



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



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

MONDAY, JUNE 9, 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

MISSION STATEMENT

***The City of New Braunfels will add value to our community
by planning for the future, providing quality services, encouraging
community involvement and being responsive to those we serve.***

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: COUNCILMEMBER CARTER

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- | | |
|------------------------------------|-------------------------------|
| A) Tourette Syndrome Awareness Day | <u>25-601</u> |
| B) Juneteenth | <u>25-643</u> |
| C) Make Music Day | <u>25-760</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 May 27, 2025 regular City Council [25-706](#) meeting minutes.
Natalie Baker, Assistant City Secretary
- B) Approval of the Mayoral appointments of John Malik, [25-591](#) Mark St. John, and Scott Morehouse to the three (3) City Resident seats with terms ending May 31, 2027, for the Reinvestment Zone No. 1 (TIRZ).
Gayle Wilkinson, City Secretary
- C) Approval of district 2 Councilmember's appointment of [25-595](#) Kyle Swaner to the Ethics Commission with a term ending May 31, 2028.
Gayle Wilkinson, City Secretary
- D) Approval to renew the following annual contracts, as [25-644](#) allowed for by their contract language and in accordance with City Charter Section 9.17: Southwest Tx Regional Advisory Council (STRAC), Diamond R, Stripe it Up, Roadway Striping Inc, Cartegraph-OpenGov, Crowe, LLP and Tyler Technologies.
Julie Gohlke, Assistant Purchasing Manager
- E) Approval to authorize the City Manager to execute an [25-703](#) Interlocal Agreement with the City of Brownsville.
Julie Gohlke, Assistant Purchasing Manager
- F) Approval of a purchase with NextGen Security for video [25-701](#) surveillance and access control systems including installation at Mission Hill Park Phase 2 and authorization for the City Manager to execute any change orders up to the contingency amount.
Scott McClelland, Assistant Transportation and Capital Improvements Director
- G) Approval of 2 year term limits for four Board of [25-726](#) Adjustment (BOA) recently appointed members to the (2) At Large and (2) Alternate seats, with terms ending 05-31-2027.

Gayle Wilkinson, City Secretary

- H) Approval of project expenditures to New Braunfels Utilities (NBU) for water and wastewater impact and connection fees for Mission Hill Park Phase 2. [25-700](#)

Scott McClelland, Assistant Transportation and Capital Improvements Director

- I) Approval of a contract with Sullivan Contracting Services for the installation of handrails and driveway modifications on McQueeney Road. [25-704](#)

Scott McClelland, Assistant Transportation and Capital Improvements Director

- J) Approval of the first amendment to the Weltner Farms Development Agreement with SDC Development, LLC, for improvements on Weltner Road and associated offsets and credits against roadway impact fees. [25-624](#)

Garry Ford, Transportation and Capital Improvements Director

Resolutions

- K) Approval a resolution supporting the City of New Braunfels' application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) call for projects. [25-691](#)

Garry Ford, Transportation and Capital Improvements Director

Ordinances

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

- L) Approval of the second and final reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to revise no parking zones on Butcher Street. [25-687](#)

Carly Farmer, Assistant City Engineer

- M) Approval of the second and final reading of an ordinance to rezone approximately 7 acres out of the J M Veramendi Survey, Abstract 2, from R-2 (Single-Family and Two-Family District), R-2 SUP (Single-Family and Two-Family District with an SUP to allow Commercial Uses), and C-1B (General Business District) to C-1B (General Business District), currently addressed at 2944 and 2956 Loop 337. [25-689](#)

Matt Greene, Principal Planner

- N) Approval of the second and final reading of an ordinance [25-690](#) to rezone approximately 0.1 acres out of the Church of Christ Subdivision, Block 1, Lot 1, and the Alyssa Way Subdivision, Block 1, Lot 1, from R-1 (Single-Family District) to C-1B (General Business District), located at the northeast corner of Alyssa Way and the State Highway 46 West intersection.

Matt Greene, Principal Planner

- O) Approval of the second and final reading of an ordinance [25-698](#) to rezone approximately 0.21 acres out of the City Block 1059 Subdivision, Block 1059, Lot 7, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short Term Rental), currently addressed at 380 Kessler Street.

Matt Greene, Principal Planner

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 [25-596](#) regarding the proposed rezoning of approximately 35 acres consisting of Lot 1, Block 1 of the FM 1102 35-Acre Tract Subdivision, from R-1A-6.6 AH (Single-Family District with Airport Hazard Overlay) and M-1A AH (Light Industrial District with Airport Hazard Overlay) to R-3L AH SUP (Multifamily Low Density District with Airport Hazard Overlay and a Type 1 Special Use Permit to allow multiple single-family dwelling units with alternate design standards), currently bounded by Hunter Road to the north and FM 1102 to the south, and situated at the intersection of Hunter Road and Rolling Field.

Matt Greene, Principal Planner

- B) Discuss and consider a resolution proposing the [25-653](#) acquisition and renovation of the historic Mary B. Erskine Building located at 216 East College Street, Seguin, Texas for a future headquarters for the Guadalupe Appraisal District.

Peter Snaddon, Chief Appraiser

Guadalupe Appraisal District (*Political Subdivision, State of Texas*)

- C) Discuss and consider the second and final reading of an [25-699](#) ordinance to rezone approximately 0.30 acres out of the Villa Rio Subdivision, Block 1, Lot 2 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 463 Barcelona Drive.

Matt Greene, Principal Planner

- D) Discuss and consider the appointment of one [25-712](#) Councilmember to the Finance and Audit Committee with an unexpired term ending May 31, 2027.

Sandy Paulos, Director of Finance

- E) Discuss and consider approval of a resolution naming an [25-720](#) alternate to the Alamo Area Council of Governments Board of Directors.

Gayle Wilkinson, City Secretary

- F) Discuss and consider the appointment of a primary [25-721](#) member and an alternate member to the Alamo Area Metropolitan Planning Organization Transportation Policy Board.

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 pending/contemplated litigation, settlement [25-702](#) 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, including but not limited to:
- City of New Braunfels v. Stoddard Construction Management, Inc. and Swiss Re Corporate Solutions America Insurance Corp.; C2024-1777D

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.