later than **October 15, 2025**.
- The chief appraiser will then prepare and deliver a ballot of all nominees to each taxing unit before **October 30, 2025**.
- The governing body of each taxing unit must determine their vote by resolution and submit it to the chief appraiser before **December 15, 2025**.
- The chief appraiser will tabulate the votes, declare the winners, and submit the results to the governing body of each taxing unit before **December 31, 2025**.

Nominee Qualifications

Under Section 6.03(d) of the Texas Tax Code, individuals are eligible to serve on the Guadalupe Appraisal District Board of Directors only if they are residents of the district and have resided within it for at least two years prior to taking office; Section 6.035 further disqualifies any individual who owns property with delinquent taxes owed for more than 60 days, unless those taxes are subject to a lawful installment agreement or deferral, with additional restrictions set out in Section 56.035. Beginning with terms starting January 1, 2026, HB 148 also requires all nominees to sign a written acknowledgment affirming their understanding of the statutory duties of service before being considered for appointment or candidacy, and mandates successful completion of annual training covering governance, ethics, budgeting, procurement, conflicts of interest, and other statutory responsibilities. Each nominee **must complete and return** the enclosed Candidate Qualifications and Acknowledgment Statement to the Guadalupe Appraisal District as part of the formal nomination process.

Voting Allocation

Enclosed, you will find a summary of the voting entitlement of the taxing units participating in the nomination and election for the Guadalupe Appraisal District Board of Directors. City of New Braunfels will have **132 votes** to cast in this election process. Votes may be allocated to one nominee or votes may be distributed to more than one nominee. The nominees who receive the largest cumulative vote total are declared the directors who will begin serving a four-year term on January 1, 2026.

Should you have any questions regarding this process, do not hesitate to contact Cherie Stiers in our office.

Sincerely,

Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser

**GUADALUPE APPRAISAL DISTRICT BOARD of DIRECTORS (APPOINTMENT) ELECTION
ENTITY VOTING ENTITLEMENTS**

as of 8/27/2025

CAD	Taxing Unit ID	Taxing Unit Name	2025 Entity Levy	2025 Total Levy	Portion of Levy (%)	Total Number of Votes	Entity Votes ¹
094-Guadalupe	094-000-00	Guadalupe County	\$75,906,881 ÷	\$363,337,266 =	0.208916 x	5,000	1,045
094-Guadalupe	094-902-02	Schertz-Cibolo UC ISD	\$69,017,717 ÷	\$363,337,266 =	0.189955 x	5,000	950
094-Guadalupe	094-901-02	Seguin ISD	\$57,702,685 ÷	\$363,337,266 =	0.158813 x	5,000	794
094-Guadalupe	094-103-03	City of Seguin	\$23,569,335 ÷	\$363,337,266 =	0.064869 x	5,000	324
094-Guadalupe	094-903-02	Navarro ISD	\$22,809,859 ÷	\$363,337,266 =	0.062779 x	5,000	314
094-Guadalupe	094-904-02	Marion ISD	\$20,569,400 ÷	\$363,337,266 =	0.056612 x	5,000	283
094-Guadalupe	046-901-02	New Braunfels ISD	\$18,774,399 ÷	\$363,337,266 =	0.051672 x	5,000	258
094-Guadalupe	094-104-03	City of Cibolo	\$18,639,043 ÷	\$363,337,266 =	0.051300 x	5,000	256
094-Guadalupe	094-102-03	City of Schertz	\$18,545,469 ÷	\$363,337,266 =	0.051042 x	5,000	256
094-Guadalupe	046-902-02	Comal ISD	\$12,216,306 ÷	\$363,337,266 =	0.033622 x	5,000	168
094-Guadalupe	046-101-03	City of New Braunfels	\$9,561,097 ÷	\$363,337,266 =	0.026315 x	5,000	132
094-Guadalupe	105-902-02	San Marcos ISD	\$3,720,184 ÷	\$363,337,266 =	0.010239 x	5,000	51
094-Guadalupe	094-202-19	Lake McQueeney WCID #1	\$2,406,459 ÷	\$363,337,266 =	0.006623 x	5,000	33
094-Guadalupe	094-201-19	Lake Placid WCID #1	\$1,834,498 ÷	\$363,337,266 =	0.005049 x	5,000	25
094-Guadalupe	094-201-04	Lone Oak MUD	\$1,450,186 ÷	\$363,337,266 =	0.003991 x	5,000	20
094-Guadalupe	247-903-02	LaVernia ISD	\$1,389,739 ÷	\$363,337,266 =	0.003825 x	5,000	19
094-Guadalupe	015-120-03	City of Selma	\$1,344,497 ÷	\$363,337,266 =	0.003700 x	5,000	19
094-Guadalupe	028-903-02	Luling ISD	\$1,100,330 ÷	\$363,337,266 =	0.003028 x	5,000	15
094-Guadalupe	046-202-19	Lake Dunlap WCID	\$697,073 ÷	\$363,337,266 =	0.001919 x	5,000	10
094-Guadalupe	094-101-03	City of Marion	\$481,497 ÷	\$363,337,266 =	0.001325 x	5,000	7
094-Guadalupe	028-906-02	Prairie Lea ISD	\$436,470 ÷	\$363,337,266 =	0.001201 x	5,000	6
094-Guadalupe	015-115-03	City of Universal City	\$269,740 ÷	\$363,337,266 =	0.000742 x	5,000	4
094-Guadalupe	094-202-04	Guadalupe County MUD#4	\$156,459 ÷	\$363,337,266 =	0.000431 x	5,000	2
094-Guadalupe	094-106-03	City of Santa Clara	\$130,777 ÷	\$363,337,266 =	0.000360 x	5,000	2
094-Guadalupe	094-203-19	Meadow Lake WCID #1	\$102,709 ÷	\$363,337,266 =	0.000283 x	5,000	1
094-Guadalupe	094-204-04	Guadalupe County MUD06	\$96,617 ÷	\$363,337,266 =	0.000266 x	5,000	1
094-Guadalupe	094-209-04	Guadalupe County MUD #11	\$74,183 ÷	\$363,337,266 =	0.000204 x	5,000	1
094-Guadalupe	089-903-02	Nixon-Smilely ISD	\$72,115 ÷	\$363,337,266 =	0.000198 x	5,000	1
094-Guadalupe	094-211-04	Park Place MUD	\$69,432 ÷	\$363,337,266 =	0.000191 x	5,000	1
094-Guadalupe	094-207-04	Sky Ranch MUD	\$50,365 ÷	\$363,337,266 =	0.000139 x	5,000	1
094-Guadalupe	094-212-04	Steelwood Trail MUD	\$46,446 ÷	\$363,337,266 =	0.000128 x	5,000	1
094-Guadalupe	028-102-03	City of Luling	\$38,906 ÷	\$363,337,266 =	0.000107 x	5,000	1
094-Guadalupe	094-201-09	York Creek Water Dist.	\$36,556 ÷	\$363,337,266 =	0.000101 x	5,000	1
094-Guadalupe	105-103-03	City of San Marcos	\$15,651 ÷	\$363,337,266 =	0.000043 x	5,000	0
094-Guadalupe	094-213-04	Sedona MUD01	\$1,803 ÷	\$363,337,266 =	0.000005 x	5,000	0
094-Guadalupe	094-210-04	Marion Oaks MUD	\$1,515 ÷	\$363,337,266 =	0.000004 x	5,000	0
094-Guadalupe	094-214-04	Sedona MUD02	\$669 ÷	\$363,337,266 =	0.000002 x	5,000	0
094-Guadalupe	094-205-04	Guadalupe County MUD10	\$203 ÷	\$363,337,266 =	0.000001 x	5,000	0
Total Votes							5,000

Source: 2025 Adjusted Certified Roll, as of Supplement 1.

Section 6.03 Board of Directors¹

(d) The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. A taxing unit participating in two or more districts is entitled to vote in each district in which it participates, but only the taxes imposed in a district are used to calculate voting entitlement in that district.

Guadalupe Appraisal District Board of Directors – Statement of Qualifications & Acknowledgment

Section One: Candidate Eligibility Requirements

Pursuant to Chapter 6 of the Texas Tax Code, as amended by SB 2 (88th Legislature) and HB 148 (89th Legislature):

1. Residency Requirement

- A nominee must be a resident of the Guadalupe Appraisal District and must have resided within the district for at least two (2) years immediately preceding the date of taking office.

2. Tax Payment Requirement

- A nominee is ineligible if they own property on which delinquent property taxes have been owed for more than 60 days, unless the taxes are subject to a lawful installment agreement or deferral.

3. Conflict of Interest / Ineligible Employment

- A nominee may not be an employee of a taxing unit participating in the district unless they are also an elected official of such taxing unit.
- A nominee may not have engaged in the business of appraising property for compensation or representing property owners for compensation in appraisal district proceedings at any time during the preceding five (5) years.
- A nominee or business entity in which they hold a substantial interest may not contract with the appraisal district or with a participating taxing unit for activities governed by the Tax Code.

4. Relatives / Nepotism Restrictions

- A nominee is ineligible if related within the second degree by consanguinity or affinity to an individual engaged in compensated appraisal or tax representation activity in the district.

5. HB 148 Requirements (*Effective for Terms Beginning January 1, 2026*)

- Each candidate must sign a statutory Acknowledgment of Duties (see below).
- Each appointed/elected director must complete the required training program within one (1) year of taking office and annually thereafter. Certificates must be filed with the district.

Guadalupe Appraisal District Board of Directors – Statement of Qualifications & Acknowledgment

Section Two: Acknowledgment of Duties of Member of Appraisal District Board of Directors

I hereby acknowledge that I have read and understand the duties of a member of the board of directors of an appraisal district. I understand that the statutory responsibilities include:

1. Establishing the appraisal district office;
2. Hiring a chief appraiser;
3. Adopting the appraisal district's annual operating budget after filing notice and holding a public hearing;
4. Adopting a new budget if voting taxing units disapprove of the initial budget;
5. Determining whether to remove members of the appraisal review board if the board of directors of the appraisal district is the appointing authority and potential grounds for removal arise;
6. Notifying voting taxing units of any vacancy in an appointive position on the board and electing a replacement from submitted nominees;
7. Appointing a person to fill a vacancy in an elective position on the board;
8. Electing a chairman and a secretary of the board at the first meeting each year;
9. Holding board meetings at least quarterly;
10. Developing and implementing policies regarding reasonable access to the board;
11. Preparing information describing the board's functions and complaint procedures and making that information available to the public and to participating taxing units;
12. Notifying parties to a complaint filed with the board of the status of the complaint, unless otherwise provided;
13. In populous counties, appointing a taxpayer liaison officer and deputy taxpayer liaison officers;
14. Annually evaluating the performance of the taxpayer liaison officer and any deputy taxpayer liaison officers, including reviewing the timeliness of complaint resolution;
15. Referring matters investigated by a taxpayer liaison officer relating to the appraisal review board's conduct to the local administrative district judge with a recommendation;
16. Developing a biennial written plan for the periodic reappraisal of all property in the appraisal district, filing notice and holding a public hearing on the plan, approving the plan, and distributing copies of the plan to participating taxing units and the comptroller;
17. Making agreements with newly formed taxing units on an estimated budget allocation for that taxing unit;
18. Having an annual financial audit prepared by an independent certified public accountant, delivering a copy of the audit to each voting taxing unit, and making the audit available for inspection at the appraisal district office;
19. Designating the appraisal district depository biennially;
20. Receiving resolutions from voting taxing units disapproving of board actions;
21. Adhering to Local Government Code requirements for purchasing and entering into contracts;
22. Providing advice and consent to the chief appraiser concerning the appointment of an agricultural appraisal advisory board and determining the number of members of that advisory board;
23. Adhering to laws concerning the preservation, microfilming, destruction, or other disposition of records;
24. Adopting and implementing a policy for the temporary replacement of a member of an appraisal review board who violates ex parte communication requirements.

Guadalupe Appraisal District
Board of Directors – Statement of Qualifications & Acknowledgment

Furthermore, I recognize that the board **does not** appraise property or review the value of individual properties. I acknowledge that tax rates and tax burdens are determined by applicable taxing jurisdictions, not the appraisal district board of directors.

Nomination/ Eligibility Statement

I have reviewed the eligibility requirements above and affirm that I meet the qualifications to be nominated and serve as a member of the Board of Directors of the Guadalupe Appraisal District. I further acknowledge that I have read and understand the statutory duties of a member of the board of directors as outlined in the acknowledgment section below.

Signature of Nominee: _____ Date: _____

Printed Name of Nominee: _____

Contact Phone Number: _____

Street Address of Nominee's Residency: _____

City: _____ State: _____ ZIP: _____

Number of years at this residence? _____

Notary Acknowledgment

State of Texas

County of _____

Sworn to and subscribed before me this _____ day of _____, 2025.

 (Signature of Notary Public)

Printed Name: _____

Notary Public, State of Texas

My commission expires: _____

(Seal)

RESOLUTION NO. 2025-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW
BRAUNFELS, TEXAS TO NOMINATE CANDIDATE(S) TOWARD
THE ELECTION OF THE GUADALUPE APPRAISAL DISTRICT
BOARD OF DIRECTORS.

WHEREAS, the City Council of the City of New Braunfels has been advised by the Chief Appraiser of the Guadalupe Appraisal District, that the City may nominate candidate(s) of choice, for the Board of Directors, Guadalupe Appraisal District.

WHEREAS, the City of New Braunfels **does not** have a candidate with an unexpired term at this time.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

THAT the City Council of the City of New Braunfels may submit the Official Nomination(s), attached hereto, as issued by the Chief Appraiser, stating their nominations for candidates for the election of the Board of Directors for the Guadalupe Appraisal District for the 2026-2029 term as indicated below.

Name	Term

PASSED, ADOPTED AND APPROVED this 22nd day of September 2025.

CITY OF NEW BRAUNFELS

BY: _____
Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

9/22/2025

Agenda Item No. F)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Discuss and consider approval of a resolution for nomination(s) to the Comal County Appraisal District Board of Directors.

DEPARTMENT: City Secretary**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

Section 6.03(g) of the Texas Property Tax Code states *"Each taxing unit other than a conservation and reclamation district that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15."*

Each voting entity may nominate one candidate for each open position by resolution as stated in the tax code 6.03(g). Attached are the eligibility requirements for directors if the city decides to submit additional nominees. Names will be submitted to the Comal County Appraisal district for consideration. However, the city is not required to submit additional nominees.

Two of the appointed directors on the CAD Board have terms that expire on December 31, 2025. The current CAD Board members are listed below.

Appointed Board members whose terms expire December 31, 2025, are:

- John Tyler (not seeking re-appointment)
- James Long (not seeking re-appointment)

Appointed Board members whose terms expire December 31, 2027, are:

- Eric Couch
- Douglas Miller, 11
- Robert Slupik

Elected Board members whose terms expire December 31, 2026, are:

- Robert Brown
- Deborah Hindman
- Rob Johnson

The above directors are joined on the board by Kristen Hoyt who serves as an ex-officio voting member as Comal County Tax Assessor/Collector.

ISSUE:

City Council must, by resolution, indicate which individuals are to be nominated to the board *and* what term they are nominated for. The official letter from the Comal Appraisal District is included in the agenda item for reference.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☐ Community Well-Being ☒ N/A

FISCAL IMPACT:

None.

RECOMMENDATION:

City Council to provide nominations to the Comal Appraisal District Board of Directors.

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

Jeffrey J. Booker
CHIEF APPRAISER

August 27, 2025

Robert Camareno
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

REF: Nominations for Comal Appraisal District Board of Directors Election 2026

This letter is written notice to the presiding officer of each voting entity informing you of your right to nominate a candidate to serve on the Comal Appraisal District (CAD) Board of Directors. The taxing units in the appraisal district that are eligible to vote will appoint two directors to the 2026 CAD Board of Directors for four-year terms beginning January 1, 2026. Each voting entity may nominate one candidate for each open position by resolution as stated in the tax code quoted below:

Section 6.03(g) of the Texas Property Tax Code states *"Each taxing unit other than a conservation and reclamation district that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15."*

Two of the appointed directors on the CAD Board have terms that expire on December 31, 2025. The current CAD Board members are listed below.

Appointed Board members whose terms expire December 31, 2025, are:

- John Tyler (not seeking re-appointment)
- James Long (not seeking re-appointment)

Appointed Board members whose terms expire December 31, 2027, are:

- Eric Couch
- Douglas Miller, II
- Robert Slupik

Elected Board members whose terms expire December 31, 2026, are:

- Robert Brown
- Deborah Hindman
- Rob Johnson

The above directors are joined on the board by Kristen Hoyt who serves as an ex-officio voting member as Comal County Tax Assessor/Collector.

Please submit the names of your nominee(s) to this office no later than October 15, 2025 so they may be placed on the official ballot. Please see the enclosed document for Board of Directors' eligibility requirements.

Sincerely,



Jeffrey J. Booker, RPA
Chief Appraiser

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

Jeffrey J. Booker
CHIEF APPRAISER

Board of Director Eligibility Requirements

The appraisal district appraises all property in the county for ad valorem tax purposes. The board of directors is the governing body for the district.

The board employs the chief appraiser, sets general policies for the district, and adopts the budget for the district. By law, board members cannot communicate with the chief appraiser regarding appraisals, except in: (1) an open meeting of the appraisal district board of directors or another public forum; or (2) a closed meeting of the board of directors held to consult with the board's attorney about pending litigation, in accordance with Tax Code Section 6.15.

To be eligible to serve on the Board of Directors, an individual must be a resident of Comal County and must have resided in the county for at least two years immediately preceding the date the individual takes office. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a participating taxing unit.

An individual is not eligible to be appointed or to serve on the Board of Directors of an appraisal district if the individual or business entity in which the individual has a substantial interest is a party to a contract with the appraisal district. An individual is not eligible to be appointed or serve on the Board of Directors if the individual or business entity in which the individual has a substantial interest is a party to a contract with a taxing unit that participates in the appraisal district, and the contract relates to the performance of an activity governed by the Texas Property Tax Code. An individual is deemed to have a substantial interest in a business entity if the combined ownership of the individual and the individual's spouse is at least 10 percent of the voting stock or shares of the business entity, or the individual or the individual's spouse is a partner, limited partner, or officer of the business entity.

An individual is ineligible to serve on the Board of Directors and is disqualified from employment as Chief Appraiser if the individual is related within the second degree by consanguinity or affinity, as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code or of representing owners for compensation in proceedings in the appraisal district.

An individual is ineligible to serve on the board of directors of an appraisal district if the individual has served as a member of the board of directors for all or part of five terms, unless the individual was the county assessor-collector at the time the individual served as a board member or has been an employee of the appraisal district at any time during the preceding three years, according to Tax Code Section 6.035(a-1).

An individual is ineligible to serve if they own property in which taxes are delinquent for more than 60 days unless there is a written installment agreement for payment of taxes and any penalty and interest or a suit to collect the delinquent taxes has been abated or deferred.

Members of the board may not receive compensation for service on the board but are entitled to reimbursement for actual and necessary expenses incurred in their performance of duties and as provided by the budget adopted by the Board.

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER, RPA
CHIEF APPRAISER

September 9, 2025

Mayor Neal Linnartz
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

REF: Board of Directors Election

Section 6.03(e) of the Texas Property Tax Code states: *"The chief appraiser shall calculate the number of votes to which each taxing unit other than a conservation and reclamation district is entitled and shall deliver written notice to each of those units of its voting entitlement before October 1 of each odd-numbered year."*

Below is the voting calculation worksheet that indicates the number of votes you are eligible to submit in the upcoming election of the Board of Directors for Comal Appraisal District. The official ballot will be mailed to each entity no later than October 30, 2025.

BOARD OF DIRECTORS ELECTIONS WORKSHEET 2025-2026

TAXING UNITS	2024 TAX LEVY	PERCENTAGE	VOTES
COMAL I.S.D.	\$273,185,016.22	0.53515	2676
COMAL COUNTY	96,461,013.23	0.18896	945
NEW BRAUNFELS I.S.D.	73,162,187.80	0.14332	717
CITY OF NEW BRAUNFELS	50,497,945.80	0.09892	495
CITY OF GARDEN RIDGE	2,716,077.10	0.00532	27
CITY OF SCHERTZ	7,008,778.36	0.01373	69
BOERNE I.S.D.	1,824,597.21	0.00357	18
CITY OF BULVERDE	3,854,828.84	0.00755	38
CITY OF FAIR OAKS	1,078,488.74	0.00211	11
CITY OF SELMA	587,362.38	0.00115	6
CITY OF SPRING BRANCH	75,674.85	0.00015	1
WIMBERLEY I.S.D.	29,399.08	0.00006	0
	\$ 510,481,369.61	100.00000	5000

Sincerely,



Jeffrey J. Booker, RPA
Chief Appraiser

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW
BRAUNFELS, TEXAS TO NOMINATE CANDIDATE(S) TOWARD THE
ELECTION OF THE COMAL APPRAISAL DISTRICT BOARD OF
DIRECTORS.

WHEREAS, the City Council of the City of New Braunfels has been advised by the Chief Appraiser of the Comal Appraisal District, that the City may nominate candidate(s) of choice, for the Board of Directors, Comal Appraisal District.

WHEREAS, the City of New Braunfels does not have a candidate(s) expiring at this time.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

THAT the City Council of the City of New Braunfels may submit the Official Nomination(s), attached hereto, as issued by the Chief Appraiser, stating their nominations for candidates for the election of the Board of Directors for the Comal Appraisal District for the 2026-2029 term as indicated below.

Name	Term

PASSED, ADOPTED AND APPROVED this 22nd day of September 2025.

CITY OF NEW BRAUNFELS

BY: _____
Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

9/22/2025

Agenda Item No. A)

SUBJECT:

Deliberate issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:

- Continental Autonomous Mobility US, LLC (Aumovio)