



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



**CITY HALL - TEJAS ROOM
550 LANDA ST.
NEW BRAUNFELS, TX 78130
MONDAY, OCTOBER 20, 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: COUNCILMEMBER CAPPIZI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCAMATIONS:

- A) Manufacturing Month [25-1222](#)
- B) Domestic Violence Awareness Month [25-1223](#)
- C) Chamber of Commerce Week [25-1294](#)

1. PRESENTATIONS:

- A) Presentation on a Downtown Parking Update [25-719](#)
Jeff Jewell, Economic and Community Development Director
- B) Presentation on the One Water New Braunfels Annual Report [25-1007](#)
Christopher J. Looney, AICP, Planning Director
Robin Gary, One-Water Coordinator, NBU
- C) Presentation and update on the Transportation & Construction Services Department reorganization and proposed amendments to the Code of Ordinances of the City of New Braunfels to streamline fence permits and allow a new plumbing code concept. [25-1266](#)
Jordan Matney, Deputy City Manager
Garry Ford, Transportation & Construction Services Director

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.

- A) Deliberate pending/contemplated litigation, settlement [25-1227](#) 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

3. **IF NECESSARY, RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.**
4. **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 - Special Agenda Item Report

550 Landa Street
New Braunfels, TX

10/20/2025

Agenda Item No. A)



Proclamation

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

WHEREAS, the City of New Braunfels, Texas, recognizes the significant contributions of the manufacturing industry to our local, state, and national economy, serving as a backbone of innovation, job creation, and long-term prosperity; and

WHEREAS, in 2025, manufacturing continues to advance through transformative technologies such as artificial intelligence, robotics, additive manufacturing, and clean energy solutions, all of which enhance competitiveness and sustainability; and

WHEREAS, reshoring efforts and investment in domestic production are strengthening the resilience of U.S. supply chains, while Texas has emerged as one of the nation’s leaders in advanced manufacturing, ranking among the top states for new facility investment, workforce growth, and technical training; and

WHEREAS, local manufacturers in New Braunfels and throughout Comal County provide meaningful employment opportunities for residents, develop talent pipelines in partnership with our schools and colleges, and foster economic stability, innovation, and community well-being; and

WHEREAS, Manufacturing Month provides an opportunity to showcase the achievements, capabilities, and dedication of our local manufacturing companies and their employees, while also inspiring the next generation of makers, builders, and problem-solvers; and

WHEREAS, in this spirit of teamwork, the New Braunfels Manufacturing Association, the Greater New Braunfels Chamber of Commerce, the New Braunfels Economic Development Corporation, Comal ISD, New Braunfels ISD, Texas State Technical College, and our regional workforce partners collaborate to expand career pathways, support apprenticeships, and ensure that advanced skills training meets the needs of a growing economy.

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

"Manufacturing Month"

and the city reaffirms its support and commitment to fostering a strong, innovative, and sustainable manufacturing sector. Let us celebrate and honor the manufacturers who strengthen our economy, empower our workforce, and contribute to the high quality of life across Greater New Braunfels.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 20th day of October 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor



City Council - Special Agenda Item Report

550 Landa Street
New Braunfels, TX

10/20/2025

Agenda Item No. B)



Proclamation

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

WHEREAS, domestic violence victims are not confined to any group or groups of people and does not discriminate based on socioeconomic status, gender or age; and

WHEREAS, domestic violence is a systematic use of physical, emotional, sexual, psychological and economic abuse and control that violates an individual’s privacy, dignity, security, and humanity; and

WHEREAS, domestic violence victims are oftentimes children who suffer lifelong effects from exposure to the emotional and physical trauma of Domestic Violence; and

WHEREAS, domestic violence victims exhibit astounding strength, courage, and resilience as they overcome significant barriers to escape Domestic Violence; and

WHEREAS, domestic violence victims are viewed as more than a statistic, they are a Family Member, a Neighbor, a Co-Worker, and a Friend whose torturous struggle has affected our society making the journey of prevention essential towards ending the debilitating cycle of Domestic Violence; and

WHEREAS, all Texans must take action to eradicate Domestic Violence through a committed dedication to extraordinary advocacy on behalf of victims by being their voice and raising awareness; and

WHEREAS, Domestic Violence Awareness Month is a time to remember and honor victims by guiding them to Safety, nurturing their Healing, and securing their Freedom by providing them HOPE through a safety net of services that include crisis shelters, childcare, counseling, legal advocacy, and case management.

NOW THEREFORE, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, do hereby proclaim the month of October 2025 as

"Domestic Violence Awareness Month"

in New Braunfels, and I encourage all our citizens to join the Crisis Center of Comal County, allied professionals, and Domestic Violence survivors in mourning the many lives lost to Domestic Violence, and to celebrate our unified progress that could not have been made without the strength of our connection and victim advocacy.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 20th day of October 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

10/20/2025

Agenda Item No. C)



Proclamation

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

WHEREAS, the State of Texas has witnessed unparalleled economic growth and prosperity, driven by the relentless dedication and innovative spirit of its residents, a diverse community of entrepreneurs and visionaries committed to improving their own lives, the lives of their families, and the wellbeing of their communities; and

WHEREAS, local chambers of commerce, including our area chambers, have consistently demonstrated their unwavering commitment to the promotion of local communities and projects. Their steadfast efforts have laid the foundation for countless Texas communities and have significantly contributed to a brighter future for all Texans by fostering job creation, improving education and developing infrastructure; and

WHEREAS, every year, a dedicated week in October is set aside to honor the outstanding achievements of the more than 600 local chambers of commerce across the state of Texas. Here in New Braunfels, we proudly take this time to extend our heartfelt appreciation and support to our local community chambers of commerce; and

WHEREAS, we encourage all residents of the greater New Braunfels area to recognize the vital and constructive accomplishments of these organizations, which have been instrumental in shaping the past, present and future development of our great communities.

NOW THEREFORE, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, hereby proclaim October 13 – 17, 2025, to be

"Chamber of Commerce Week"

in New Braunfels, and I encourage the appropriate recognition whereof.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 20th day of October 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

10/20/2025

Agenda Item No. A)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Presentation on a Downtown Parking Update

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 1, 5**BACKGROUND INFORMATION:**

The parking presentation will include an overview the managed downtown parking program including background, program overview, data and discuss recommendations.

ISSUE:

A contract with Interstate Parking and the City of New Braunfels was initiated in Spring 2025 to manage the paid parking of river parks and the downtown areas. The presentation will include downtown-specific data obtained, improvements made, and lessons learned during the first three months of the program. The presentation will also include recommendations for consideration.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

There is no financial impact for this presentation.

RECOMMENDATION:

Recommendations developed by staff and the Downtown Board will be presented for review and discussion.

10/20/2025

Agenda Item No. B)

PRESENTER:

Christopher J. Looney, AICP, Planning Director
Robin Gary, One-Water Coordinator, NBU

SUBJECT:

Presentation on the One Water New Braunfels Annual Report

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

In 2023, City Council approved an Interlocal Agreement with New Braunfels Utilities (NBU) and the Guadalupe-Blanco River Authority (GBRA) to jointly establish the One Water Program. One Water is an integrated and coordinated planning and implementation approach to managing water resources for long-term resilience and reliability meeting both community and ecosystem needs. One Water's vision is:

To ensure water remains a celebrated and protected feature of the New Braunfels community by collaboratively managing water resources to safeguard watersheds, waterways, and groundwater.

ISSUE:

Implementation of the One Water Roadmap began with foundation and organizational framework building, followed by internal education and training. Next steps include community outreach and broadened education. One Water's long-term strategic efforts are intended to foster a generational paradigm shift in how we in our community use and value our water resources.

STRATEGIC PLAN REFERENCE:

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

The Community Identity tenant speaks to implementing goals of our residents identified in Envision New Braunfels, including but not limited to **protecting natural resources**.

COMPREHENSIVE PLAN REFERENCE:

Action 5.2: Discourage development in Edwards Aquifer Recharge and contributing zones, stream zones, flood-prone areas, steep slopes, or other ecologically constrained areas. Where development in these areas must occur, require that it be environmentally sound using tools such as but not limited to low impact development (LID).

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- Action 5.4:** Incentivize water use reduction and conservation.
- Action 5.5:** Encourage the capture of water for reuse and aquifer storage.
- Action 5.8:** Encourage native vegetation and remove non-native invasive species in natural riparian and enhance drainage areas.
- Action 5.10:** Increase sources of water in the region to adequately serve the citizens.
- Action 5.12:** Expand education on water conservation to new residents who may be moving to the region from areas of water abundance.

FISCAL IMPACT:

Annual City contribution of \$50,000 to the program identified in the tri-party ILA.

RECOMMENDATION:

N/A

10/20/2025

Agenda Item No. C)

PRESENTER:

Jordan Matney, Deputy City Manager
Garry Ford, Transportation & Construction Services Director

SUBJECT:

Presentation and update on the Transportation & Construction Services Department reorganization and proposed amendments to the Code of Ordinances of the City of New Braunfels to streamline fence permits and allow a new plumbing code concept.

DEPARTMENT: Transportation & Construction Services

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:Transportation & Construction Services Department

The Transportation & Capital Improvements and Planning & Development Services Departments were reorganized to realign development responsibilities and streamline permitting operations. The reorganization combined cross-department permitting teams into the Development Services Division, providing a more unified and efficient approach to development and project delivery. The new division is in the renamed Transportation & Construction Services (TCS) Department and will be managed by a dedicated Assistant Director. City staff will provide an update on the reorganization and internal workshops aimed at identifying process improvements.

Fences

Staff consistently reviews permitting procedures to identify redundancies and other opportunities to streamline processes, reduce workload, and shorten turnaround times. Fence permits have been identified as one such opportunity.

There are a variety of different types of fences desired by property owners. Some are predominantly open, such as chain-link or wrought iron. Others are solid screens using materials such as wood pickets or pre-cast concrete. Some fences are required, such as those intended to secure swimming pools or to buffer commercial uses from residential, while others are desired by property owners to simply delineate their property boundaries or to control access.

Presently, all fences require building permits; some fence repair also requires permits. Depending on the fence type and location, there are various rules to comply with. The rules are basic and relatively consistent with most other jurisdictions, so compliance is straightforward. If the requirement to obtain a permit were eliminated for most fence types, that would create capacity for Plans Examiners to focus on other, more complex permit types, reducing overall turnaround time.

Bathrooms

When the City adopted the 2021 International Building Codes, a local amendment removed allowance for a new concept in public commercial bathrooms. The 2021 codes allow for unisex bathrooms with secured and concealed toilets, but with handwashing sinks in a common area. This allowance was removed for New Braunfels at the recommendation of the local committee reviewing the 2021 codes ahead of adoption; however, builders and developers have requested to take advantage of this universal allowance.

ISSUE:

Fences

The attached draft edits to the International Building and Residential Codes and the Zoning Ordinance would result in permits for fences only being required for:

1. Fences built to secure swimming pools
2. Fences 7 feet tall or taller
3. Fences proposed to be built in drainage easements
4. Fences proposed to be built in the floodplain

Bathrooms

The attached draft edits to the International Plumbing Code would allow relatively new and innovative public bathroom concepts, creating more options for development.

COMPREHENSIVE PLAN REFERENCE:

Action 1.11: Update policies and codes to achieve development patterns that implement the goals of this plan

Action 3.6: Proactively provide a regulatory environment that remains business and resident-friendly.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends the draft amendments related to fence permits and unisex bathrooms.

ATTACHMENT:

Please note:

- Black text is existing code wording.
- Blue underlines denote additions.
- Red strikethroughs denote deletions.
- A string of asterisks denotes skipped sections with no proposed edits.

Fence Permits Amendments

Chapter 14 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE II. – BUILDING CODE

Sec. 14-27. – 2021 International Building Code (IBC).

e) 105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following, provided that there is no special flood hazard area (SFHA) on the associated property:

Building:

12. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

13. Fences, other than swimming pool barriers, not over 7 feet tall, not in a drainage easement, and not in a floodplain.

ARTICLE III. – RESIDENTIAL CODE

Sec. 14-29. – 2021 International Residential Code (IRC).

b) R105.2 Work exempt from permit.

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following provided that there is no special flood hazard area (SFHA) on the associated property.

Building:

8. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

9. Fences, other than swimming pool barriers, not over 7 feet tall, not in a drainage easement, and not in a floodplain.

Chapter 144 – ZONING

ARTICLE V. – DEVELOPMENT STANDARDS

Sec. 144-5.3 Landscaping, tree preservation, public trees, screening, fences, buffering and lighting.

5.3-2. Fences and walls.

- (d) A fence from the front or rear corners of a building may extend through the side yard at the maximum height allowed.
- (e) ~~Permit required. All f~~Fences and walls ~~require building permits and~~ must comply with all permit/plan review submittal requirements including engineered foundation when necessary as required in the International Building, Residential, etc. Codes.

Plumbing Code Amendments

Chapter 14 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE IV.V. – PLUMBING CODE

Sec. 14-33. – Plumbing code.

The 2021 International Plumbing Code (IPC) and the specified appendices as referenced are hereby adopted and incorporated by reference as the plumbing code of the city except as stated in the following amendments:

g) 403.2 Separate facilities.

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.
5. Separate facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
6. Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets is provided in accordance with Section 405.3.4. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.

h) 903.1.1 Roof extension unprotected.

Open vent pipes that extend through a roof shall be terminated at a length of not less than six inches (152mm) above the roof.

10/20/2025

Agenda Item No. A)

SUBJECT:

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, including but not limited to:

- City of New Braunfels v. Stoddard Construction Management, Inc. and Swiss Re Corporate Solutions America Insurance Corp.; C2024-1777D