



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



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

MONDAY, JANUARY 27, 2025 at 6:00 PM

Neal Linnartz, Mayor
Andres Campos, Mayor Pro Tem (District 1)
Christopher Willis, Councilmember (District 2)
D. Lee Edwards, Councilmember (District 3)
Lawrence Spradley, Councilmember (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
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 EDWARDS

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PRESENTATIONS:

- A) Presentation and recognition of Juan Ortiz's retirement. [25-125](#)
Matthew Eckmann, Assistant Director of Public Works

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.

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 January 13, 2025, minutes to the regular [25-126](#) council meeting.
Matthew Schwarz, Assistant City Secretary
- B) Approval of a budget amendment for the FY 2025 Golf [25-61](#) Course Fund budget totaling \$485,500 for completing the clubhouse deck and golf course bunker renovation permitting and design.
Karrie Cook, Budget Manager
- C) Approval of an FY 2025 budget amendment for the [25-62](#) General Fund and the Special Revenue Fund totaling \$265,000 to reallocate street maintenance funding.
Karrie Cook, Budget Manager
- D) Approval to authorize the City Manager to execute an [25-137](#) Interlocal Cooperative Purchasing Agreement with Galveston County, Texas in accordance with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code for goods and services.
Julie Gohlke, Assistant Purchasing Manager, Finance
- E) Approval of a contract with Landscape Commander, LLC [25-124](#) for landscape maintenance services at City buildings and parks.
Matthew Eckmann, Assistant Director of Public Works
- F) Approval of a purchase with Fit Supply, LLC for fitness [25-98](#) equipment for Das Rec and to declare the existing equipment as surplus.
Chad Donegan, Parks and Recreation Director
- G) Approval of a purchase with Shade Pro for an outdoor [25-99](#) shade structure for the Das Rec back lawn.
Chad Donegan, Parks and Recreation Director
- H) Approval of a purchase with EZ-Go RXV for (64) golf [25-109](#) carts, EZ-Go RXV Passenger golf cart (1), EZ-Go Utility Hauler (1) for the Landa Park Golf Course through a Buy

Board Contract and the associated budget amendment.

Chad Donegan, Parks and Recreation 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.)

- I) Approval of the first reading of an ordinance regarding an amendment to Chapter 118 Subdivision Platting, Section 118-30. - Certificates and statements [25-87](#)
Christopher J. Looney, AICP, Planning and Development Services Director
- J) Approval of the second and final reading of an ordinance to amend Section 126-346 and Section 126-369 of the Code of Ordinances of the City of New Braunfels to revise no parking and loading zones in the Cotton Crossing subdivision. [25-107](#)
Carly Farmer, Assistant City Engineer
- K) Approval of the second and final reading of an ordinance regarding the proposed rezoning of approximately 1.7 acres out of the Tri-Acres Subdivision, Lots 2 and 3, from C-1A AH (Neighborhood Business Airport Hazard Overlay District) and R-3 AH (Multifamily Airport Hazard Overlay District) to C-1B AH SUP (General Business Airport Hazard Overlay District with a Special Use Permit), currently addressed at 1182 & 1212 Old FM 306. [25-105](#)
Christopher J. Looney, AICP, Planning and Development Services Director

2. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and first reading of an ordinance regarding the proposed rezoning of approximately 60 acres out of the A.M. Esnaurizar Survey, Abstract 20, from R-3L AH (Multifamily Low Density Airport Hazard Overlay District) to R-1A-4 AH (Single-Family Small Lot Residential Airport Hazard Overlay District), currently addressed at 1280 Saengerhalle Road [25-93](#)
Christopher J. Looney, AICP, Planning and Development Services Director
- B) Public hearing and first reading of an ordinance to rezone 0.15 acres out of the Jahn Addition Subdivision, New City Block 1022, Block 11, Lot 1, from M-1 (Light [25-104](#)

Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for a Telecommunications Tower), currently addressed at 514 S Castell Ave.

Christopher J. Looney, AICP Planning and Development Services Director

- C) Discuss and consider the second and final reading of an ordinance to rezone 0.22 acres out of the Parkview Estates Subdivision, Unit 1, Block 1, Lot 8, from C-1 (Local Business District) to C-1 SUP (Local Business District with a Special Use Permit for a Short-Term Rental of a residence), currently addressed at 443 Lockener Avenue [25-106](#)

Matthew Simmont, AICP, Planning Manager

- D) Public hearing and first reading of an ordinance to rezone approximately 17 acres out of the Freiheit 2 Subdivision, Block 4, Lots 2, 3, and 4, from R-2 AH (Single Family and Two-Family Airport Hazard Overlay District) to MU-B AH SUP (High-Intensity Mixed Use Airport Hazard Overlay District with a Special Use Permit to allow Industrial and Commercial Uses), currently addressed at 622 South Kowald Lane [25-83](#)

Matthew Simmont, AICP, Planning Manager

- E) Public hearing regarding proposed amendments to the Mayfair Development and Design Control Document (DDCD) pertaining to maximum driveway width allowance for single-family residential lots sixty feet or greater in width, an update to the Parks Schedule and Master Framework Plan, and revisions to minimum parking requirements. [25-63](#)

Christopher J. Looney, AICP, Planning and Development Services Director

- F) Public hearing and first reading of an ordinance to rezone 0.55 acres out of the Unicorn Heights Subdivision, Extension 4, Lot 13, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Auto Body Repair), currently addressed at 950 IH 35 South [25-82](#)

Matthew Simmont, AICP Planning Manager

- G) Public hearing and first reading of an ordinance regarding the proposed rezoning of approximately 10.43 [25-92](#)

acres out of the Orilla Russell Survey, Abstract No. 485, from APD AH (Agricultural/Pre-development Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District), currently addressed at 3137 FM 1102

Matthew Simmont, AICP, Planning 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.

- A) Deliberate pending/contemplated litigation, settlement [25-02](#) 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:
 - Federal Telecommunications Act
 - NBU impact fees for McWhinney Ploetz Development
- B) Deliberate issues regarding economic development [25-119](#) negotiations in accordance with Section 551.087 of the Texas Government Code:
 - 1. Project Nemo

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.

