

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, OCTOBER 24, 2024**

1. CALL TO ORDER

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

2. ROLL CALL

The following Board Members were present:

Andrea Ranft, Adam Schneider, Brandon Mund, and John Coker.

3. APPROVAL OF MINUTES

A) Approval of the September 26, 2024 Regular Meeting Minutes.

Motion by Vice Chair Mund, seconded by Member Ranft, to approve the September 26, 2024 Regular Meeting Minutes. Motion carried unanimously.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Discuss and consider proposed revisions to the bylaws for the Board of Adjustment.

Motion by Vice-Chair Mund, seconded by Chair Coker, to postpone the item to the next regular Board of Adjustment meeting. Motion carried unanimously.

B) ZB24-0010 Hold a public hearing and consider a request for a variance to Section 144-3.4-2(b)(ii) to allow an addition to encroach 7 feet 3 inches into the 25-foot front setback required in the R-1A-6.6 "Single-family district" addressed at 2286 Sun Chase Blvd.

Dana Moses presented the aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on the details of the encroachment.

Chair Coker invited the applicant to speak on the item.

Gerald Stautzenberger elaborated on the request.

Discussion followed on the requested front setback encroachment, the special circumstances of the request, and structural feasibility of

alternative designs.

Chair 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.

Motion by Vice-Chair Mund, seconded by Member Ranft, to approve the item. Motion carried unanimously.

C) ZB24-0008 Hold a public hearing and consider a request for a variance to allow an encroachment of 12 feet into the 20-foot rear yard setback within the "Reserve at Mockingbird Heights 2" Planned Development District" (RMH2PD) for a screened enclosure to be erected on an existing patio, addressed at 824 Shrike Ln.

Mary Lovell presented the aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on the size and location of the proposed structure, property setbacks, and an adjacent drainage easement.

Chair Coker invited the applicant to speak on the item.

Lisa Dykes elaborated on the request and provided additional context for the property.

Chair 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.

Motion by Vice-Chair Mund, seconded by Member Schneider, to approve the item. Motion carried unanimously.

D) CS24-0278 Hold a public hearing and consider a request for a proposed alternative sign plan to allow one freestanding multi-tenant pole sign and two freestanding monument signs to deviate from the established sign standards for properties with street frontage along FM 725 and in the C-1A Neighborhood Business District, currently addressed at 2025 FM 725 & 167 Pecan Bluff.

Colton Barker presented the aforementioned item and recommend approval with the conditions stated in the staff report.

Discussion followed on current sign code regulation, applicant proposed deviations, the design, dimensions, and location of the proposed signs, and other signage existing in the area.

Chair Coker invited the applicant to speak on the item.

Greg Burkett elaborated on the request.

Discussion followed on the design, dimensions, and location of the proposed signs.

Chair 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.

Discussion followed on the location, dimensions, and quantity of proposed signage, as well as how the proposed alternate sign plan compares with other existing signage in New Braunfels.

Request failed due to a lack of a motion.

6. ADJOURNMENT

There being no further business Chair Coker adjourned the meeting at 6:53pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON