



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



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

MONDAY, DECEMBER 8, 2025 at 6:00 PM

Neal Linnartz, Mayor	Lawrence Spradley, Mayor Pro Tem (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Councilmember (District 2)	April Ryan, Councilmember (District 6)
D. Lee Edwards, Councilmember (District 3)	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 CAPIZZI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

A) David Schoenvogel

[25-1468](#)

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 regular and executive session minutes [25-1509](#) for the November 24, 2025 council meeting.
Gayle Wilkinson, City Secretary
- B) Approval of the City of New Braunfels FY 2025 Fourth [25-1470](#) Quarter Investment Report.
Carren Ridge, Accounting and Treasury Manager
- C) Approval of one (1) Mayoral appointment of Serena [25-1477](#) Morris, with a term ending 11-30-2028 to the Partnership Committee.
Gayle Wilkinson, City Secretary
- D) Approval of the first amended and restated development [25-1358](#) agreement between Lamar Advantage Holding Company and the City of New Braunfels related to the conversion of an existing static billboard (off-premises sign) to a digital billboard, on property on the south-bound side of IH 35 south of Alligator Creek, currently addressed at 4041 - 4029 S. IH 35
Christopher J. Looney, AICP, Planning Director
- E) Approval for purchases of vehicles with Chastang [25-1465](#) Autocar and Doggett Freightliner of South Texas for the Solid Waste Division and approval to declare replaced units as surplus.
Shane Knudson, Fleet Manager
- F) Approval of recommended changes to the New Braunfels [25-1475](#) Downtown Board Bylaws, including the creation of a Standing Committee and a recommendation for City Council to appoint applicants
Jeff Jewell, Economic and Community Development Director
- G) Approval of a Professional Services Agreement with [25-1489](#) Freese and Nichols, Inc. for the final plans, specifications, and estimates of the Alligator Creek Trail East Phase 1 Project.

Scott McClelland, Assistant Transportation and Construction Services Director

- H) Approval of an amendment to the Interlocal Cooperation [25-1513](#)
Agreement between the City of New Braunfels and the
New Braunfels Independent School district (NBISD) for
the provision of School Resource Officers by the New
Braunfels Police Department at NBISD locations.

Osbaldo Flores, Chief of Police

- I) Approval of a Memorandum of Understanding with New [25-1511](#)
Braunfels Utilities for the coordination of capital projects.

Scott McClelland, Assistant Transportation and Construction Services 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.)*

- J) Approval of the first reading of an ordinance, in [25-1370](#)
accordance with adopted agreements with the property
owner, to annex for limited purposes Lots 1, 2, 3, and 4,
Block 1, Mayfair - North Ransom Commercial
Subdivision, consisting of approximately 25 acres.

Christopher J. Looney, AICP, Planning Director

- K) Approval of the first reading of an ordinance, in [25-1460](#)
accordance with adopted agreements with the property
owner, to annex for limited purposes Lots 1-9, and Lot
900, Block 1, Veramendi Precinct 11A Subdivision, and
Lot 109, Block 19, Veramendi Precinct 11B Subdivision,
consisting of approximately 45 acres.

Christopher J. Looney, AICP, Planning Director

- L) Approval of the second and final reading of an ordinance [25-1497](#)
to revise Section 126 Article IV Division 3 of the Code of
Ordinances of the City of New Braunfels to restructure
speed limits and school speed zones and remove the
school zone associated with the previous New Braunfels
ISD Ninth Grade Center.

Carly Farmer, Assistant City Engineer

- M) Approval of the second and final reading of an ordinance [25-1498](#)
to amend Section 126-133 of the Code of Ordinances of
the City of New Braunfels to establish a school zone for
Legend Point Elementary School.

Carly Farmer, Assistant City Engineer

- N) Approval of the second and final reading of an ordinance [25-1499](#) to amend Section 126-132 of the Code of Ordinances of the City of New Braunfels to lower the speed limit in the residential area bounded by Wood Road, Walnut Avenue, and Loop 337.
Carly Farmer, Assistant City Engineer
- O) Approval of the second and final reading of an ordinance, at the request of Toni and Joe Rios, to rezone approximately 0.2 of an acre out of the Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 265 School Avenue
Christopher J. Looney, AICP, Planning Director
Applicant: Toni and Joe Rios
- P) Approval of the second and final reading of an ordinance, at the request of Walmart Stores East, LP (Joe Frederick) on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), regarding the proposed rezoning of approximately 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101
Christopher J. Looney, AICP, Planning Director
Applicant: Walmart Stores East, LP (Joe Frederick)
- Q) Approval of the second and final reading of an ordinance [25-1508](#) to amend Chapter 144 Zoning, Subsection 2.1, to align rezoning public notices, protests, and sign requirements with state House Bill (HB) 24
Christopher J. Looney, AICP, Planning Director
- R) Approval of the second and final reading of an ordinance [25-1510](#) amending the City's Code of Ordinances, Sec. 6-109, relating to home quarantine of animals
Bryan V. Ruiz, Neighborhood Services Manager
- S) Approval of the second and final reading of an ordinance [25-1517](#) amending the New Braunfels Code of Ordinances,

Chapter 2, Sections 2-101 and 2-102, and Chapter 130-406, changing the membership criteria and composition of the Water/Wastewater Impact Fee Advisory Committee to comply with S.B. 1883.

Nathan Brown, Senior Assistant City Attorney

- T) Approval of the second and final reading of an ordinance [25-1518](#) amending the New Braunfels Code of Ordinances, Chapter 100-20, changing the membership criteria and composition of the Roadway Impact Fee Advisory Committee to comply with S.B. 1883.

Nathan Brown, Senior Assistant City Attorney

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 consider approval of a resolution of the City [25-1406](#) 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 The Estate of Frederick Frueholz, Jr.: a 2.309 Acre (100,568 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas and being out of the called 239.708 acre tract conveyed to Frederick Frueholz Jr., recorded in Document No. 201306045302 of the Official Public Records of Comal County, Texas; and being more specifically out of the called 49.64 acre 1st Parcel of said 239.708 acres recorded as Volume 78, Page 399 - Tr. 2, Official Public Records of Comal County, Texas. (Comal County Parcel No. 71628)

Matthew Eckmann, Assistant Director of Public Works

- B) Discuss and consider a resolution to approve the City of [25-1481](#) New Braunfels 2025 Thoroughfare Plan Update.

Jordan Matney, Deputy City Manager

Garry Ford, Transportation and Construction Services Director

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 the appointment, evaluation, duties, discipline, [25-1345](#) or removal of the City Manager in accordance with Section 551.074 of the Texas Government Code.
- B) Deliberate pending/contemplated litigation, settlement [25-1496](#) 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, including but not limited to:
 - City of New Braunfels v. Stoddard Construction Management, Inc. and Swiss Re Corporate Solutions America Insurance Corp.; C2024-1777D

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.