

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, FEBRUARY 23, 2026**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:01 p.m.

CALL OF ROLL: CITY SECRETARY

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 CAPIZZI

Councilmember Capizzi offered 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) Proclamation - Brooklyn Houston

Mayor Linnartz read the aforementioned proclamation.

Brooklyn Houston and her family accepted the proclamation. Police Chief Flores also spoke on this proclamation and presented Brooklyn Houston his first Chief's Challenge Coin for 2026.

B) Proclamation - President George Washington Day

Mayor Linnartz read the aforementioned proclamation.

Dr. Hollis accepted the proclamation and addressed council.

C) Proclamation - Engineers Week

Mayor Linnartz read the aforementioned proclamation.

Engineers from the Transportation and Construction Services department were present to receive 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: Stanley Laskowski, Danae Delaney, Jim Holster, Steve Ceh.

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 February 2, 2026 city council special meeting minutes, and the February 9, 2026 city council regular and executive session meeting minutes.
- B) Approval of the appointment of Will Henry to fill the unexpired term on the Planning Commission with a term ending 05-31-2028.
- C) Approval of the appointment of James Tipton and Greg Latimer for the two (2) seats on the Roadway Impact Fee Advisory Committee with terms expiring 5-31-2028 and David Speicher with a term expiring 5-31-2027.
- D) Approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17: Pristine Rivers, Brauntex Materials, Inc, Asphalt Inc, Langley & Banack, Crowe, LLP
- E) Approval of amended bylaws for the Landa Park Golf Course Advisory Board.

Resolutions

- F) Approval of a resolution to accept up to \$420,000 in grant funding from The Recycling Partnership, Inc. to support a comprehensive residential recycling education and outreach initiative and authorizing the City Manager to execute all documents associated with the grant agreement.

Ordinances

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

- G) Approval of a second and final reading of an ordinance amending park operating hours Sec. 86-3 - Rules and regulations for control of park and recreation areas.
- H) Approval of a second and final reading of an ordinance adopting the Youth Program Standards of Care for the Parks and Recreation Department.
- I) Approval of the second and final reading of an ordinance to amend the City's Code of Ordinances, Chapter 66 Historic Preservation, Section 66-57.1, Incentives.
- J) 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 restrict parking on Willowbrook.
- K) Approval of the second and final reading of an ordinance amending City of New Braunfels Code of Ordinances Section 118-46(y) Traffic Impact Analysis.
- L) Approval of the second and final reading of an ordinance amending Appendix D of the New Braunfels Code of Ordinances to adopt new fees for Traffic Impact Analysis Services.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned resolution and ordinances of the consent agenda.

Mayor Pro Tem Spradley 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 requested by Ayo Phillips, and TJ Grossi of Schumann Consulting, on behalf of Deborah and Garry Miller, to rezone approximately 4 acres out of the A M Eznaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to APD AH SUP (Agricultural/Pre-Development, Airport Hazard Overlay District with a Special Use Permit to allow an Assisted Living Facility), currently addressed at 695 Saengerhalle Road.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a power point presentation. Christopher Looney introduced TJ Grossi, a representative of the applicant, who also presented to council and answered questions. Ayo Phillips and his wife, the applicants, addressed council as well and answered questions.

The following individual spoke at this time: Garry Miller, property owner.

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

- B) Public hearing and first reading of an ordinance, requested by Mark Mott, on behalf of MLM Trust, to rezone approximately 0.73 of an acre out of the Koehler Subdivision, Lot 1B, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed at 190 Old Engel Road.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a power point presentation.

Councilmember Edwards motioned to approve this item. Councilmember Capizzi seconded the motion which passed unanimously.

- C) Public hearing and first reading of an ordinance, requested by Colum

Malcolmson, on behalf of Gladys Timmermann Koepp & Cheryl Timmermann Fonda, to rezone approximately 4 acres out of the Timmermann Subdivision, Lots AAR & ABR, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District), currently addressed at 1239 Barbarosa Road and 1255 Saur Lane.

Mayor Linnartz read the aforementioned item.

Councilmember Edwards recused himself after Mayor Linnartz read the item, and left council chambers.

Christopher Looney presented this item to council using a power point presentation. Christopher Looney introduced the applicant, Colum Malcomson, who also addressed council and answered questions.

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

Recused:

Councilmember Edwards

3. PRESENTATIONS:

A) Presentation on a Downtown Parking Update

Mayor Linnartz read the aforementioned item.

Jeff Jewell presented this item to council using a power point presentation and answered questions. Jeff Jewell introduced Tony Janowiec from Interstate Parking, who presented and answered questions.

The following individuals spoke at this time: Dave Cinotto, Christina Cinotto, David Ozuna, and Clarissa DeSanto.

Robert Camareno asked council to deliberate and provide feedback for city staff so that different options may be presented at a different date. City Council requested city staff to look into the following: combining resident river parking with downtown parking, comparisons of allowing two hours free parking versus one hour free, validation services in collaboration with downtown businesses, and the prospect of additional spaces throughout downtown.

No action was taken at this time.

4. 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.

5. 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.

ADJOURNMENT

Mayor Linnartz adjourned the meeting at 8:42 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY