



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



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

**TUESDAY, MAY 28, 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**

**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**

**ANNUAL ELECTION ACTIONS**

- A) Complete and issue a Certificate of election to [24-729](#) incumbent Councilmember Lawrence Spradley for District 4.  
Gayle Wilkinson, City Secretary
- B) Complete and issue a Certificate of election to the [24-700](#) Councilmember - elect D. Lee Edwards for District 3.  
Gayle Wilkinson, City Secretary
- C) Administer the oath of office to incumbent [24-730](#) Councilmember Lawrence Spradley for District 4.  
Gayle Wilkinson, City Secretary
- D) Administer the oath of office to District 3 Councilmember [24-701](#) - elect D. Lee Edwards.  
Gayle Wilkinson, City Secretary
- E) Presentation and recognition of the public service [24-702](#)

rendered by Mayor Pro Tem Harry Bowers as District  
Three Councilmember.

Neal Linnartz, Mayor

- F) Discuss and consider the election of a Mayor Pro Tem. [24-703](#)  
Gayle Wilkinson, City Secretary

### **PROCLAMATIONS:**

- A) Community Action Month [24-612](#)  
B) National Therapy Animal Day [24-708](#)

### **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 May 13th, 2024 regular and executive [24-704](#)  
session council meeting minutes and the May 20th,  
2024 special meeting minutes.  
Matthew Schwarz, Assistant City Secretary
- B) Approval of the appointment of Gary Kirkham, district 3, [24-679](#)  
to the Transportation and Traffic Advisory Board for the  
term ending 05-31-2027.  
Gayle Wilkinson, City Secretary
- C) Approval of District 3 Councilmember's appointment of [24-706](#)  
Harry Bowers to the Ethics Commission with a term  
ending May 31, 2027.  
Gayle Wilkinson, City Secretary
- D) Approval of a purchase with Reliable Chevrolet for 27 [24-727](#)  
Tahoes to support Police operations and approval to

declare the replaced units as surplus.

Barbara Coleman, Purchasing Manager

- E) Approval of the purchase of 3.12 acres out of the [24-712](#) Antonio M. Esnaurizar Survey, Abstract Number 20, Guadalupe County, Texas, and authorization for the City Manager to execute all necessary documents. Additionally, the approval of all associated budget amendments.

Matthew Eckmann, Assistant Director of Public Works

- F) Approval of a resolution of the City Council of the City of [24-739](#) New Braunfels, Texas providing a statement of non-objection to the Lyndon Ranch Apartments Project, located on Loop 337.

Jeff Jewell, Economic and Community Development Director

- G) Approval of annual contracts with Roadway Striping, Inc, [24-731](#) Interstate Barricades & Markings, Inc, and Linear Traffic Markings, LLC for pavement marking services on an as-needed basis for the City.

John Cox, Streets and Drainage Manager

- H) Approval of a professional services agreement with [24-682](#) BerryDunn for the development of a system-wide parks and recreation master plan

Jeff Bransford, Park Development Manager

- I) Approval of a five-year renewal of the current agreement [24-732](#) beginning October 1, 2024 until September 30, 2029, between the City of New Braunfels and the Greater New Braunfels Chamber of Commerce Inc. concerning the use of Hotel Occupancy Tax

Jared Werner, Assistant City Manager

- J) Approval of the City of New Braunfels FY 2024 Second [24-709](#) Quarter Investment Report

Carren Ridge - Accounting and Treasury Manager

- K) Approval of a license to store wrecked/abandoned [24-631](#) vehicles (Vehicle Storage Facility) on property addressed at 2635 State Highway 46 South Units 2, 3 and 4.

Matthew Simmont, AICP, Planning Manager

- L) Approval of a license to store wrecked/abandoned [24-632](#) vehicles (Vehicle Storage Facility) on property

addressed at 153 E. Nacogdoches Street Units A, B and C.

Matthew Simmont, AICP, Planning Manager

- M) Approval of a license to store wrecked/abandoned vehicles (Vehicle Storage Facility) on property addressed at 507 N Live Oak Avenue. [24-633](#)

Matthew Simmont, AICP, Planning Manager

- N) Approval of a license to store wrecked/abandoned vehicles (Vehicle Storage Facility) on property addressed at 5729 Safari Drive. [24-634](#)

Matthew Simmont, AICP, Planning Manager

- O) Approval of a license to store wrecked/abandoned vehicles (Vehicle Storage Facility) on property addressed at 2007 IH 35 S. [24-635](#)

Matthew Simmont, AICP, Planning Manager

- P) Approval of a license to store wrecked/abandoned vehicles (Vehicle Storage Facility) on property addressed at 2608 IH 35 S. [24-636](#)

Matthew Simmont, AICP, Planning Manager

- Q) Approval of a license to store wrecked/abandoned vehicles (Vehicle Storage Facility) on property addressed at 1809 Spur Street. [24-637](#)

Matthew Simmont, AICP, Planning Manager

#### Ordinances

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

- R) Approval of the second and final reading of an ordinance amending the New Braunfels Code of Ordinances, Section 86-98 by adopting new Landa Haus Set Up fees, and moving all Landa Haus Rental fees to Appendix D. [24-692](#)

Sandy Paulos, Director of Finance

- S) Approval of the second and final reading of an ordinance amending the New Braunfels Code of Ordinances, Section 86-2 by adopting new Miscellaneous Park Rental fees and moving all fees to Appendix D. [24-694](#)

Sandy Paulos, Director of Finance

- T) Approval of the second and final reading of an ordinance amending the New Braunfels Code of Ordinances, [24-693](#)

Section 86-95 by adopting a Tube Chute Facility Rental fee, adjusting the Tube Rental Deposit, and moving all fees to Appendix D.

Sandy Paulos, Director of Finance

## 2. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and first reading of an ordinance to [24-670](#) rezone 0.1275 acres out of City Block 5101, Lot S 101 of W 55 of Lot 91 from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District, with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 311 E Torrey St.

Matthew Simmont, AICP, Planning Manager

- B) Public hearing and first reading of an ordinance [24-674](#) regarding the proposed rezoning of approximately 9.8 acres out of Lot 4A-R & 5A-R, Block 10, Town of Gruene Subdivision and Lot 12B, Block H, Cypress Rapids at Gruene Section 1 Subdivision, from R-2 AH (Single-Family and Two-Family District, Airport Hazard Overlay) and C-2 AH (General Business District, Airport Hazard Overlay) to R-2 AH SUP (Single-Family and Two-Family District, Airport Hazard Overlay with a Special Use Permit for a Parking Lot) and C-2 AH SUP (General Business District, Airport Hazard Overlay with a Special Use Permit for a Parking Lot), located northeast of the intersection of Gruene Road and Sunnybrook Drive.

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

- C) Discussion and consideration of the first reading of an ordinance [24-686](#) to amend the City's Code of Ordinances Chapter 126 Traffic and Vehicles to address the parking of commercial motor vehicles in the right-of-way in residential areas.

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

- D) Public hearing and first reading of an ordinance to [24-675](#) amend the City's Code of Ordinances Chapter 144 Zoning, Section 5.12, Automobile or trailer sales rooms or yards or sales of outdoor merchandise.

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

## 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).

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.

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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.