



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



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

MONDAY, FEBRUARY 9, 2026 at 6:00 PM

Neal Linnartz, Mayor
Toni L. Carter, Councilmember (District 1)
Michael Capizzi, Councilmember (District 2)
D. Lee Edwards, Councilmember (District 3)

Lawrence Spradley, Mayor Pro Tem (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
Robert Camareno, City Manager

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

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: COUNCILMEMBER CARTER

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Entrepreneurship Week [26-10](#)
- B) Career and Technical Education Month [26-36](#)

PRESENTATIONS:

- A) Recognition of Battalion Chief Donnie Obuch's retirement. [26-58](#)
Ruy Lozano, Fire Chief

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. Individuals desiring to speak at citizen's communications should line up behind the podium and be ready to speak.

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 city council January 20, 2026 special [26-145](#) meeting minutes, and the January 26, 2026 executive session and regular council meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of the appointment of Patrick Carreon for the [26-143](#) unexpired position on the Community Development Advisory Committee with a term ending 11-30-28.
Gayle Wilkinson, City Secretary
- C) Approval of a contract with ESRI's ArcGIS Enterprise [26-147](#) Software for a three-year software license agreement for a total cost of \$270,900.
Neil Rose, GIS Manager-Information Technology
- D) Approval for the purchase of two vehicles with [26-71](#) Bluebonnet Motors Ford for the Police Department.
Shane Knudson, Fleet Manager
- E) Approval of a contract with Byrne Construction Services [25-1558](#) for Construction Manager at Risk services for the Southeast Library Project.
Scott McClelland, Assistant Transportation and Construction Services Director

Resolutions

- F) Approval of a Resolution to consent to the creation of the [26-87](#) Botanical Farm Municipal Utility District (MUD) within the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe

County, consisting of approximately 250 acres, and authorizing the City Manager to execute a development agreement between the City of New Braunfels and O Union Wine Rd, LLC.

Matt Greene, Principal Planner

- G) Approval of a Resolution authorizing the submission of [26-150](#) an application for funding under the U.S. Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Program as administered by the office of the Governor, Public Safety Office, Criminal Justice Division's FY 2027 Criminal Justice Program Grant and authorizing the City Manager, or their designee, to act on behalf of the City of New Braunfels in all matters related to this grant, including execution of all required documentation associated with any resulting award, and designating the Director of Finance, or their designee, as the financial officer for this grant as awarded.

Christopher Greenwell, Grants Coordinator

- H) Approval of a Resolution of the City Council of the City of [26-151](#) New Braunfels, authorizing the City Manager to act on behalf of the City of New Braunfels and the New Braunfels National Airport in all matters related to application for funding through the Airport Infrastructure Grant program for the New Braunfels National Airport Pavement Rehabilitation Engineering and Design Project and pledging that the City of New Braunfels will comply with the grant requirements of the Texas Department of Transportation.

Christopher Greenwell, Grants Coordinator

- I) Approval of a Resolution authorizing the submission of [26-152](#) an application for funding provided by the Office of the Governor, Public Safety Office, Criminal Justice Division's Rifle Resistant Body Armor Grant Program FY 2027, and authorizing the City Manager, or their designee, to act on behalf of the City of New Braunfels in all matters related to this grant, including execution of all required documentation associated with any resulting award, and designating the Director of Finance, or their

designee, as the Financial Officer for this grant as awarded.

Christopher Greenwell, Grants Coordinator

- J) Approval of a Resolution of the City Council of the City of [26-153](#) New Braunfels authorizing the City Manager to act on behalf of the City of New Braunfels and the New Braunfels National Airport in all matters regarding the application to the Fiscal Year (FY) 2026 Infrastructure Investment and Jobs Act (IIJA) competitive Federal Aviation Administration (FAA) Contract Tower (FCT) grant program, and pledging that the City of New Braunfels will comply with the grant requirements of the Texas Department of Transportation.

Christopher Greenwell, 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.)

- K) Approval of the first and final reading of an ordinance [26-144](#) ordering a Regular Election to be held in the City of New Braunfels on May 2, 2026, for Regular City Officers; and establishing Early Voting Locations and Polling Places for this Election; and making provisions for the conduct of the Election.
- Gayle Wilkinson, City Secretary
- L) Approval and first reading of an ordinance amending [26-89](#) park operating hours Sec. 86-3 - Rules and regulations for control of park and recreation areas.
- Ken Wilson, Parks and Recreation Director
- M) Approval of the first reading of an ordinance to amend [26-57](#) the City's Code of Ordinances, Chapter 66 Historic Preservation, Section 66-57.1, Incentives.
- Katie Totman, Historic Preservation Officer
- N) Approval of a second and final reading of an ordinance [26-60](#) appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Two ("River Mill"), naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.

Gayle Wilkinson, City Secretary

- O) Approval of a second and final reading of an ordinance [26-61](#) appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Four - Zipp Park, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.

Gayle Wilkinson, City Secretary

- P) Approval of the second and final reading of an ordinance [26-80](#) amending the New Braunfels Code of Ordinances, Chapter 100-20, changing the membership composition of the Roadway Impact Fee Advisory Committee in compliance with S.B. 1883.

Nathan Brown, Senior Assistant City Attorney

- Q) Approval of the second and final reading of an ordinance, requested by Vincent Huebinger of Vincent Gerard & Assoc. Inc, to rezone approximately 0.1 of an acre out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, from R-1 (Single-Family District) to R-1 SUP (Single Family District with a Special Use Permit to allow a Telecommunications Tower), currently addressed at 2212 Alyssa Way.

Christopher J. Looney, AICP, Planning Director

Applicant: Vincent Gerard & Assoc. Inc

Owner: City of New Braunfels

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) Public hearing and first reading of an ordinance adopting [26-148](#) the Youth Program Standards of Care for the Parks and Recreation Department.

Stephanie Chelar, Recreation Services Manager

- B) Public hearing and first reading of an ordinance [26-72](#) amending City of New Braunfels Code of Ordinances Section 118-46(y) Traffic Impact Analysis.

Garry Ford, Transportation and Construction Services Director

- C) Discuss and consider the first reading of an ordinance [26-139](#) amending Appendix D of the New Braunfels Code of

Ordinances to adopt new fees for Traffic Impact Analysis Services.

Garry Ford, Transportation & Construction Services Director

- D) Discuss and consider the first reading of an ordinance to [26-134](#) amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to restrict parking on Willowbrook.

Carly Farmer, Assistant City Engineer

- E) Discuss and consider approval of a resolution of the City [26-142](#) of New Braunfels, Texas, authorizing the use of eminent domain proceedings for the acquisition of right-of-way that is necessary to advance and achieve the public use of improving Kohlenberg Road to meet the existing and future needs of the City, in the event negotiations are unsuccessful:

a. Property owned by Lynn K. Wohlfahrt, a 1.034 Acre (45,040 square foot) tract of land and a in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 71705).

b. Property owned by Lynn K. Wohlfahrt, a 0.581 acre (25,301 square foot) temporary construction easement in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 71705).

c. Property owned by Lynn K. Wohlfahrt, a 0.576 Acre (25,077 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 428468).

Matthew Eckmann, Assistant Director of Public Works

- F) Discuss and consider the approval of a second and final [26-62](#) reading of an ordinance appointing the initial Board of

Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Five - West End, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.

Gayle Wilkinson, City Secretary

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 [26-140](#) 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:

a. Discuss Legal Options Relating to the Status of Real Estate Negotiations to Secure Necessary Right-of-Way for the Kohlenberg Road Improvements Project:

i. a 1.034 Acre (45,040 square foot) tract of land and a 0.581 acre (25,301 square foot) temporary construction easement in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 71705).

ii. a 0.576 Acre (25,077 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 428468).

- B) Deliberate and consider the purchase, exchange, lease, [26-141](#) contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:
- Connections Lease

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.