



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



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

THURSDAY, JUNE 25, 2026 at 6:00 PM

Andrea Ranft - Member
Steve Quidley. - Member
Brandon Mund - Member
Jenny Jaeckle - Member
Seth Reichenau - Member

Adam Schneider - Alternate
Brad Porter - Alternate
Maurice Lewis II - Alternate
Timothy Bray - Alternate

AGENDA

1. CALL TO ORDER

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT
EMERGENCY ON-CALL PERSONNEL**

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of May 28, 2026 Regular Meeting Minutes [26-690](#)

4. ELECTION OF OFFICERS

- A) Election of Chair.
- B) Election of Vice Chair.

5. CITIZENS' COMMUNICATION

This time is for citizens to address the Board of Adjustment on any issues or items on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Public hearing and consideration of a request for two [26-729](#) variances: 1. A variance from Section 144-3.3-2(b)(1)(iii) to allow an accessory structure to encroach 25 feet into the required 25-foot corner side setback; and 2. A variance from Section 144-3.3-2(b)(1)(iv) to allow a

garage to encroach 20 feet into the 20-foot required garage setback from the right-of-way, within the R-2 (Single-Family and Two-Family District), currently addressed at 307 North Guenther Avenue.

Owner Agent/Applicant: Jeff Hillyer

Owner: Gregory Williams

- B) CS26-0176 Public hearing and consideration of a [26-691](#) request by NB Signs & Design, on behalf of owner WBC Industrial, LLC, for an Alternative Sign Plan to allow seven freestanding multi-tenant monument signs to deviate from the established sign standards for property within the C-3 (Commercial District) currently addressed 827, 839, 851, & 863 IH-35.

Applicant: NB Signs & Design

Owner: WBC Industrial, LLC

7. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

8. 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.