



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



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

**MONDAY, JANUARY 22, 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**

**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 January 8th, 2024, regular and executive [24-80](#)  
session minutes and the January 16, 2024 special  
meeting minutes.  
Matthew Schwarz, Assistant City Secretary
- B) Approval of a budget amendment for the FY 2024 [24-46](#)  
General Fund- Fire Department budget totaling \$370,000  
for the purchase of an ambulance.  
Karrie Cook, Budget Manager
- C) Approval of the FY 2024 Street Maintenance Plan [24-41](#)  
Greg Malatek, Public Works Director
- D) Approval of a budget amendment for the FY 2024 [24-51](#)  
General Fund - Fire Department budget totaling  
\$231,000 for the purchase of two generators.  
Karrie Cook, Budget Manager
- E) Approval of a Design Build contract with T.F. Harper & [24-66](#)  
Associates, LP for the Mission Hill Park Phase 2 Project.  
Scott McClelland, Assistant Transportation and Capital Improvements Director
- F) Approval of a contract modification with Pape Dawson [23-1745](#)  
Engineers Inc. for the final design plans, specifications  
and estimates for the realignment of Gruene Road at  
Post Road.  
Scott McClelland, Assistant Transportation and Capital Improvements Director
- G) Approval of a settlement agreement between River [23-1658](#)  
Ranch RV Park and Resort ("River Ranch") and the City  
in Cause No. C2022-0386D, City of New Braunfels, TX,  
Plaintiff, v. In Rem 420 BUS 35N, New Braunfels, TX,  
Jimon Inc. D/B/A River Ranch RV Park Resort,  
Defendants; and authorizing the City Manager to execute  
related documents.  
Valeria M. Acevedo, City Attorney
- H) Approval of annual routine recurring expenditures for FY [24-10](#)  
2024 in accordance with City Charter Section 9.17.  
Barbara Coleman, Purchasing Manager
- I) Approval to authorize the City to enter into a [24-58](#)  
Development Agreement with Rockspring Saur, LLC for  
sound attenuation, Saengerhalle Road reconstruction

and widening, drainage easements, and drainage improvements

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

- J) Approval of proposed amendments to the Mayfair [24-15](#) Development and Design Control Document (DDCD) under the “Development Agreement Obligation” option with the purpose of addressing “missing-middle housing” and other minor details with more clarity

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

#### *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 reading of an ordinance establishing [24-47](#) the number of positions in each classification in the New Braunfels Police Department pursuant to Local Government Code, Chapter 143.  
Becca Miears, Director of Human Resources
- L) Approval of the first and final reading of an ordinance [23-1728](#) ordering a Regular Election to be held in the City of New Braunfels on May 4, 2024, for Regular City Officers; and establishing an Early Voting Location and Polling Places for this Election; and making provisions for the conduct of the Election.  
Gayle Wilkinson, City Secretary
- M) Approval of the second reading of an ordinance [24-48](#) 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 [24-83](#) regarding the proposed rezoning of 0.14 acres out of New City Block 4074, Baus Addition, Block A, Lot 9 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental), currently addressed at 559 West Nacogdoches Street  
Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director
- O) Approval of the second and final reading of an ordinance [24-55](#) adopting the proposed amendments to Chapter 10,

Aviation, of the City of New Braunfels Code of Ordinances, updates to the Airport Minimum Standards, and adoption of new Rules and Regulations.

Robert Lee, PhD, AAE, Airport Director

- P) Approval of the second and final reading of an ordinance [24-56](#) amending Section 86-2 of the Code of Ordinances, regarding rounding park rental fees to nearest dollar.

Chad Donegan, Parks and Recreation Director

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

- A) Public hearing and first reading of an ordinance to [24-18](#) rezone approximately 26 acres out of John Thompson Survey No. 21, Abstract No. 608, from APD (Agricultural/Pre-development District) to R-3H (Multifamily High Density District), TH-A (Townhouse Residential District), and C-1B (General Business District), currently addressed at 1890 FM 1044

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

- B) Public hearing and first reading of an ordinance [24-53](#) regarding a proposed rezoning of approximately 86 acres out of the A.M. Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development Airport Hazard Overlay District) to R-3L AH (Multifamily Low Density Airport Hazard Overlay District) currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane

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

- C) Discuss and consider the second reading of an ordinance [24-57](#) regarding a proposed rezoning of approximately 52 acres out of the A.M. Esnaurizar Survey, Abstract 98, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily), currently addressed at 1450 FM 1101

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

- D) Public hearing and first reading of an ordinance to [24-20](#) rezone 0.273 acres out of the Behrendt Subdivision, Lot 4, 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 1977 Post Road

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

- E) Public hearing and first reading of an ordinance to [24-22](#) rezone approximately 6 acres out of the Behrendt Subdivision, Lots 1, 2, and 3, from C-3 AH (Commercial Airport Hazard Overlay District), M-1 AH (Light Industrial Airport Hazard Overlay District), and 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 1983 & 1993 Post Road

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

- F) Public hearing and first reading of an ordinance to [24-16](#) rezone Eickenroht Addition, Block 1, Lot 4, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit for Short-Term Rental), currently addressed at 1236 South Academy Avenue

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

- A) Deliberate pending or contemplated litigation, settlement [24-86](#) 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:

- City of New Braunfels v. River Ranch RV Park Resort

- B) Deliberate and consider the purchase, exchange, lease, [24-87](#) or value of real property, in accordance with Section 551.072 of the Texas Government Code:

1. Parkland Acquisition
2. NBU Headquarters

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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.