



**CITY OF NEW BRAUNFELS, TEXAS
BOARD OF ADJUSTMENT MEETING**



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

THURSDAY, FEBRUARY 27, 2025 at 6:00 PM

AGENDA

- 1. **CALL TO ORDER**
- 2. **ROLL CALL**
- 3. **APPROVAL OF MINUTES**
 - A) Approval of the December 19, 2024 and the January 23, [25-145](#) 2025 Regular Meeting Minutes.
- 4. **STAFF REPORT**
 - A) ZB25-0001 Hold a public hearing and consider a request [25-222](#) for a variance to Sec. 144-3.3-1(b)(1)(v), to allow an addition to the main dwelling to encroach 4 feet, 8 inches into the 20-foot rear yard setback in the Mission Forest Subdivision, Unit 3, Block 2, Lot 2, in the R-1 (Single-Family District), addressed at 622 Ridge Hill Dr.
Owner/Applicant: Jon and Shea Wilson
- 5. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

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.



Board of Adjustment Agenda Item Report

550 Landa Street
New Braunfels, TX

2/27/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, DECEMBER 19, 2024**

1. CALL TO ORDER

Vice Chair Mund called the meeting to order at 6:01pm.

2. ROLL CALL

The following Board Members were present:

Bobby Avary, Brandon Mund, Andrea Ranft, and Jenny Wilson.

The following Board Members were absent:

Steve Quidley.

3. APPROVAL OF MINUTES

A) Approval of the November 21, 2024 regular meeting minutes.

Motion by Member Wilson, seconded by Member Avary, to approve the November 21, 2024 regular meeting minutes. Motion carried unanimously.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB24-0014 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(iii) to allow an addition to a main dwelling to encroach 15 feet into the side corner setback of 25 feet in the R-2 (Single-Family and Two-Family District), addressed at 719 W. Edgewater Terrace.

Mary Lovell stated that the aforementioned item was requesting postponement.

Vice-Chair Mund invited the applicant to speak on the item.

Applicant requested to postpone their item to the January meeting.

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

No one spoke.

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

Motion by Member Wilson, seconded by Member Avary, to postpone the item to the January 23, 2025 Board of Adjustment meeting. Motion carried unanimously.

5. ADJOURNMENT

There being no further business Vice-Chair Mund adjourned the meeting at 6:08pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, JANUARY 23, 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, Andrea Ranft, Adam Schneider, and Jenny Jaeckle.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB24-0014 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(iii) to allow an addition to a main dwelling to encroach 15 feet into the side corner setback of 25 feet & to request a variance to Section 144-3.3-2(b)(1)(iv) to allow a driveway located in front of a garage to encroach 10 feet into the 20 feet garage setback in the R-2 (Single-Family and Two-Family District), addressed at 719 W. Edgewater Terrace

Mary Lovell presented the aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on neighboring responses to the request, similar variance approvals along Edgewater Terrace, the requested setback encroachments, the proposed site plan, placement of the existing residence, and the proposed driveway relocation.

Chair Coker invited the applicant to speak on the item.

Pam Carpenter elaborated on the request, discussing the property, the existing residence, and the intent of the request.

Discussion followed on the proposed addition.

Deidre McEntee elaborated further on the request.

Discussion followed on the requested garage setback encroachment request, the stated hardship, property configuration, the placement of

the existing residence, and the intent of the request.

Char Coker opened the public hearing and asked if anyone 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.

Brief discussion followed on the design of the subdivision, the intent of the request, and the stated hardship.

Motion by Vice-Chair Mund, seconded by Member Jaeckle, to approve the requested side corner setback encroachment for the proposed residential addition. Motion carried unanimously.

Discussion followed on the proposed garage setback encroachment and driveway location.

Motion by Vice-Chair Mund to approve the requested garage setback encroachment so long as the addition at the end of the proposed driveway be used only as a garage.

Member Jaeckle stated they would second the motion under the additional condition that the existing driveway be excavated and landscaped similar to what is existing in the area.

Discussion followed on the proposed driveway relocation, the requested garage setback encroachment, and current driveway regulation.

Vice-Chair Mund withdrew their previous motion so as to include Member Jaeckle's recommended condition.

Motion by Vice-Chair Mund to approve the request garage setback encroachment so long as the addition at the end of the proposed driveway be used only as a garage, and under the condition that the existing driveway be excavated and landscaped similar to what is existing in the area.

Discussion followed on the proposed conditions of approval, potential impacts, current driveway width requirements.

Vice-Chair Mund withdrew their previous motion.

Motion by Member Schneider, seconded by Vice-Chair Mund, to approve the requested garage setback encroachment with the condition that the future driveway curb cut must remain the same width as the existing driveway curb cut. Motion carried unanimously.

6. ADJOURNMENT

There being no further business Chair Coker adjourned the meeting at 6:29pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON

2/27/2025

Agenda Item No. A)

PRESENTER:

Owner/Applicant: Jon and Shea Wilson

SUBJECT:

ZB25-0001 Hold a public hearing and consider a request for a variance to Sec. 144-3.3-1(b)(1)(v), to allow an addition to the main dwelling to encroach 4 feet, 8 inches into the 20-foot rear yard setback in the Mission Forest Subdivision, Unit 3, Block 2, Lot 2, in the R-1 (Single-Family District), addressed at 622 Ridge Hill Dr.

BACKGROUND RATIONALE:

Case #: ZB25-0001

Owner/Applicant: Jon and Shea Wilson, jonwilson55@yahoo.com

Staff Contact: Mary Lovell, mlovell@newbraunfels.gov

The subject property is developed with a one-story 2,191-square-foot home located on a knuckle-sac in the Mission Forest Subdivision, Unit 3. The property is zoned “R-1” Single-Family District. The property is surrounded by R-1 zoning and single family residences to the east, west and south, and a private school directly to the north along the rear property line.

Due to its location on a knuckle-sac, the buildable depth of the lot is less than many other lots within the subdivision. The applicant is requesting a variance to allow for an addition to the main dwelling at the rear of the home. The proposed addition would encroach four feet and eight inches into the required 20-foot rear setback in the “R-1” Single-Family District.

- 1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of land;** (The applicant states that the variance request is due to the house being positioned on an irregularly shaped lot, which causes the setback encroachment. The lot has a narrow width in the front and a wider width in the rear of the property. The depth of the sides is different, with a depth of 187 feet on the east side and a depth of 97 feet on the west side. This results in a very irregular lot configuration making the standard setback requirements difficult to meet), **and**
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** (The applicant states that the addition is to add space to the home so that grandparents may reside comfortably in the home with their family members who currently reside in the home. If the home was not an irregularly shaped lot, the variance would not be needed. It is a property right for property owners to provide shelter in their homes, such as parents or grandparents, to assist in their daily personal care and medical needs), **and**
- 3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;** (The applicant states that the variance will not cause any public

health or safety issues. There will not be an invasion of public space nor the creation of safety issues. There is also a 20-foot utility easement on the abutting school property which prevents any buildings from being located on the property, therefore the addition, if the variance is granted, will not impact adjacent property owners),
and

4) Granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Chapter; (The applicant states there will be no nullification of code or standards and will not impede on pedestrian traffic, utilities, nor encroach upon neighboring property),
and

5) That an undue hardship exists; (The house is positioned on an irregularly shaped lot, which causes the setback encroachment. Due to the shape of the property, the rear edge of the addition will encroach four feet and eight inches into the 20-foot rear setback. The applicant states that measures were taken to minimize the encroachment as much as possible by moving the addition to the eastern area of the property which has the largest open area in the rear yard. *Staff recognizes that the lot has frontage on a knuckle-sac which limits the buildable depth of the property, however the lot meets the minimum requirements for lot depth and area within the R-1 Single-Family Zoning District*), **and**

6) That the granting of a variance will be in harmony with the spirit and purpose of these regulations. (The applicant states that granting the variance will be aligned with the intent of city regulations and will not cause disruption to any surrounding properties.)

GENERAL INFORMATION:

Size:

Lot area: 12,789 square feet

Lot depth: 187 (east) and 97 feet (west)

Lot width: Front 53 feet, Rear 177 feet

Variance Request Due to Notice of Violation:

No

Surrounding Zoning and Land Use:

North - R-1, School

South - R-1, Single-family residence

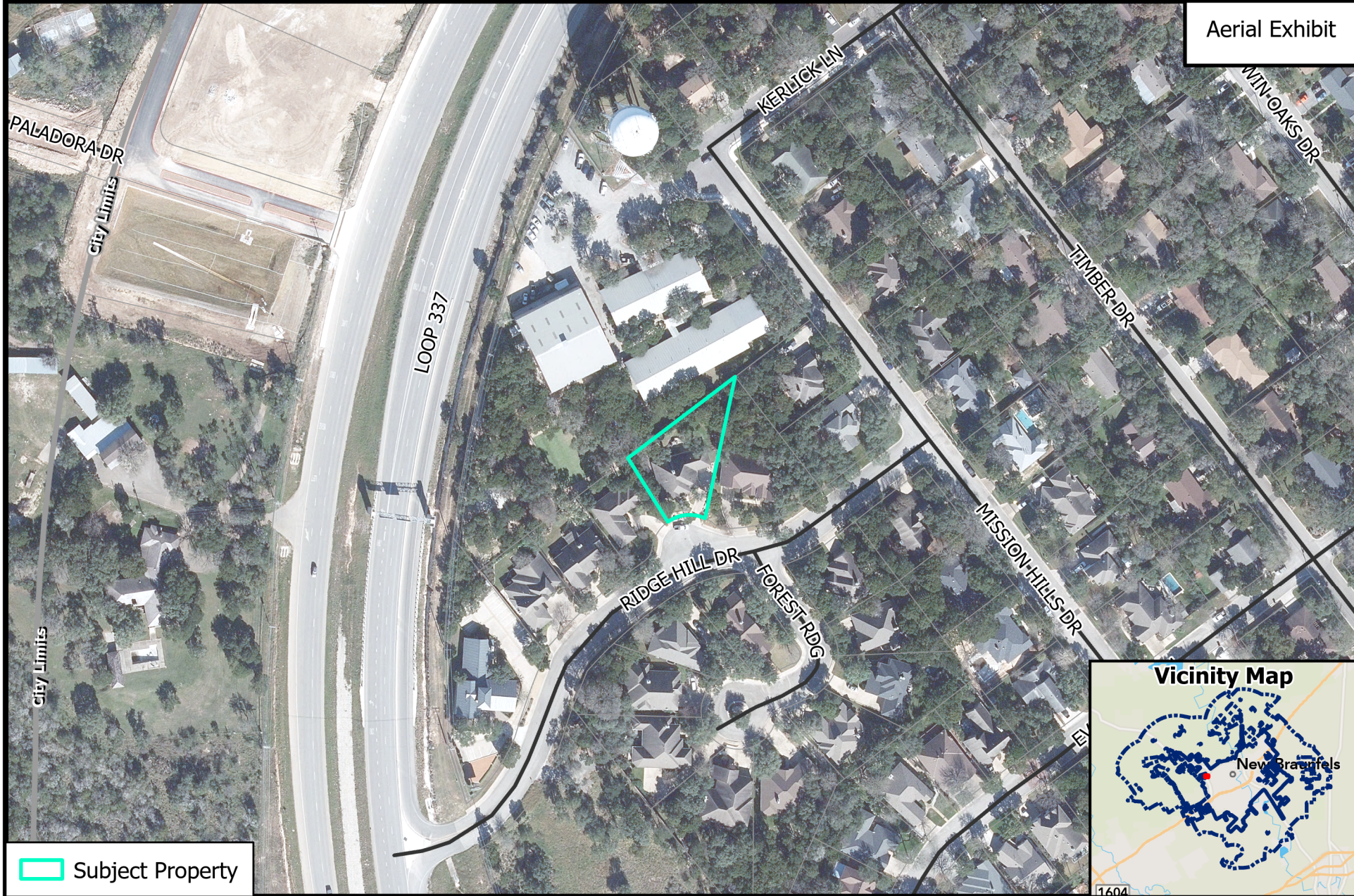
East - R-1, Single-family residence

West - R-1, Single-family residence

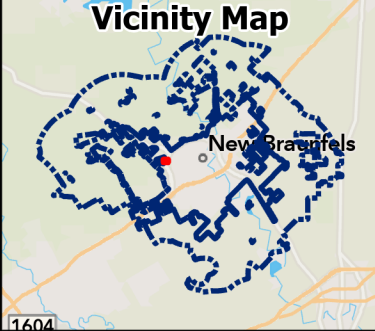
Notification

Public hearing notices were sent to 15 owners of property within 200 feet of the subject property. To date, staff has received no responses.

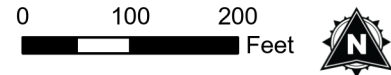
Aerial Exhibit

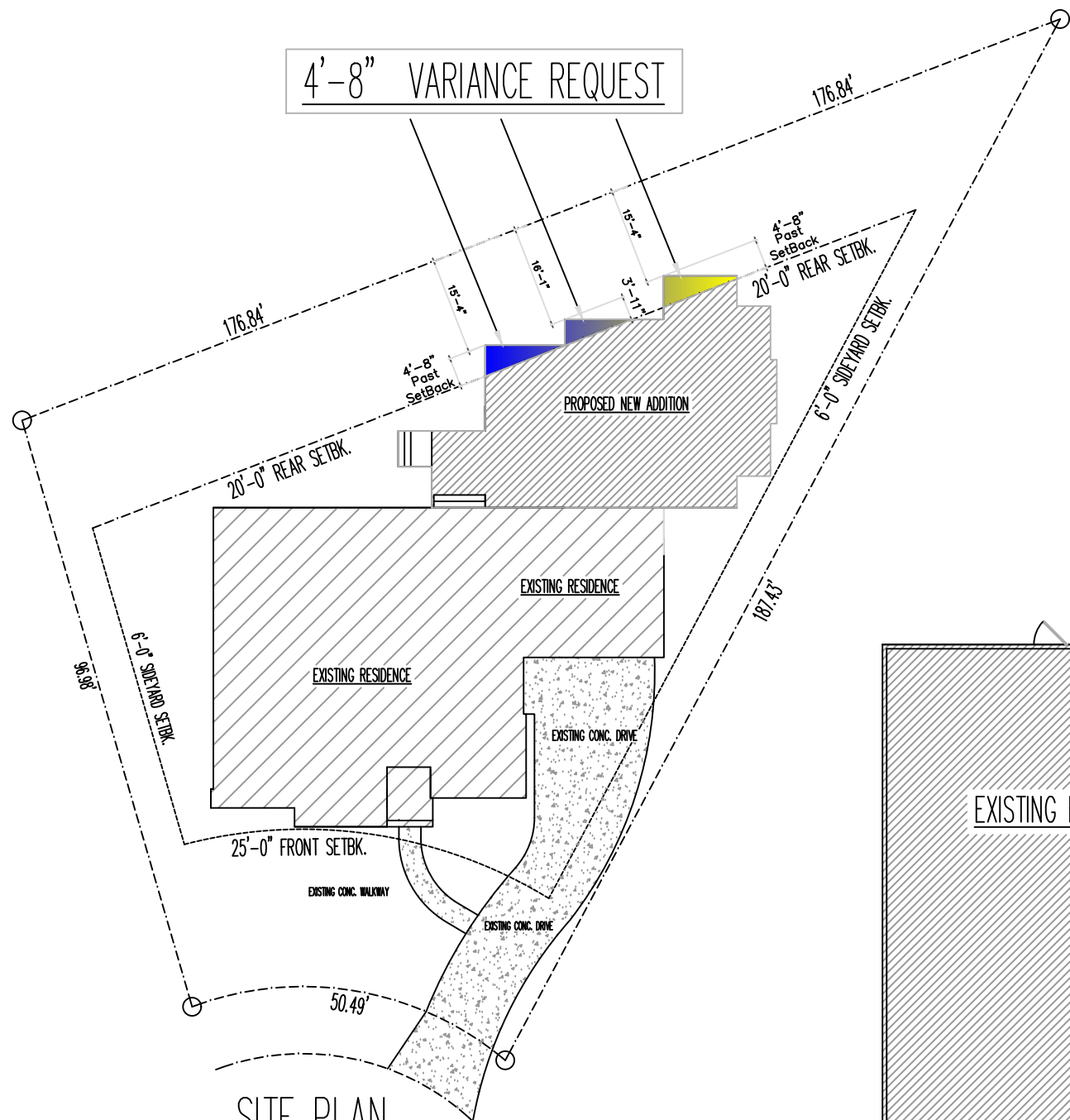


Subject Property

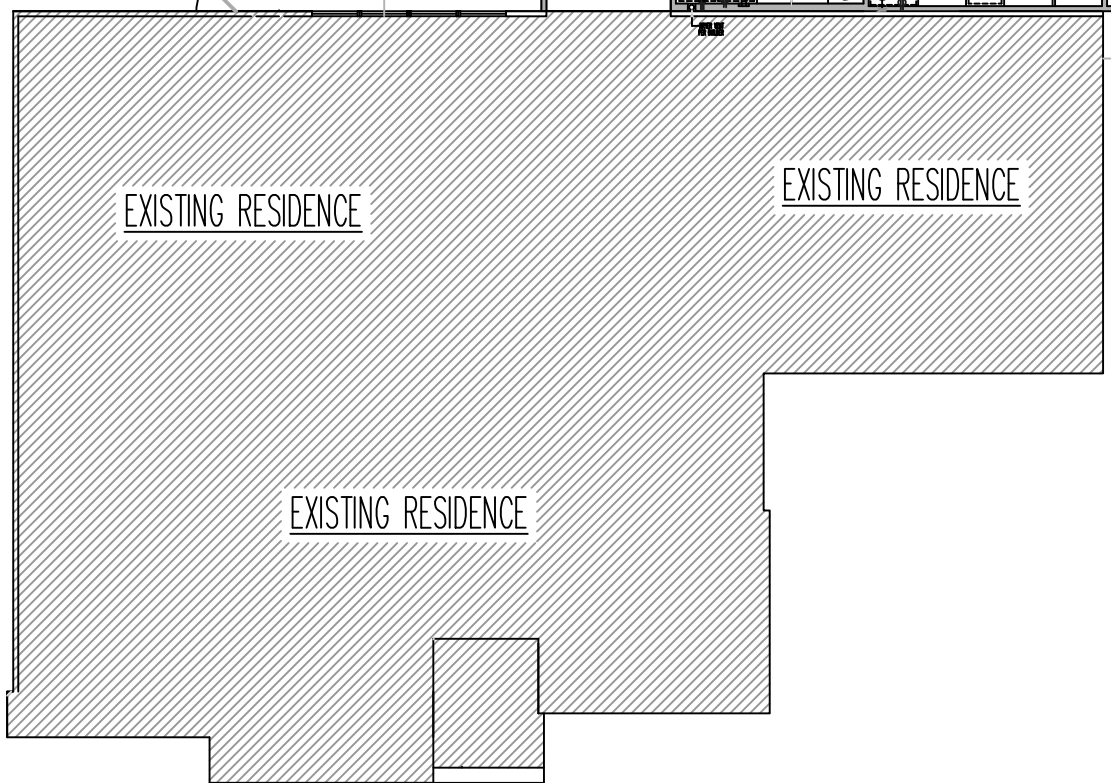
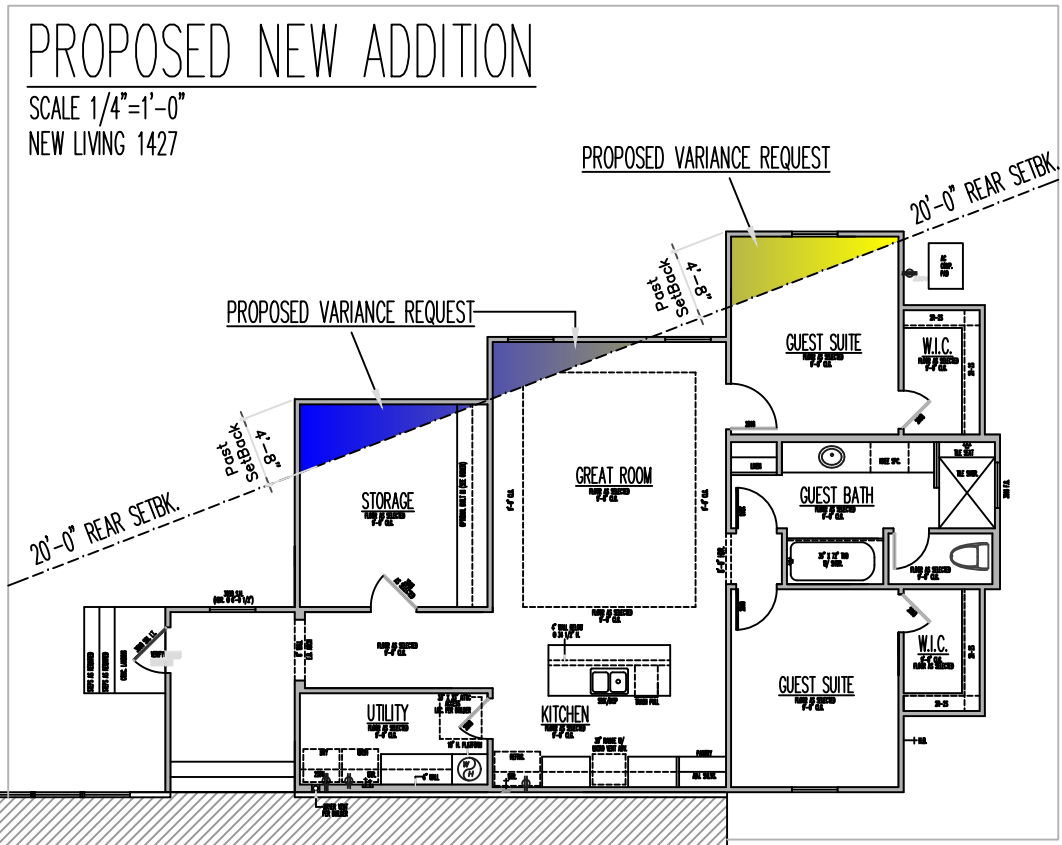


ZB25-0001
Setback Variance

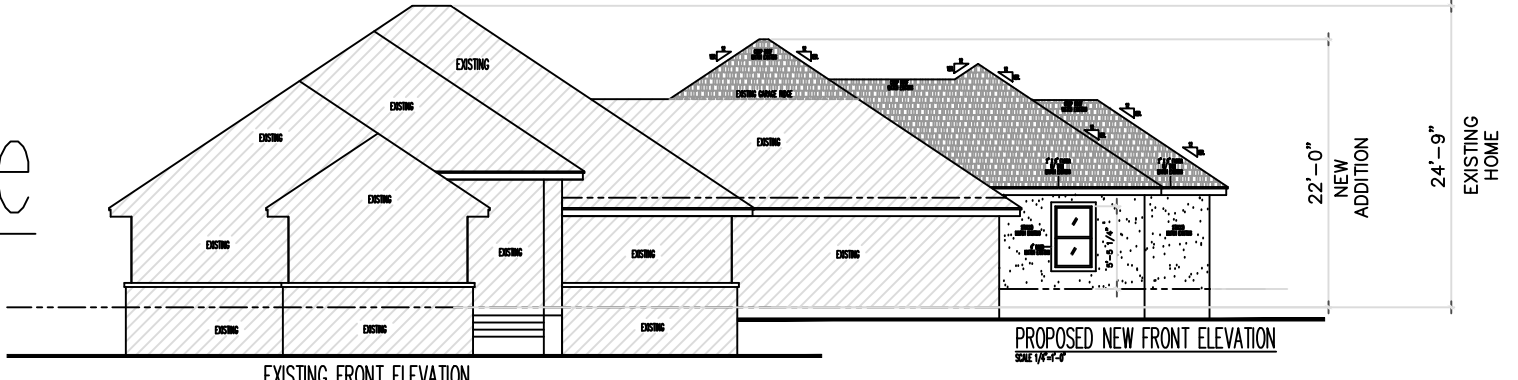




SITE PLAN
 SCALE 1/8"=1'-0"
 622 RIDGE HILL DRIVE
 New Braunfels TX. 78130



EXISTING RESIDENCE
 SCALE 1/4"=1'-0"



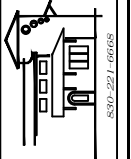
The Wilson Residence

622 RIDGE HILL DR.
 New Braunfels, TX. 78130

EXISTING PROPERTY OF ANTHONY LINDSEY, 622 RIDGE HILL DR. THE PLAN OF THE PROPOSED NEW ADDITION IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE PLAN IS NOT TO BE CONSIDERED A CONTRACT. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A Guest Home for
The Wilson Residence
 622 RIDGE HILL DR.
 New Braunfels, TX. 78130

A Plan By
Brown's Designs
 757 Albert St.
 New Braunfels, TX. 78130



DRAWN BY:
 A. BROWN
 DATE:

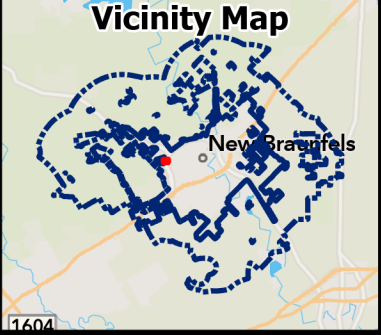
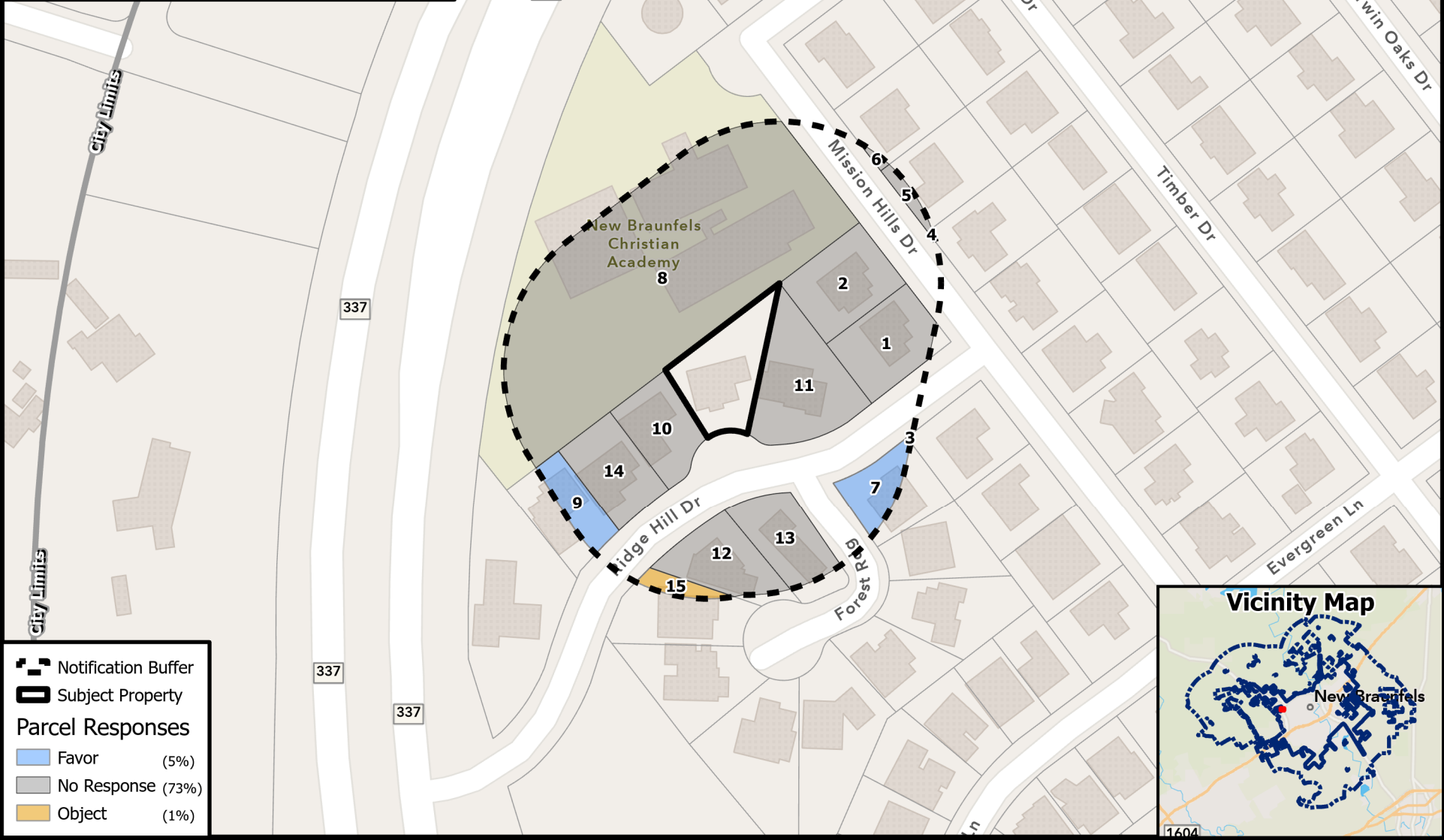
SHEET NO.:
1 OF 4



622 Ridge Hill Dr.

Notification Exhibit

1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



Notification Buffer

Subject Property

Parcel Responses

- Favor (5%)
- No Response (73%)
- Object (1%)



ZB25-0001
Setback Variance



BOARD OF ADJUSTMENT – February 27, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Jon and Shea Wilson

Address/Location: 622 Ridge Hill Dr.

VARIANCE REQUEST – CASE # ZB25-001

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|---------------------------------|-------------------------------|
| 1. BRIGANCE MIMI GARNER | 9. WISE WAYNE C & JOHNNIE H |
| 2. LEON BRANDON & VANESSA | 10. WOSNIG EVELYN |
| 3. HINKLEY CHARLES | 11. HATHI DHRUTI A |
| 4. HERRING SHANE V & PATRICIA A | 12. DOLLE LARRY & GAIL |
| 5. CRAIG ELAINE B | 13. HARLAN JERRY D & REGINA M |
| 6. GRUBB CHRISTIANA | 14. HAWKINS JAMES H & LAUREL |
| 7. TURNER JANELLE | 15. SCHNELL GREGORY & JANE |
| 8. N B CHRISTIAN ACADEMY | |

SEE MAP

WISE WAYNE C & JOHNNIE H
660 RIDGE HILL DR
NEW BRAUNFELS TX 78130
Property #: 9
ZB25-0001
Case Manager: ML

FAVOR
OPPOSE

COMMENTS

TURNER JANELLE
615 FOREST RDG
NEW BRAUNFELS TX 78130
Property #: 7
ZB25-0001
Case Manager: ML

FAVOR
OPPOSE

COMMENTS

SCHNELL GREGORY & JANE

644 FOREST RDG

NEW BRAUNFELS TX 78130

Property #: 15

ZB25-0001

Case Manager: ML

COMMENTS

FAVOR

OPPOSE