

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, AUGUST 28, 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 Seth Reichenau

Member Maurice Lewis II

Member Adam Schneider

Vice-Chair Jenny Jaeckle

Chair Brandon Mund

3. APPROVAL OF MINUTES

A) Approval of the July 24, 2025 regular meeting minutes.

Motion by Vice-Chair Jaeckle, seconded by Member Schneider, to approve the July 24, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB25-0010 Public hearing and consideration of a variance request to Section 144-5.20(c) of the Zoning Ordinance to allow an addition to an existing manufacturing facility to exceed the maximum elevation of 801 feet above mean sea level (MSL) permitted in the Horizontal Zone of the Airport Hazard Zoning District by 42.20 feet (to a total elevation of 843.20 feet MSL), currently addressed as 440 Kohlenberg Rd.

Mary Lovell introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

No one spoke.

Chair Mund invited the applicant to speak on the item.

Stephanie Groves elaborated on the request discussing intent, applicable height regulations, property hardship, proximity to the New Braunfels National Airport, recommendations by the Federal Aviation Administration (FAA) and the City of New Braunfels Airport Advisory

Board concerning the request, and the potential for employment and tax benefits for the City.

Discussion followed on variance necessity and potential lighting requirements.

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

Two individuals spoke in favor of the request.

Chair Mund closed the public hearing.

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

Discussion followed on recommendations from the FAA and Airport Advisory Board, and the potential for lighting installation in consideration of the airport.

Motion by Member Reichenau, seconded by Vice-Chair Jaeckle, to approve the item as presented. Motion carried unanimously (5-0-0).

B) ZB25-0013 Hold a public hearing and consider a request for 3 variances to allow a proposed accessory structure in the SND-1, "Special Neighborhood District-1," currently addressed at 645 Cross St, including:

- 1. A variance from Sec. 144-5.4 (d) to allow an accessory structure to occupy more than 30 percent of the rear yard, an increase by 2 percent, for a total of 32 percent coverage of the rear yard,**
- 2. A variance from Sec.144-5.4 (e) to allow an accessory structure to exceed the height of the main dwelling by 4 feet, 5 ¼ inches, and**
- 3. A variance from Sec.144-3.8 (b) (10) to allow a two-story accessory building to exceed the 1,000-square-foot size limit by 555 square feet for a total structure size of 1,555 square feet.**

Mary Lovell introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

No one spoke.

Chair Mund invited the applicant to speak on the item.

Applicant Greg Hirsch and owner Mignon Kenagy elaborated on the request discussing intent, the floor plan of the proposed accessory dwelling unit (ADU), and a large pecan tree located on the property.

Discussion followed on the building material and overall size of the proposed ADU, street visibility, and property hardship and configuration.

Further discussion followed regarding the design standards of the property's SND-1 zoning district in relation to other residential zoning districts, and the necessity of the requested variances.

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

No one spoke.

Chair Mund closed the public hearing.

Mignon Kenagy requested to speak on the item.

Chair Mund reopened the public hearing.

Mignon Kenagy discussed surrounding property uses and further elaborated on the intent of the request.

Chair Mund closed the public hearing.

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

Discussion followed on property hardship, the overall size of the proposed structure, the requested variances, and potential alternatives.

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

No one spoke.

The item was denied due to the lack of a motion.

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

There being no further business Chair Mund adjourned the meeting at 6:48pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON