

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF TUESDAY, MAY 27, 2025**

**CALL TO ORDER**

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

**CALL OF ROLL: CITY SECRETARY**

**Mayor Pro Tem Campos and Councilmember Willis were present.**

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

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

**INVOCATION: COUNCILMEMBER SPRADLEY**

**Councilmember 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.**

**ANNUAL ELECTION ACTIONS**

A) Complete and issue a certificate of election to Toni Carter for District 1.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson indicated this has been completed.**

B) Complete and issue a certificate of election to Michael Capizzi for District 2.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson indicated this has been completed.**

C) Administer the oath of office to Toni Carter for District 1.

**Mayor Linnartz invited Councilmember-elect Carter to the front of the dais for her oath to be administered.**

**Christina Jurik administered the oath of office to Councilmember-elect**

**Carter.**

**Councilmember Carter addressed the audience and her peers.**

D) Administer the oath of office to Michael Capizzi for District 2.

**Mayor Linnartz invited Councilmember-elect Capizzi to the front of the dais for his oath to be administered.**

**Judge Rose Zamora administered the oath of office to Councilmember-elect Capizzi.**

**Councilmember Capizzi addressed the audience and his peers.**

E) Presentation and recognition of the public service rendered by Mayor Pro Tem Andres Campos as District One Councilmember.

**Mayor Linnartz presented Mayor Pro Tem Campos with a proclamation and an award honoring his service to City Council.**

**Mayor Pro Tem Campos addressed council and the audience.**

F) Presentation and recognition of the public service rendered by Christopher Willis as District Two Councilmember.

**Mayor Linnartz presented Councilmember Willis with a proclamation and an award honoring his service to City Council.**

**Councilmember Willis addressed council and the audience.**

G) Discuss and consider the election of a Mayor Pro Tem.

**Mayor Linnartz read the aforementioned item.**

**Councilmember Edwards motioned to appoint Lawrence Spradley to be the next Mayor Pro Tem. Councilmember Ryan seconded the motion which passed.**

**Abstain:**

Mayor Pro Tem Spradley

### **PRESENTATIONS:**

A) Recognition of Craig Christopherson's retirement.

**Mayor Linnartz read the aforementioned item.**

**Chief Flores presented this item to council and introduced Craig Christopherson who was recognized for his 30 years of service.**

**Craig Christopherson addressed council and the audience.**

**PROCLAMATIONS:**

A) Community Action Month

**Mayor Linnartz read the aforementioned proclamation.**

**Representatives from Community Council of South Central Texas accepted the proclamation and addressed council.**

B) Texas Treasure Business Award

**Mayor Linnartz read the aforementioned proclamation.**

**Representatives from Comal County Historical Commission and Comal Iron Works accepted the proclamation and addressed council.**

C) ALS Awareness Month

**Mayor Linnartz read the aforementioned proclamation.**

**Monica Martinez of I AM ALS 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: Michael Murphy, Carl Miller, Jim Holster, Joeylynn Mesaros**

**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 12, 2025 regular meeting minutes.
- B) Approval of a contract with Ford, Powell & Carson Architects and Planning for the final design of the Southeast Library Project.
- C) Approval of the Mayoral appointments of Sharon Samples to the Resident Commissioner seat and Hunter Schwarz to the City Resident seat of the Housing Authority Board with terms ending May 31, 2027.
- D) Approval of the appointment of Arthur Brinkkoeter, to district 1 place on the Transportation and Traffic Advisory Board for a regular term ending 05-31-2028.
- E) Approval of district 1 Councilmember's appointment of Joseph Ricouard to the Ethics Commission with a term ending May 31, 2028.
- F) Approval of the appointment of Stanley Laskowski, to district 2 place on the Transportation and Traffic Advisory Board for a regular term ending 05-31-2028.
- G) Approval of an agreement with On-Duty Health for public safety physicals
- H) Approval of the Purchase of a Vehicle from Lake Country Chevrolet for the New Braunfels Police Department and approval of the associated project budget amendment.
- I) Approval to declare as surplus and sell, 1.139 acres, being Lot 1, Coco Subdivision, and authorization for the City Manager to execute all necessary conveyance documents.

### *Resolutions*

- J) Approval of a resolution; submission of an application to the Airport Improvement Grant program as administered by the Texas Department of Transportation, Aviation Division to request funding for construction of security fencing at the New Braunfels National Airport; authorization for the City Manager to act on behalf of the City in all matters related to the grant if awarded; and approval to modify a contract with KSA Engineers, Inc. for their construction and grant support services.
- K) Approval of a resolution; ratification for the submission of an

application to the Motor Vehicle Crime Prevention Authority, FY 2026 SB 224 Catalytic Converter Grant Program on behalf of the New Braunfels Police Department for costs to combat catalytic converter theft; and authorization for the City Manager or authorized designee to act on behalf of the City in all matters related to the grant if awarded.

- L) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure, of up to \$75,000, for escrow and due diligence funding to support the Gruene 16 project, pursuant to Section 505.102 of the Texas Local Government Code.

#### *Ordinances*

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

- M) Approval of the second and final reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-355, related to the downtown parking zone by establishing paid parking areas, fees, and the days and times of enforcement, and repealing Secs. 126-382 to 126-395 related to parking meters and pay stations.
- N) Approval of the second and final reading of an ordinance changing a street name in Dean, Unit 3, from Blue Duck to Redstart.

#### **Approval of the Consent Agenda**

**Mayor Linnartz read the aforementioned resolutions and ordinances of the consent agenda.**

**Councilmember Edwards made a motion to approve the consent agenda. Councilmember Labowski seconded the motion which passed unanimously.**

#### **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 3.5 acres out of the J M Veramendi Survey, Abstract 2, from R-2 (Single-Family and Two-Family District) to M-1A (Light Industrial District), currently addressed at 556 Krueger Canyon

**Mayor Linnartz read the aforementioned item.**

**Christopher Looney presented this item to council using a powerpoint presentation.**

**Councilmember Edwards motioned to approve this item with staff recommendations. Councilmember Ryan seconded the motion which failed for lack of votes needed for a super majority.**

**Opposed:**

**Councilmember Carter, Mayor Pro Tem Spradley, and Councilmember Labowski**

**B) Public hearing and first reading of an ordinance regarding the proposed rezoning of 0.25 acres out of the Mission Oaks Unit 5 Subdivision, Block 14, Lot 11, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit for Short Term Rental), currently addressed at 13 & 15 Moss Rock Drive**

**Mayor Linnartz read the aforementioned item.**

**Matthew Simmont presented this item to council using a powerpoint presentation and introduced the applicant Easton Smith.**

**The applicant and city staff is requesting a postponement of this item to July 28th, 2025.**

**Mayor Pro Tem Spradley motioned to approve the postponement of this item. Councilmember Labowski seconded the motion which passed unanimously.**

**C) Public hearing and first reading of an 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.**

**Mayor Linnartz read the aforementioned item.**

**Matthew Simmont presented this item to council using a powerpoint presentation.**

**Councilmember Ryan motioned to approve this item. Councilmember Edwards seconded the motion which passed.**

**Opposed:**

Councilmember Carter, Mayor Pro Tem Spradley, and Councilmember Labowski

- D) Public hearing and first reading of an ordinance 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.

**Mayor Linnartz read the aforementioned item.**

**Christopher Looney presented this item using a powerpoint presentation and introduced Bruce Schwartz as the applicant, who also addressed council and answered questions.**

**Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.**

- E) Public hearing and first 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.

**Mayor Linnartz read the aforementioned item.**

**Christopher Looney presented this item using a powerpoint presentation and introduced James Engels as the applicant, who also addressed council.**

**Councilmember Labowski motioned to approve this item. Councilmember Ryan seconded the motion which passed unanimously.**

- F) Public hearing and first reading of an ordinance 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.

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented this item to council using a powerpoint presentation and introduced Shannon Madingly as the representation of the applicant, who also addressed council and answered questions.

Councilmember Edwards motioned for approval. Councilmember Labowski seconded the motion which passed unanimously.

**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.

**There were no executive session items at this time.**

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

**ADJOURNMENT**

Mayor Linnartz adjourned at 7:29 p.m.

By: \_\_\_\_\_  
NEAL LINNARTZ, MAYOR

Attest:

\_\_\_\_\_  
GAYLE WILKINSON, CITY SECRETARY