

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT  
REGULAR MEETING OF THURSDAY, JUNE 26, 2025**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

The following Board Members were present:

Andrea Ranft

Bobby Avary

Brandon Mund

Jenny Jaeckle

Seth Reichenau

**3. APPROVAL OF MINUTES**

A) Approval of the May 22, 2025 regular meeting minutes.

**Motion by Member Jaeckle, seconded by Member Ranft to approve the May 22, 2025 minutes. Motion carried unanimously (5-0-0).**

**4. ELECTION OF OFFICERS**

A) Election of Chair.

**Vice-Chair Mund asked if there were any discussion or motion regarding the election of a Board Chair.**

**Member Ranft nominated Brandon Mund for Chair of the Board of Adjustment.**

**The present Board members agreed unanimously.**

B) Election of Vice Chair.

**Chair Mund asked if there were any discussion or motion regarding the election of a Board Vice-Chair.**

**Member Ranft nominated Jenny Jaeckle for Vice-Chair of the Board of Adjustment.**

**The present Board members agreed unanimously.**

## **5. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) ZB25-0009 Hold a public hearing and consider a request for a variance to Sec. 144-3.8-4 (b)(3) & (b)(5) to allow an addition to the existing main dwelling that will connect it to the existing garage, resulting in an encroachment into the 6 foot side yard setback of 1 foot and 6 inches and an encroachment into the 20 foot rear yard setback of 20 feet, in the SND-1 (Special Neighborhood District-1), addressed 574 South Academy Avenue.

**Mary Lovell presented the aforementioned item.**

**Chair Mund asked if there were any questions for staff.**

**Discussion followed on the zoning of the subject property, applicable setbacks, and the scope and intent of the requested encroachments.**

**Chair Mund invited the applicant to speak on the item.**

**Jason Owens elaborated on the intent of the request and further discussed the scope of the project, prior approval granted by the Historic Landmark Committee, and the condition and configuration of the subject property as it related to neighboring properties.**

**Discussion followed on property hardship, the intent of the request, the proposed floor plan, project challenges, communication efforts with neighboring property owners, and the existing build-out of the rest of the street.**

**Chair Mund opened the public hearing and asked if anyone 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.**

**Motion by Member Avary, seconded by Vice-Chair Jaeckle, to approve the item.**

**Brief discussion followed on the requested variances and phrasing of**

the motion.

Member Avary amended the earlier motion to include both requested variances and the amended motion was seconded by Vice-Chair Jaeckle. Motion carried unanimously (5-0-0).

**6. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss 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 public meeting at 6:22pm.

By: \_\_\_\_\_  
BOARD CHAIR

**Attest:**

\_\_\_\_\_  
BOARD LIAISON