

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, MARCH 9, 2026**

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

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

CALL OF ROLL: CITY SECRETARY

Present: 6 - Mayor Neal Linnartz, Councilmember Michael Capizzi,
Councilmember D. Lee Edwards, Mayor Pro Tem Lawrence
Spradley, Councilmember Mary Ann Labowski, and
Councilmember April Ryan

Absent: 1 - Councilmember Toni Carter

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

INVOCATION: COUNCILMEMBER EDWARDS

Councilmember Edwards 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) Intellectual & Developmental Disabilities Awareness Month
Mayor Linnartz read the aforementioned proclamation.

Representatives from the Rock Haus Foundation accepted the
proclamation and made comments to Council and guests.

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concern 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.

No one spoke at this time.

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 23, 2026 city council regular meeting minutes.
- B) Approval to cancel the second December regular city council meeting December 28, 2026, and the regular council meeting on May 25, 2026 (Memorial Day).
- C) Approval of a professional services agreement with KSA Engineering for design services in support of the Airport Taxiway Rehabilitation project.
- D) Approval of a contract between the City of New Braunfels and Guadalupe County and a joint election agreement between the City of New Braunfels, Guadalupe County, the City of Selma, City of Universal City, City of Santa Clara, Navarro ISD, Liberty Trails MUD, and Schertz-Cibolo-Universal City, regarding the May 2, 2026, election, and authorizing the City Manager to execute the agreement.
- E) Approval of an agreement between the City of New Braunfels and Comal County regarding election services for May 2, 2026, and authorizing the City Manager to execute the 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.)

- F) Approval of the second and final 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.
- G) Approval of the second and final reading 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.
- H) Approval of the second and final 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.

Approval of the Consent Agenda

Mayor Linnartz read items F through H on the consent agenda.

Councilmember Edwards made a motion to approve the consent agenda. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:

Councilmember Carter

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) Discuss and possible action approving the petitions received and validated for the potential creation of a Tourism Public Improvement

District (TPID) as authorized by Chapter 372 of the Texas Local Government Code and announce the dates and times of the public hearings.

Mayor Linnartz read the aforementioned item.

Jared Werner opened this item providing a powerpoint and introduced Scott Joslove with the Texas Hotel and Lodging Association who provided additional information for this item using a powerpoint. Tanya Pence, with the Convention and Visitors Bureau, touched on additional information providing a powerpoint presentation. Jared Werner provided the time frame and dates for council approval and addressed questions from council.

The following individuals spoke at this time: Julie King, Janice Gutierrez, Shalish Bhakta, Dylan Petrich, Antionette Wukasch, Jennifer Wilson, Helen M., and Christopher Brooks.

Councilmember Edwards moved to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

B) Discuss and consider approval of a resolution in support of the regional expansion of State Highway 46 between New Braunfels and Seguin.

Mayor Linnartz read the aforementioned item.

Garry Ford presented this item providing a PowerPoint and addressed questions.

The following spoke at this time: Jonathan Packer

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

Absent:

Councilmember Carter

C) Discuss and consider the approval of a resolution authorizing the City Manager to execute a Chapter 380 Economic Development Agreement with The New Braunfels Hotel Company

Mayor Linnartz read the aforementioned item.

Jordan Matney presented this item providing a PowerPoint and addressed questions.

Councilmember Labowski moved to approve this item. Councilmember Cappizzi seconded the motion which passed unanimously.

Absent:

Councilmember Carter

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 issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:
 - 1. Gruene 16
 - 2. Project Shoot

- B) Deliberate pending or 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, specifically:
 - Landa RV Resort

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

There were no executive session items at this time.

No action was taken.

ADJOURNMENT

Mayor Linnartz adjourned at 7:23 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

DRAFT