



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



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

MONDAY, DECEMBER 9, 2024 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 LABOWSKI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

A) Wreaths Across America Day [24-1565](#)

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 November 18, 2024 special meeting [24-1582](#) minutes and the November 25, 2024 regular and executive session minutes.
Matthew Schwarz, Assistant City Secretary
- B) Approval of a contract modification with [24-1431](#) Poznecki-Camarillo Engineering for the completion of the plans, specifications, cost estimates, and construction administration of the South Kowald Lane Project.
Scott McClelland, Assistant Transportation and Capital Improvements Director
- C) Approval of a contract with RVi Planning + Landscape [24-1482](#) Architecture for the Master Plan and Schematic Design of the Northwest Park Project.
Scott McClelland, Assistant Transportation and Capital Improvements Director
- D) Approval of a resolution designating the investment [24-1535](#) officers for the City of New Braunfels.
Carren Ridge, Accounting & Treasury Manager
- E) Approval of annual routine recurring expenditures for FY [24-1538](#) 2025 in accordance with City Charter Section 9.17.
Barbara Coleman, Purchasing Manager
- F) Approval of a resolution issuing a statement of eligibility [24-1548](#) for the City of New Braunfels to participate in a tax abatement, pursuant to Texas Tax Code Chapter 312.
Jeff Jewell, Economic and Community Development Director
- G) Approval of a resolution of the City Council of the City of [24-1592](#) New Braunfels, Texas, renewing and amending the Meet and Confer Agreement between the City and the New Braunfels Professional Fire Fighters Association, Local 3845 of the International Association of Fire Fighters, for a term ending on September 30, 2026.
Becca Miars, Director of Human Resources
- H) Approval of a resolution authorizing the City Manager to [24-1564](#) enter into an Advance Funding Agreement between the

City of New Braunfels and Texas Department of Transportation for the Citywide Pedestrian Improvements Project.

Garry Ford, Transportation and Capital Improvements Director

- I) Approval of the purchase of vehicles and equipment from [24-1567](#)
Bluebonnet Motors Ford, Silsbee Ford, North Texas Trailers, Ewald Kubota Inc, H Barber and Son Inc, Pathmark Traffic Products and Hill Country Outdoor Power for the Right of Way Beautification Team.
Shane Knudson, Fleet Manager
- J) Approval of the purchase of a solid waste collection vehicle with Chastang Enterprises Inc., approval to declare the replaced unit as surplus, and approval of an FY 2025 Budget Amendment in the Solid Waste Fund.
Shane Knudson, Fleet Manager
- K) Approval for submission of the Program Year 2023 Consolidated Annual Performance and Evaluation Report for the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) and CDBG-CV Grant programs.
Jennifer Gates, Grants Coordinator

Ordinances

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

- L) Approval of the first reading of an ordinance to amend [24-1501](#)
Section 126-149 of the Code of Ordinances of the City of New Braunfels to revise the bounds of a school zone on FM 1863.
Carly Farmer, Assistant City Engineer
- M) Approval of the second and final reading of an ordinance [24-1537](#)
to rezone approximately 0.3 acres out of the Villa Rio Subdivision, Block 1, Lot 1, 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 475 & 479 Barcelona Dr.
Christopher J. Looney, AICP Planning and Development Services Director
- N) Approval of the second and final reading of an ordinance [24-1539](#)
to rezone approximately 12 acres out of the J. Thompson

Survey 21, Abstract 608, from M-1 (Light Industrial District) and APD (Agricultural/Pre-development District) to M-1A (Light Industrial District), currently addressed as 5309 IH 35 S.

Christopher J. Looney, AICP Planning and Development Services Director

- O) Approval of the second and final reading of an ordinance [24-1540](#) to rezone 0.11 acres out of New City Block 1007, southeast portion of Lot 142, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit for Short Term Rental of a Residence), currently addressed as 381 Tolle St.

Matthew Simmont, AICP Planning Manager

- P) Approval of the second and final reading of an ordinance [24-1546](#) amending Chapter 144 regarding parking requirements

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

- Q) Approval of the second and final reading of an ordinance [24-1554](#) regarding the proposed rezoning of approximately 2.7 acres out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, from APD SUP (Agricultural/Pre-development District with a Type 1 Special Use Permit) to C-1A (Neighborhood Business District), located at the southwest corner of West Klein Road and Klein Meadows.

Matthew Simmont, AICP, Planning Manager

- R) Approval of the second and final reading of an ordinance [24-1555](#) regarding the proposed rezoning of approximately 9.4 acres out of the J.M. Veramendi Survey, Abstract No. 2, Comal County, from C-2 (General Business District), C-4 (Resort Commercial District) and M-1 (Light Industrial District) to MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit), currently addressed at 373 & 403 E. Bridge St., 312, 340 & 373 E. Mill St., and 385 & 401 E. San Antonio St.

Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

- S) Approval of the second and final reading of an ordinance [24-1528](#) to amend Article IV, Section 30-61 of the Code of Ordinances of the City of New Braunfels to align it with the recently updated ordinance that changed the

Partnership Committee membership from 15 to 11, by removing the verbiage stating five (5) members shall be appointed each year.

Gayle Wilkinson, City Secretary

2. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider the approval of a Memorandum of Understanding (MOU) between the City of New Braunfels and NB Mainzer, LLC for development discussions for property located at 263 Main Plaza, New Braunfels, Texas. [24-1547](#)

Jeff Jewell, Economic and Community Development Director

- B) Public hearing and first reading of an ordinance regarding the proposed rezoning of approximately 66 acres out of the Eduardo Hernandez Survey No.454, Abstract 263, from R-1A-6.6 (Single-Family District) to Hueco Springs Ranch Planned Development District (HSRPD), currently addressed as 392 Hueco Springs Loop Rd. [24-1289](#)

Matthew Simmont, AICP, Planning Manager

- C) Discuss and consider approval of a traffic calming plan on Wood Road. [24-1500](#)

Carly Farmer, Assistant City Engineer

- D) Discuss and consider approval of a contract amendment establishing the Guaranteed Maximum Price with T.F. Harper & Associates, LP for the Mission Hill Park Phase 2 Project, and approval of a contract for construction materials testing with Raba Kistner Consultants, Inc. [24-1543](#)

Scott McClelland, Assistant Transportation and Capital Improvements Director

- E) Discuss and consider approval of a joint-bid contract between the City of New Braunfels and New Braunfels Utilities, with Capital Excavation Company for the construction of the Goodwin / Conrads Lane Project, along with authorization for the City Manager to execute change orders up to the contingency amount, and construction materials testing with Raba Kistner Consultants, Inc. for construction materials testing. [24-1541](#)

Scott McClelland, Assistant Transportation and Capital Improvements Director

3. EXECUTIVE SESSION

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 on this agenda. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate the appointment, evaluation, duties, discipline, [24-1514](#) or removal of the City Manager in accordance with Section 551.074 of the Texas Government Code.

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.