

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, FEBRUARY 27, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Board Members were present:

John Coker, Brandon Mund, Bobby Avary, Jenny Jaeckle, and Adam Schneider.

3. APPROVAL OF MINUTES

A) Approval of the December 19, 2024 and the January 23, 2025 Regular Meeting Minutes.

Motion by Vice-Chair Mund, seconded by Member Avary, to approve the December 19, 2024 and the January 23, 2025 regular meeting minutes. Motion carried unanimously.

4. STAFF REPORT

A) 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.

Mary Lovell presented the aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on adjacent property owner responses to the request, and the existing homes compliance with current zoning codes.

Chair Coker invited the applicant to speak on the item.

Jon Wilson elaborated on the request, discussing his communication efforts with neighboring property owners, his current and intended living situation in the existing home on the property.

Discussion followed on property hardships, the configuration of the

lot, and setbacks of the zoning district, proposed setbacks as part of the Land Development Ordinance project.

Marty Lisk discussed confusion regarding the established setbacks of the zoning district, challenges in designing the proposed addition to conform to those setbacks, the potential for an alternate design, and the intent of the request.

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 questions or a motion.

Brief discussion followed on the level of encroachment proposed.

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

5. ADJOURNMENT

Matthew Simmont informed the Board of upcoming member elections.

There being no further business Chair Coker adjourned the meeting at 6:19 pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON