

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT  
REGULAR MEETING OF THURSDAY, MAY 22, 2025**

**1. CALL TO ORDER**

Chair Coker called the meeting to order at 6:00pm.

**2. ROLL CALL**

The following Board Members were present:

John Coker

Brandon Mund

Jenny Jaeckle

Andrea Ranft

Adam Schneider

**3. APPROVAL OF MINUTES**

A) Approval of the April 24, 2025 regular meeting minutes.

**Motion by Vice-Chair Mund, seconded by Member Jaeckle, to approve the April 24, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).**

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) ZB25-0007 Hold a public hearing and consider a request for a variance from Sec. 144-5.1. Parking, loading, stacking and vehicular circulation, to reduce the number of required off-street parking spaces (5) for a beauty shop/personal service use by 5 spaces in the C-3 (Commercial District), currently addressed at 323 St. Mary Street.

**Mary Lovell presented the aforementioned item.**

**Chair Coker asked if there were any questions for staff.**

**Discussion followed on commercial parking standards, the intent of the request, the configuration of the property, the zoning and use of the property and the surrounding area, and potential conditions of approval.**

**Chair Coker invited the applicant to speak on the item.**

**Shayana Flick elaborated on the request, discussing the intent of the request, the condition of the property, the proposed business**

operation, neighboring uses, the condition of the property, and potential changes to parking standards to be adopted as part of the Land Development Ordinance (LDO).

Discussion followed on property hardship, parking lot standards, the existing green space, the potential for a parking agreement with neighboring properties, and proposed changes to parking standards as part of the LDO.

Chair Coker opened the public hearing and asked if anyone present wished to speak on the item.

No one spoke.

Chair Coker closed the public hearing.

Chair Coker asked if there were any further discussion or motion.

Discussion followed on existing parking standards and those proposed as part of the LDO, potential conditions of approval, potential impacts to the property and surrounding area, possible parking layouts, alternative construction methods, and the reasonable use of the property.

Brief discussion followed on precedent, and potential conditions of approval

Motion by Member Schneider, seconded by Chair Coker, to approve the item with the condition that the variance approval is only in effect for the proposed business and land use. Motion carried (4-1-0) with Vice-Chair Mund in opposition.

## **5. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission 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.

Brief discussion followed regarding executive sessions and Chair Coker's final meeting as a member of the Board of Adjustment.

## **6. ADJOURNMENT**

There being no further business Chair Coker adjourned the meeting at 6:31pm.

By: \_\_\_\_\_  
BOARD CHAIR

**Attest:**

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