

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, JULY 24, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following members were present:

Member Bobby Avary

Member Andrea Ranft

Member Seth Reichenau

Vice-Chair Jenny Jaekle

Chair Brandon Mund

3. APPROVAL OF MINUTES

A) Approval of the June 26, 2025 regular meeting minutes.

Motion by Member Avary, seconded by Vice-Chair Jaekle, to approve the June 26, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB25-0011 Hold a public hearing and consider a request for a variance from Sec. 144-3.3-10 (b)(1)(i) to allow a building to exceed the 75-foot maximum height by 8 feet, 10 inches, in the C-4 (Resort Commercial District), addressed at 738 IH 35 North

Mary Lovell presented the aforementioned item.

Chair Mund asked if there were any questions for staff.

Discussion followed on building permitting, zone change requests, project timelines, property hardship, height requirements, the existing zoning of the property, building height of other properties in the area, and anticipated changes to the zoning code as part of the Land Development Ordinance (LDO).

Chair Mund invited the applicant to speak on the request.

Hunter Goodwin elaborated on the request discussing building permitting, project timelines and challenges, property hardships,

platted easements on the property, surrounding land use, and communication efforts with neighboring residents, and efforts to ensure compliance with City codes.

Discussion followed on the developable footprint of the property, property hardships, development requirements for properties within a floodplain, zoning and property configuration,

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

Two individuals spoke in favor of the request.

Chair Mund closed the public hearing.

Chair Mund asked if there were any further discussion or motion to be made.

Brief discussion followed on property hardships.

Motion by Member Avary, seconded by Chair Mund to approve the request. Motion carried unanimously (5-0-0).

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.

Did not convene and no action taken.

6. ADJOURNMENT

There being no further business Chair Mund adjourned the meeting at 6:33pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON