

**FINAL-REVISED - MINUTES  
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT  
REGULAR MEETING OF THURSDAY, APRIL 25, 2024**

**AGENDA**

**1. CALL TO ORDER**

Vice Chair Mund called the meeting to order at 6pm.

**2. ROLL CALL**

The following board members were present:

Brandon Mund, Steve Quidley, Bobby Avary, Jenny Wilson, and Cynthia Foster.

**3. APPROVAL OF MINUTES**

A) Approval of the February 22, 2024 Regular Meeting Minutes.

Motion by Member Avary, seconded by Member Wilson to approve the regular meeting minutes of February 22, 2024. Motion carried Unanimously.

**4. STAFF REPORT**

A) ZB24-0006 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(v) to allow for a second story addition to encroach 18 feet into the 20-foot rear setback required in the "R-2" Single-family and Two-family District to keep the existing foundation, addressed at 315 W. Edgewater Terrace.

Dana Moses presented the aforementioned item.

Discussion followed on opposition responses, the existing footprint of the home, setback encroachment, and construction methods.

Vice-Chair Mund invited the applicant to speak.

Tami & Mark Monroe elaborated on the request, provided a brief history of the property and discussed the intent of the request.

Discussion followed on zoning regulation, setbacks, and the proposed improvements to the existing home.

Vice-Chair Mund opened the public hearing and asked if anyone would

like to speak.

No one spoke.

Vice-Chair Mund closed the public hearing and asked if there was any further discussion or motion.

Motion by Member Wilson, seconded by Member Foster to approve the item as presented. Motion carried unanimously.

- B) CS24-0118 Hold a public hearing and consider a request for an alternative sign plan to allow a proposed freestanding multi-tenant pole sign to exceed the adopted height and area standards for properties with street frontage along IH-35 N and in the C-3 Commercial District, currently addressed 744 IH-35 N.

Colton Barker presented the aforementioned item and recommended approval with conditions.

Discussion followed on signage requirements and allowances, staff proposed conditions of approval, and the configuration of the developing properties.

Vice-Chair Mund invited the applicant to speak.

Alex Rodriguez elaborated on the request.

Vice-Chair Mund opened the public hearing and asked if anyone wished to speak.

No one spoke.

Vice-Chair Mund closed the public hearing and asked if there was any further discussion or motion.

Motion by Member Quidley, seconded by Member Wilson to approve the item with the following staff recommended conditions: The area of the sign allowed on Lot 1R-2 of the River Village Center Replat may be no larger than 685sqft (a 20% reduction from the proposed sign area) and no other permanent freestanding on-premise signage may be placed on remaining Lots 1R-1 and 1R-3.

## **5. ADJOURNMENT**

There being no further business Vice-Chair Mund adjourned the meeting at 6:26pm.

**By:** \_\_\_\_\_  
BOARD OF ADJUSTMENT CHAIR

**Attest:**

\_\_\_\_\_  
BOARD LIAISON