



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



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

**MONDAY, APRIL 8, 2024 at 6:00 PM**

Neal Linnartz, Mayor  
Andres Campos, Councilmember (District 1)  
Christopher Willis, Councilmember (District 2)  
Harry Bowers, Mayor Pro Tem (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 - AMENDED 04-04-2024**

**CALL TO ORDER**

**CALL OF ROLL: CITY SECRETARY**

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

**INVOCATION: MAYOR LINNARTZ**

**PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG**

**PROCLAMATIONS:**

- A) Child Abuse Prevention Awareness Month [24-198](#)
- B) Sexual Assault Awareness Month Proclamation [24-394](#)
- C) Catholic Daughters of the Americas [24-487](#)

**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.*

*Resolutions & Action Items*

- A) Approval of the March 18, 2024 special City Council [24-466](#) meeting minutes and the March 25, 2024 regular and executive City Council meeting minutes.  
Matthew Schwarz, Assistant City Secretary
- B) Approval of a professional services agreement with Pape Dawson Engineers, Inc. for the completion of the plans, specifications, and cost estimates of Schmidt Avenue sidewalks and roadway rehabilitation. [24-473](#)  
Scott McClelland, Assistant Transportation and Capital Improvements Director
- C) Approval of an interlocal agreement between the City of New Braunfels and the Comal County Water Master Improvement District No. 1 and Districts 1A-1F (“Districts”), which encompass the Veramendi development, concerning sales and use tax collection revenue sharing and use of capital improvements for fire and emergency services [24-468](#)  
Jared Werner, Assistant City Manager
- D) Approval of the purchase of approximately 10 acres of land out of the Revised Block 7 of Forest Park Addition, City of New Braunfels, Comal County, Texas and authorization for the City Manager to execute all necessary documents. [24-483](#)  
Matthew Eckmann, Assistant Director of Public Works
- E) Approval of a contract modification with Pape Dawson Engineers, Inc. to continue the City’s Americans with Disabilities Act Transition Plan. [24-481](#)  
Garry Ford, Transportation and Capital Improvements Director
- F) Approval of a license to store wrecked/abandoned vehicles (Vehicle Storage Facility) on property addressed at 1596 IH 35 North [24-440](#)  
Christopher J. Looney, AICP, Planning and Development Services Director

- G) Approval of a resolution suspending for 45 days the [24-453](#) effective date of the gas utility rate increases proposed by Universal Natural Gas, LLC d/b/a Universal Natural Gas, Inc. in its application filed with the Texas Railroad Commission on or about March 1, 2024; and authorizing representation by Herrera Law & Associates, PLLC in connection with this rate application.  
Valeria M. Acevedo, City Attorney

*Ordinances*

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

- H) Approval of the second and final reading of an ordinance [24-441](#) regarding a request for voluntary annexation of approximately 58 acres on the west side of IH 35 and east of FM 482 between Krueger Canyon Road and Marigold Way, directly northwest of the Engel Road and IH 35 frontage road intersection.  
Christopher J. Looney, Planning and Development Services Director
- I) Approval of the second and final reading of an ordinance [24-430](#) to zone approximately 59 acres out of the Francisco Rodriguez Survey 99, Abstract 484, to M-1A (Light Industrial District), currently addressed as 5467 FM 482.  
Christopher J. Looney, AICP Planning and Development Services Director
- J) Approval of the second and final reading of an ordinance [24-437](#) to rezone approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff.  
Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director
- K) Approval of the second and final reading of an ordinance [24-439](#) to rezone 18.1 acres out of the John Noyes Survey 259, Abstract 430, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed as 5467 FM 482.  
Christopher J. Looney, AICP, Planning and Development Services Director
- L) Approval of the second and final reading of an ordinance [24-474](#) amending the New Braunfels, Texas Code of

Ordinances, Chapter 86 - Parks and Recreation, Section 86-91 Golf Course Fees; and moving these fees to Appendix D, Fee Schedule; Providing a savings clause; and declaring an effective date.

Sandy Paulos, Director of Finance

- M) Approval of the second and final reading of an ordinance [24-442](#) establishing the number of positions in each classification in the New Braunfels Fire Department pursuant to Local Government Code, Chapter 143.

Becca Miears, Director of Human Resources

- N) Approval of the second and final reading of an ordinance [24-465](#) granting rehabilitation tax relief for a five-year period to the property currently addressed as 708 West Mill Street, a local Historic Landmark known as the Mergele House.

Katie Totman, Historic Preservation Officer

- O) Approval of the second and final reading of an ordinance [24-420](#) repealing the Safe City Commission, established by Sections 2-86 through 2-90, in the New Braunfels Code of Ordinances; providing for an effective date.

Gayle Wilkinson, City Secretary

## 2. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider approval of a resolution to adopt [24-411](#) the 2024-2029 City of New Braunfels Strategic Plan.

Jared Werner, Assistant City Manager

- B) Discuss and consider approval of the first reading of an ordinance [24-419](#) to amend New Braunfels Code of Ordinances, Chapter 30, Section 30-52 by adopting new rental fees at the New Braunfels Civic & Convention Center.

Jeff Jewell, Economic and Community Development Director

- C) Public hearing regarding the adoption of a Strategic Partnership Agreement between the City of New Braunfels, Texas, and the Comal County Water Improvement District No. 3 ("Mayfair Development")

Jeff Jewell, Economic and Community Development Director

- D) Public hearing and the first reading of an ordinance [24-471](#) regarding Youth Program Standards of Care for the Parks and Recreation Department.

Stephanie Chelar, Recreation Services Manager

- E) Public hearing and consideration of proposed [24-486](#) amendments to the Mayfair Development and Design Control Document (DDCD) pertaining to the Sector Plan approval process and development standards for signs.

Matt Greene, Principal Planner, Planning and Development Services.

### 3. **EXECUTIVE SESSIONS**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, the City Council may convene in a closed session to discuss any of the items listed below. Any final action or vote on any executive session item will be taken in open session.

The City Council reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act (Chapter 551 of the Texas Government Code).

- A) Deliberate issues regarding economic development [24-426](#) negotiations in accordance with Section 551.087 of the Texas Government Code:

1. CGT

- B) Deliberate the purchase, exchange, lease or value of [24-482](#) real estate in accordance with Section 551.072 of the Texas Government Code, specifically:

· Parkland acquisition

### 4. **RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY 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.

