

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, MAY 28, 2026**

1. CALL TO ORDER

Member Avary called the meeting to order at 6:00 pm.

2. ROLL CALL

The following Board Members were present:

Member Reichenau

Member Avary

Member Ranft

Alternate Schneider

Alternate Lewis

Present 5 - Andrea Ranft, Bobby Avary Jr., Seth Reichenau, Adam Schneider, and Maurice Lewis II

Absent 4 - Brandon Mund, Jenny Jaeckle, Steve Quidley, and Timothy Bray

APPOINTMENT OF ACTING-CHAIR PERSON

Motion by Member Ranft, seconded by Member Schneider, to nominate Member Avary to serve as Temporary Chair-Person for the May 28, 2026 Regular Meeting. Motion carried unanimously (5-0-0).

Absent: 4 - Mund, Jaeckle, Quidley, and Bray

Absent:

Mund, Jaeckle, Quidley, and Bray

3. APPROVAL OF MINUTES

A) Approval of April 23rd, 2026 Regular Meeting Minutes

Motion by Member Ranft, seconded by Member Reichenau, to approve the April 23, 2026 regular meeting minutes. Motion carried unanimously (5-0-0).

Absent:

Mund, Jaeckle, Quidley, and Bray

4. 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.

No individuals spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) CS26-0073 Public hearing and consideration of a request by New Braunfels Independent School District (NBISD) for an Alternative Sign Plan to allow one freestanding electronic-message pole sign to deviate from the established sign standards for property within the C-1B (General Business District), currently addressed at 4150 Klein Meadows.

Colton Barker introduced the aforementioned item.

Acting-Chair Avary asked if there were any questions for staff.

Discussion followed on the future sign regulation in the Land Development Ordinance, hours of sign operation, and the responses received from neighboring properties.

Acting-Chair Avary invited the applicant to speak on the item.

Applicant Joe Alexandre elaborated on the request discussing the proposed hours and days of sign operation of this sign and other similar sign practices.

Applicant David Cini discussed the design of the sign, lighting controls, display functionality, and operational flexibility.

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

0 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Acting-Chair Avary closed the public hearing.

Acting-Chair Avary asked if there were any further discussion or motion to be made.

Discussion followed on sign operation, proposed conditions, development standards, and future code requirements.

Motion by Schneider, seconded by Ranft, to approve the item with the following conditions: 1) No additional freestanding signage on the property; 2) The proposed electronic-message pole sign must conform with the updated sign display standards introduced in Article 7.3.6 A, B, C, and D of the Draft Land Development Ordinance (LDO); 3) The proposed sign shall be oriented perpendicular to Klein Meadows. Motion carried unanimously (5-0-0).

Absent:

Mund, Jaeckle, Quidley, and Bray

6. 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.

7. ADJOURNMENT

By: _____
ACTING BOARD CHAIR

Attest:

BOARD LIAISON

There being no further business Acting-Chair Avary adjourned the meeting at 6:26 pm.