



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



BUDGET WORK SESSION - COUNCIL CHAMBERS

550 LANDA ST.

NEW BRAUNFELS, TX 78130

MONDAY, AUGUST 18, 2025 at 5:00 PM

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

INVOCATION: MAYOR PRO TEM SPRADLEY

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PRESENTATIONS:

- A) Presentation on HB 24 which modifies the supermajority [25-978](#) requirement for certain protested rezoning requests.

Christopher J. Looney, AICP, Planning Director

- B) Presentation on the forthcoming update to the [25-979](#) community's comprehensive plan: Envision New Braunfels.

Christopher J. Looney, AICP, Planning Director

1. CONSENT AGENDA

- A) Approval of the second reading of an ordinance [25-983](#) establishing the number of positions in each classification in the New Braunfels Police Department pursuant to Local Government Code, Chapter 143.

Becca Miears, Director of Human Resources

2. WORKSHOP

- A) Presentation and discussion regarding the Fiscal Year [25-984](#) 2026 Proposed Budget and Plan of Municipal Services and the 2025 No New Revenue and Voter Approval tax rates.

Robert Camareno, City Manager

- B) Discuss and consider approval of the Proposed 2025 [25-987](#)
Tax Rate.

Jared Werner, Assistant City Manager

3. EXECUTIVE SESSION

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

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

5. 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.

8/18/2025

Agenda Item No. A)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

SUBJECT:

Presentation on HB 24 which modifies the supermajority requirement for certain protested rezoning requests.

DEPARTMENT: Planning & Development Services**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

During the 2025 Texas Legislative Session, the Legislature passed, and the Governor signed into law House Bill 24. This new statute revises the state-mandated procedures related to super-majority vote triggers for rezoning requests.

ISSUE:

Pursuant to new state statute:

1. If 20% or more land within 200 feet of property subject to a rezoning request is represented by opposition, then a **supermajority (3/4) vote** of City Council (in CoNB, that is 6 out of 7 votes) is required to approve the requested rezoning.
2. If the rezoning request is to a zoning district that would have the effect of allowing more residential development than the existing zoning district, if 60% or more land within 200 feet of property subject to the rezoning request is represented by opposition, then a **majority vote of all members** of City Council (in CoNB, that is 4 out of 7 votes) is required to approve the requested rezoning.
 - The new statute includes an exception to #2 above for certain types of mixed-use developments.

This new statute goes into effect September 1, 2025.

STRATEGIC PLAN REFERENCE:

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

COMPREHENSIVE PLAN REFERENCE:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

1 AN ACT
2 relating to procedures for changes to a zoning regulation or
3 district boundary.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Subchapter A, Chapter 211, Local Government
6 Code, is amended by adding Section 211.0011 to read as follows:

7 Sec. 211.0011. DEFINITION. In this subchapter, "proposed
8 comprehensive zoning change" means a municipal proposal to:

9 (1) change an existing zoning regulation that:

10 (A) will have the effect of allowing more
11 residential development than the previous regulation; and

12 (B) will apply uniformly to each parcel in one or
13 more zoning districts;

14 (2) adopt a new zoning code or zoning map that will
15 apply to the entire municipality; or

16 (3) adopt a zoning overlay district that:

17 (A) will have the effect of allowing more
18 residential development than allowed without the overlay; and

19 (B) will include an area along a major roadway,
20 highway, or transit corridor.

21 SECTION 2. Section 211.006(a), Local Government Code, is
22 amended to read as follows:

23 (a) The governing body of a municipality wishing to exercise
24 the authority relating to zoning regulations and zoning district

1 boundaries shall establish procedures for adopting and enforcing
2 the regulations and boundaries. A regulation or boundary is not
3 effective until after a public hearing on the matter at which
4 parties in interest and citizens have an opportunity to be
5 heard. Before the 15th day before the date of the hearing, notice
6 of the time and place of the hearing must be:

7 (1) published in an official newspaper or a newspaper
8 of general circulation in the municipality; and

9 (2) if the municipality maintains an Internet website,
10 published on the municipality's Internet website.

11 SECTION 3. Subchapter A, Chapter 211, Local Government
12 Code, is amended by adding Section 211.0061 to read as follows:

13 Sec. 211.0061. PROTEST PROCEDURES FOR CERTAIN PROPOSED
14 CHANGES. (a) This section applies only to a proposed change to a
15 zoning regulation or district boundary that is not a proposed
16 comprehensive zoning change.

17 (b) A protest of a proposed change to a zoning regulation or
18 district boundary must be written and signed by the owners of:

19 (1) at least 20 percent of the area of the lots or land
20 covered by the proposed change;

21 (2) except as provided by Subdivision (3), at least 20
22 percent of the area of the lots or land immediately adjoining the
23 area covered by the proposed change and extending 200 feet from that
24 area; or

25 (3) at least 60 percent of the area of the lots or land
26 immediately adjoining the area covered by the proposed change and
27 extending 200 feet from that area if the proposed change has the

1 effect of allowing more residential development than the existing
2 zoning regulation or district boundary and does not have the effect
3 of allowing additional commercial or industrial uses unless the
4 additional use is limited to the first floor of any residential
5 development and does not exceed 35 percent of the overall
6 development.

7 (d) If a proposed change to a regulation or district
8 boundary is protested in accordance with Subsection (b), the
9 proposed change must receive, in order to take effect, the
10 affirmative vote of at least:

11 (1) three-fourths of all members of the governing body
12 for a protest described by Subsection (b)(1) or (2); or

13 (2) a majority of all members of the governing body for
14 a protest described by Subsection (b)(3).

15 SECTION 4. Section 211.006(e), Local Government Code, is
16 transferred to Section 211.0061, Local Government Code, as added by
17 this Act, redesignated as Section 211.0061(c), Local Government
18 Code, and amended to read as follows:

19 (c) [~~(e)~~] In computing the percentage of land area under
20 Subsection (b):

21 (1) [~~(d)~~] the area of streets and alleys shall be
22 included; and

23 (2) the land area is not calculated individually for
24 each tract of land subject to a proposed change in a zoning
25 regulation or district boundary but in the aggregate for all tracts
26 of land subject to the change.

27 SECTION 5. Subchapter A, Chapter 211, Local Government

Code, is amended by adding Sections 211.0063 and 211.0065 to read as follows:

Sec. 211.0063. NOTICE FOR PROPOSED COMPREHENSIVE ZONING CHANGES. The notices described by Section 211.006(a) or 211.007(d), as applicable, and Section 211.006(a-1) are the only notices required for a proposed comprehensive zoning change.

Sec. 211.0065. PRESUMPTION OF VALIDITY FOR CERTAIN CHANGES TO ZONING REGULATIONS OR DISTRICT BOUNDARIES. A change to a zoning regulation or district boundary that has the effect of allowing more residential development than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed before the 60th day after the effective date of the change.

SECTION 6. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0073 to read as follows:

Sec. 211.0073. NOTICE SIGN REQUIREMENT FOR CERTAIN ZONING CHANGES IN HOME-RULE MUNICIPALITIES. (a) Not later than the 10th day before the date the zoning commission of a home-rule municipality holds a hearing on a proposed change in zoning classification that does not apply to the whole municipality and until the date of a final determination on the proposed change by the governing body of the municipality, the zoning commission shall post a notice sign in accordance with this section on:

- (1) the property affected by the change; or
- (2) a public right-of-way for a change initiated by the municipality that affects multiple properties.

1 (b) The notice sign must be at least 24 inches long by 48
2 inches wide.

3 (c) The zoning commission may elect to provide, maintain,
4 and pay for a notice sign under this section or require an applicant
5 for a change in zoning classification to provide, maintain, and pay
6 for the sign.

7 (d) Notice requirements prescribed under this section are
8 in addition to notice required by Section 211.007.

9 SECTION 7. Sections 211.006(d) and (f), Local Government
10 Code, are repealed.

11 SECTION 8. The changes in law made by this Act apply only to
12 a proposal to change a municipal zoning regulation or district
13 boundary made on or after the effective date of this Act.

14 SECTION 9. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I certify that H.B. No. 24 was passed by the House on May 6, 2025, by the following vote: Yeas 83, Nays 56, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 24 on May 29, 2025, by the following vote: Yeas 104, Nays 30, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 24 was passed by the Senate, with amendments, on May 25, 2025, by the following vote: Yeas 30, Nays 1.

Secretary of the Senate

APPROVED: _____

Date

Governor

8/18/2025

Agenda Item No. B)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

SUBJECT:

Presentation on the forthcoming update to the community's comprehensive plan: Envision New Braunfels.

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

In August, 2018, City Council adopted Envision New Braunfels, our community's comprehensive plan. A comprehensive plan is an over-arching, policy document that guides community decision making to reach end-goals. Driven by citizen and stakeholder input, it informs all other plans communities engage in at different hierarchical levels. Time horizons for comprehensive plans range from 5 to 25 years depending on rate of community change.

Envision New Braunfels was an update to New Braunfels' 1999 Comprehensive Plan. It includes 9 plan elements, 46 broad goals, 8 coalescing strategies, and over 260 individual actions to drive policies, projects, programs, plans, and partnerships to improve the built environment, enhance mobility, protect resources, retain and attract community talent, increase housing options, and incent regional collaboration. It is not a regulatory document, but a guide to steer strategic decision making around core issues to sustain our quality of life. As a community-driven plan, the actions are not the City's to implement alone, but are intended to be a collaboration with the entire community: school districts, not-for-profits, tourism industry, businesses, medical industry, etc.

The plan was developed over two years through data collection, trend analysis, multi-jurisdiction cooperation, and a continuous, robust public engagement process. Over 700 residents, property owners, business owners, and other stakeholders served on plan element advisory groups; almost 1,500 written comments were received from residents via 37 community input events; and over 7,500 participants were engaged online. The resulting plan not only guided New Braunfels as our residents intended, but also won the American Planning Association award in 2018 as the best comprehensive plan in the state of Texas.

ISSUE:

New Braunfels' Charter requires frequent updates to the comprehensive plan. Additionally, much has been accomplished since 2018, and our community has experienced much change. Therefore, the City is preparing a forthcoming plan update initiation process for Council consideration. This effort will not be a plan rewrite, but an update. Its focus will include:

- Public outreach to obtain the long-range vision and aspirations of our community residents
- Recording accomplishments and identifying new or updated goals and actions

-
- Using the Land Use Fiscal Analysis, other plans and studies completed since the comprehensive plan adoption, and a capacity and demand analysis to inform data-driven updates to the Future Land Use Map
 - Scenario modeling and evaluation
 - Creating a detailed, milestone-driven implementation strategy

STRATEGIC PLAN REFERENCE:

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

1. Initiate the update to Envision New Braunfels, the City's comprehensive plan, and use the Land Use Fiscal Assessment to bring a data-driven element to the Future Land Use Map.

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

RESOURCE LINKS:

Envision New Braunfels: <https://www.newbraunfels.gov/3454/Comprehensive-Planning>

8/18/2025

Agenda Item No. A)

PRESENTER:

Becca Miears, Director of Human Resources

SUBJECT:

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

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

The Police Department is proposing a staffing reclassification to better align supervisory capacity with operational demands. This amendment would eliminate one (1) Sergeant position and add one (1) Lieutenant position. Currently, the department has two Lieutenants overseeing Patrol-one on the "A" side and one on the "B" side-each responsible for coverage across all three shifts (days, evenings, and midnights). By adding a third Lieutenant position, the department would be able to assign a dedicated Lieutenant to each shift on both "A" and "B" sides, improving leadership presence, operational oversight, and span of control. This adjustment enhances leadership capacity at the upper supervisory level and provides additional opportunities for professional development and advancement within the department.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

This position reclassification will be supported using existing funds already approved in the FY2025 Police Department budget. No additional funding is required, and sufficient resources are available to accommodate the change.

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 adopted Ordinance No. 2024-77 which established the classifications and rank for both the Police Department and Fire Department for FY2024-25 as a part of the annual budget process; and

WHEREAS, this amendment proposes to eliminate one (1) Sergeant position and add one (1) Lieutenant position within the Police Department, in order to enhance leadership capacity at the upper supervisory level and to provide increased opportunities for professional advancement and organizational support at the rank of Lieutenant.

**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 Police Department shall be approved as follows:

<u>Classification</u>	<u>Effective 10/01/2024</u>	<u>Effective 02/12/2024</u>
1. Assistant Police Chief	1	1
2. Captain	3	3
3. Lieutenant	5	6
4. Sergeant	20	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.

II.

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.

III.

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.

IV.

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.

V.

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 11th day of August, 2025.

PASSED AND APPROVED: Second reading this 18th day of August, 2025.

CITY OF NEW BRAUNFELS, TEXAS:

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney

8/18/2025

Agenda Item No. A)

PRESENTER:

Robert Camareno, City Manager

SUBJECT:

Presentation and discussion regarding the Fiscal Year 2026 Proposed Budget and Plan of Municipal Services and the 2025 No New Revenue and Voter Approval tax rates.

8/18/2025

Agenda Item No. B)

PRESENTER:

Jared Werner, Assistant City Manager

SUBJECT:

Discuss and consider approval of the Proposed 2025 Tax Rate.

DEPARTMENT: Finance**COUNCIL DISTRICTS IMPACTED: All Districts****BACKGROUND INFORMATION:**

In order for property owners in the State of Texas to be informed of any increases in their property values, truth-in-taxation requirements were embodied in the Texas Constitution and the Tax Code. Taxing units are required to calculate the No New Revenue tax rate and the Voter Approval tax rate after receiving the certified appraisal roll from the chief appraiser.

The No New Revenue (NNR) tax rate is the total tax rate needed to raise the same amount of property tax revenue from the same properties in both the 2024 tax year and 2025 tax year. The Voter Approval Tax Rate (VAR) is the highest tax rate the City may adopt before a mandatory election is triggered.

The FY 2026 Proposed Tax rate provides sufficient capacity in the General Fund to support critical recurring initiatives. The Debt Service portion of the rate provides capacity to support the 2023 bond program as well as the rolling tax note program dedicated to vehicle replacement.

The proposed tax rate will remain the same as last year at 40.8936 cents. The Interest & Sinking (I&S - Debt Service) portion of the rate 19.3888 cents, reflects a decrease of approximately 1 cent, while the Operations & Maintenance (O&M - General Fund) portion of the rate increases approximately 1 cent for a total of 21.5048 cents. The total rate of 40.8936 cents is LESS than the No New Revenue rate and the Voter Approval tax rate for this year. The following table is a summary of the tax rate calculations completed by the Comal County Tax Office.

PROPOSED TAX RATE	\$0.408936 PER \$100
PRECEDING YEAR'S TAX RATE	\$0.408936 PER \$100
NO NEW REVENUE TAX RATE	\$0.409475 PER \$100
VOTER APPROVAL TAX RATE	\$0.419268 PER \$100

State law requires that a public hearing be held by the governing body before adopting the final tax rate if the proposed rate exceeds the NNR. Therefore, it is not required that the City hold a hearing given that the proposed rate is below the NNR. However, to provide additional notice and opportunity to receive feedback, we will still be holding the tax rate hearing. This hearing will be held on September 4th, 2025.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity

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

Performance Measure: N/A

FISCAL IMPACT:

Property Tax is one of the primary sources of revenue supporting the General Fund and Debt Service Fund.

RECOMMENDATION:

Staff recommends City Council set the proposed tax rate with a record vote.