

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, DECEMBER 18, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Board Members were present:

Member Bobby Avary

Member Andrea Ranft

Member Seth Reichenau

Vice-Chair Jenny Jaeckle

Chair Brandon Mund

3. APPROVAL OF MINUTES

A) Approval of the September 25, 2025 regular meeting minutes.

Motion by Member Ranft, seconded by Member Avary, to approve the September 25, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) CS25-0351 Public hearing and consideration of a request by U.S. Signs on behalf of Kahlig Enterprises Inc., for an Alternative Sign Plan to allow two freestanding pole signs to deviate from the established sign standards for a property with street frontage along IH-35 and in the C-3 (Commercial District), currently addressed at 1310 IH-35 South.

Colton Barker presented the aforementioned item.

Chair Mund asked if there were any questions for staff.

Discussion followed on details of the proposed alternative sign plan, comparable signs, existing design standards for electronic message signs, and existing residentially used property across South Mesquite Avenue.

Chair Mund invited the applicant to speak on the item.

Lydell Toye stated he and the property owner were available for any

questions.

Discussion followed on the intent and design of the proposal, requested deviations from the sign code, potential alternatives to the requested signage, interpretation of the sign code, and appropriate signage along IH-35.

Wes Studdard discussed dimensions of existing signage at a separate dealership location in New Braunfels, the intent of the request, the subject properties relative location fronting IH-35, the residentially used properties across South Mesquite Avenue, and the distance between the proposed signage and those residences.

Discussion followed on signage needs for the dealership, details of the two proposed signs, design standards for signage on properties with IH-35 frontage, the size and relative location of the subject property, the proposed locations, and potential alternatives to the requested signage.

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

No one spoke.

Chair Mund closed the public hearing.

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

Discussion followed on precedence and existing signage along IH-35, the proposed sign locations, the intent of the sign code, sign spacing requirements, signage needs of the dealership, potential alternatives, and the possibility for multiple motions or postponement.

Motion by Vice-Chair Jaeckle, seconded by Chair Mund, to permit the electronic and cap sign at the southbound corner and in lieu of the additionally requested pole sign, a monument sign would be allowed at the entrance. Motion failed (2-3-0) with Member Avary, Member Reichenau, and Member Ranft in opposition.

Brief discussion followed on the possibility for the applicant to revise the item and return at a future meeting for consideration, and potential

alternatives to the requested signage.

Motion by Chair Mund, seconded by Vice-Chair Jaeckle, to allow the electronic and cap sign to be no wider than 20 ft wide and move the pole sign to the corner of S Mesquite Ave and IH-35 and reduce the pole sign to no higher than 20 ft tall. Motion failed (2-3-0) with Member Avary, Member Reichenau, and Member Ranft in opposition.

Discussion followed on potential revisions of the request, permissible signage and the possibility to return to the Board for consideration at a later date.

The Board requested that the applicants return with a revised proposal to be considered at a future meeting and the applicants agreed. No action was taken on the item.

5. 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.

Did not convene and no action was taken.

6. ADJOURNMENT

There being no further business Chair Mund adjourned the meeting at 6:58pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON