



**CITY OF NEW BRAUNFELS, TEXAS
BOARD OF ADJUSTMENT MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

THURSDAY, SEPTEMBER 26, 2024 at 6:00 PM

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A) Approval of the April 25, 2024 Regular Meeting Minutes. [24-1194](#)
[April 25, 2024 Minutes](#)
4. **INDIVIDUAL ITEMS FOR CONSIDERATION**
 - A) Discuss and consider proposed revisions to the bylaws [24-1186](#)
for the Board of Adjustment.
Matthew Simmont, AICP, Planning Manager
[BOA Proposed Bylaws - 2024 clean](#)
[BOA Proposed Bylaws - 2024 marked changes](#)
 - B) ZB24-0007 Hold a public hearing and consider a request [24-1192](#)
for a variance to Section 144-3.3-2(b)(1)(v) to allow a
main dwelling to encroach 15 feet into the 20-foot rear
setback required in the "R-2" Single-Family and
Two-Family District, addressed at 720 W. Klingemann
St.
Applicant/Owner: Christopher and Melinda Moore
[Aerial Map](#)
[Existing Site Plan](#)
[Proposed Site Plan](#)
[Property Photos](#)
[Notification Map, List, & Responses](#)
5. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Board of Adjustment Agenda Item Report

550 Landa Street
New Braunfels, TX

9/26/2024

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, APRIL 25, 2024**

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

The following board members were present:

Brandon Mund, Steve Quidley, Bobby Avary, Jenny Wilson, and Cynthia Foster.

3. APPROVAL OF MINUTES

A) Approval of the February 22, 2024 Regular Meeting Minutes.

Motion by Member Avary, seconded by Member Wilson to approve the regular meeting minutes of February 22, 2024. Motion carried Unanimously.

4. STAFF REPORT

A) ZB24-0006 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(v) to allow for a second story addition to encroach 18 feet into the 20-foot rear setback required in the "R-2" Single-family and Two-family District to keep the existing foundation, addressed at 315 W. Edgewater Terrace.

Dana Moses presented the aforementioned item.

Discussion followed on opposition responses, the existing footprint of the home, setback encroachment, and construction methods.

Vice-Chair Mund invited the applicant to speak.

Tami & Mark Monroe elaborated on the request, provided a brief history of the property and discussed the intent of the request.

Discussion followed on zoning regulation, setbacks, and the proposed improvements to the existing home.

Vice-Chair Mund opened the public hearing and asked if anyone would

like to speak.

No one spoke.

Vice-Chair Mund closed the public hearing and asked if there was any further discussion or motion.

Motion by Member Wilson, seconded by Member Foster to approve the item as presented. Motion carried unanimously.

- B) CS24-0118 Hold a public hearing and consider a request for an alternative sign plan to allow a proposed freestanding multi-tenant pole sign to exceed the adopted height and area standards for properties with street frontage along IH-35 N and in the C-3 Commercial District, currently addressed 744 IH-35 N.

Colton Barker presented the aforementioned item and recommended approval with conditions.

Discussion followed on signage requirements and allowances, staff proposed conditions of approval, and the configuration of the developing properties.

Vice-Chair Mund invited the applicant to speak.

Alex Rodriguez elaborated on the request.

Vice-Chair Mund opened the public hearing and asked if anyone wished to speak.

No one spoke.

Vice-Chair Mund closed the public hearing and asked if there was any further discussion or motion.

Motion by Member Wilson, seconded by Member Wilson to approve the item with the following staff recommended conditions: The area of the sign allowed on Lot 1R-2 of the River Village Center Replat may be no larger than 685sqft (a 20% reduction from the proposed sign area) and no other permanent freestanding on-premise signage may be placed on remaining Lots 1R-1 and 1R-3.

5. ADJOURNMENT

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

By: _____
BOARD OF ADJUSTMENT CHAIR

Attest:

BOARD LIAISON

9/26/2024

Agenda Item No. A)

PRESENTER:

Matthew Simmont, AICP, Planning Manager

SUBJECT:

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

BACKGROUND INFORMATION:

The bylaws for the Board of Adjustment were last amended on December 20, 2018. The City enacted revisions to the Zoning Chapter of the Code of Ordinances on December 11, 2023 that changed the name of the Board and extended its authority to include consideration of requests under the sign ordinance in addition to administrative appeals.

Proposed revisions to the bylaws include naming corrections, the removal of information that is separately regulated by adopted ordinances, the removal of application procedures, and grammatical corrections.

RECOMMENDATION:

Staff recommends approval.

BOARD OF ADJUSTMENT CITY OF NEW BRAUNFELS, TEXAS

Bylaws

DUTIES AND RESPONSIBILITIES

The Board of Adjustment ("Board") shall operate in accordance with Section 211 of the Texas Local Government Code, and Chapter 144 (Zoning), Chapter 106 (Signage) and Chapter 98 (Planning) of the New Braunfels Code of Ordinances.

The Board of Adjustment shall render disinterested and diligent service to the public in the interpretation of public needs and necessities and of the desire of the citizens in the development of the City of New Braunfels. It shall expedite the performance of its duties to avoid hardship and ill-will on the part of the citizenship served.

The Board shall serve the city as a whole and shall represent no special group or interest. Members of the Board shall publicly state when they are interested in a matter being considered by the Board and disqualify themselves from participating in said request.

OFFICERS

1. The Board shall organize and elect a Chair and a Vice-Chair annually at the first regular meeting after May prior to hearing any scheduled agenda items.
2. The Chair shall preside at all meetings and hearings of the Board; the Chair shall decide all points of order of procedure.
3. The Vice-Chair shall assume all duties of the Chair in the Chair's absence.
4. The Planning & Development Services Director or designee of the City shall serve as ex-officio secretary for the Board and shall conduct all proceedings at the direction of the Board, keep the minutes of the Board's proceedings, and keep a file on each case which comes before the Board.

MEETINGS

1. A regular meeting of the Board of Adjustment for the hearing of cases shall be held on the fourth Thursday of each month at 6:00 p.m., unless no cases are pending, in which case no meeting will be held. If the fourth Thursday is deemed incompatible with assembly of the Board, the date of the meeting will be selected at least one month in advance by the City or Board.
2. Special meetings may be called by the Chair provided that at least 72 hours of notice is given to each Board member.
3. A quorum shall consist of four members.
4. The order of business at all regular meetings of the Board shall be as follows: Roll Call, Hearing of Cases, and Adjournment.
5. The Board may recess a regular meeting if all applications or appeals cannot be disposed of on the day set, and no further public notice shall be necessary for continuance of the meeting.

PROCEDURE DURING THE HEARING

1. At the time of the hearing the applicant may appear on the applicant's own behalf or may appoint an agent as representative. **It is strongly advised that the applicant be represented at the hearing. The Board may deny requests for which the applicant**

or agent do not appear.

2. The Board will first call for the City's statement on the request followed by the applicant's statement. Statements will then be accepted from any private citizen for the proposal and then from any against the proposal. The applicant will be given an opportunity for a final rebuttal. The Board may, at any time during the hearing, question or compel witness testimony from the City, the applicant or a private citizen in attendance.
3. Final decision of the Board on any variance request or special exception shall be in the form of a motion which must be approved by four (4) of the participating Board members. In a motion to approve a variance the Board must make and state a finding of how a requested variance meets the codified hardship criteria.
4. When hearing an appeal, the Board may reverse or affirm, in whole or in part, or modify the administrative official's order and make the correct order. A concurring vote of four (4) members is required to reverse an order.

RECORDS

1. The Board's decisions shall be kept on file by Planning & Development Services in the form of minutes of that particular meeting. Said minutes shall be signed and dated by the Chair or Acting Chair presiding at the meeting.
2. A record of the Board's action shall be sent to each applicant following the meeting.
3. A file of all material and decisions relating to each request shall be kept by Planning & Development Services as part of the official records of the Board.
4. All records of the Board shall be public record.

Adopted January 24, 1980.
Amended December 15, 1994
Adopted with no amendments July 25, 1996
Adopted as amended February 26, 2004
Adopted as amended September 25, 2008
Adopted as amended December 20, 2018

Y:\BOA\Rules & Regulations

ZONING BOARD OF ADJUSTMENT CITY OF NEW BRAUNFELS, TEXAS

RULES and REGULATIONS Bylaws

DUTIES AND RESPONSIBILITIES

The ~~Zoning~~ Board of Adjustment (~~ZBA~~) (“Board”) shall operate in accordance with ~~Sections 211.008 through 211.011~~ Section 211 of the Texas Local Government Code, and Chapter ~~s~~ 144 (Zoning), ~~and Chapter 106 (Signage) and~~ Chapter 98 (Planning), of the New Braunfels Code of Ordinances.

The ~~Zoning~~ Board of Adjustment shall render disinterested and diligent service to the public in the interpretation of public needs and necessities and of the desire of the citizens in the development of the City of New Braunfels. It shall expedite the performance of its duties to avoid hardship and ill-will on the part of the citizenship served.

~~The Board shall consist of five members to be appointed by the City Council in May. Members shall serve two-year staggered terms. The City Council shall also appoint four alternate members, any of which shall serve in the absence of one of the regular members when requested to do so by the City Manager or designee. Alternate members shall also serve two-year staggered terms. Both regular and alternate members may be removed from office for cause by the City Council upon written charges and after a public hearing. Vacancies shall be filled for the unexpired term of any member or alternate member.~~

~~These members~~ The Board shall serve the city as a whole; and shall represent no special group or interest. ~~They~~ Members of the Board shall publicly state when they are interested in a matter being considered by the Board and disqualify themselves from participating in said ~~variance~~ request.

~~The Board shall have the following powers:~~

- ~~1. To hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the Zoning Ordinance.~~
- ~~2. To hear and decide special exceptions to the terms of the Zoning Ordinance as specified in the Zoning Ordinance.~~
- ~~3. To authorize in specific cases a variance from the terms of the Zoning Ordinance if the variance is not contrary to the public interest, and, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.~~

APPOINTMENT AND REMOVAL OF MEMBERS

~~Appointments to the Board shall be at the will of the City Council. All members shall be considered to be serving at the will of the City Council and may be removed at any time for any of the following reasons:~~

- ~~1. Absence by a member from three consecutive Board meetings;~~
- ~~2. Conviction of a crime (excluding traffic offenses);~~
- ~~3. Conduct unbecoming a Board member; or~~
- ~~4. Failure of a member to pay city property taxes when due.~~

OFFICERS

1. The Board shall organize and elect a Chair, and a Vice-Chair annually at the ~~regular meeting in June~~ first regular meeting after May prior to hearing any scheduled ~~variance requests~~

agenda items.

2. The Chair shall preside at all meetings and hearings of the Board; ~~he/she~~ the Chair shall decide all points of order of procedure.
3. The ~~vice-chair~~ Vice-Chair shall assume all duties of the Chair in ~~their~~ the Chair's absence.
4. The Planning ~~and Community Development~~ & Development Services Director or designee of the City shall serve as ex-officio secretary for the Board. ~~He/she and~~ shall conduct all official correspondence subject to these rules proceedings at the direction of the Board, ~~shall send out all notices required by these rules~~, keep the minutes of the Board's proceedings, and keep a file on each case which comes before the Board.

MEETINGS

1. A regular meeting of the Zoning Board of Adjustment for the hearing of cases shall be held on the fourth Thursday of each month at 6:00 p.m., unless no cases are pending, in which case no meeting will be held. If the fourth Thursday is deemed incompatible with assembly of the Board, the date of the meeting will be selected at least one month in advance by the City or Board.
2. Special meetings may be called by the Chair provided that at least 72 hours of notice is given to each Board member.
3. A quorum shall consist of four members.
4. The order of business at all regular meetings of the Board shall be as follows: Roll Call; Hearing of Cases, and New Business Adjournment.
5. The Board may recess a regular meeting if all applications or appeals cannot be disposed of on the day set, and no further public notice shall be necessary for continuance of meeting.

PROCEDURE FOR APPLICATION SUBMISSION

- ~~1. Application for a variance or special exception shall be made by the property owner or authorized agent. Appeals may be taken to the Board by any person aggrieved, or by any officer, department, board, or bureau of the City of New Braunfels affected by any decision an administrative officer concerning the interpretation or implementation of the zoning ordinance.~~
- ~~2. The applicant shall provide the Planning and Community Development Department with the following data:
 - a) A completed application.
 - b) The appropriate application fee as set by ordinance.
 - c) A site plan of the property drawn to scale on paper no smaller than 8 1/2" x 11" and no larger than 11" x 17". This site plan shall accurately indicate the proposed improvement and any structure affecting it including fences, trees, accessory buildings, etc. It shall also indicate all set backs.~~
- ~~3. Applications for a variance must include a detailed explanation of how the request meets all of the following criteria:
 - a) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of the zoning ordinance would deprive the applicant of the reasonable use of the land; and
 - b) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
 - c) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
 - d) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of the zoning ordinance; and
 - e) That an undue hardship exists; and~~

- f) ~~That the granting of a variance will be in harmony with the spirit and purpose of the regulations of the zoning ordinance.~~
4. ~~Applications for a **special exception** shall demonstrate that the request meets the appropriate standards of the zoning ordinance.~~
5. ~~**Appeals** of a decision made by an administrative official must be filed within 45 calendar days after the decision is rendered.~~
6. ~~The Planning and Community Development Department, upon receipt of a complete application for a variance or special exception, shall notify all owners of real property located within 200 feet of the property upon which the variance or special exception is being requested. This letter shall be sent no less than ten (10) days prior to the scheduled hearing. Any response from an interested citizen shall be in written form either on the notice sent or by separate letter. No telephone response will be accepted. The applicant or his agent may not transmit any of these responses.~~
7. ~~The Planning and Community Development Department shall transmit to the particular Board members all papers received from the applicant and any other information which is deemed pertinent to the variance request.~~

PROCEDURE DURING THE HEARING

1. At the time of the hearing the applicant may appear on ~~his/her~~ the applicant's own behalf or may appoint an agent ~~to represent him/her~~ as representative. **It is strongly advised that the applicant attend or be represented at the hearing. The Board may deny requests for which the applicant or agent do not appear.**
2. ~~The Board will conduct the meeting using parliamentary procedure outlined in the latest edition of Robert's Rules of Order and Chapter 2 of the City of New Braunfels Code of Ordinances.~~
3. 2. The Board will first call for the City's ~~summary of the applicant's~~ statement on the request followed by the applicant's ~~presentation, statement and testimony on their request.~~ Testimony Statements will then be accepted from any private citizen for the proposal and then from any against the proposal. The applicant will be given an opportunity for a final rebuttal. The Board may, at any time during the hearing, question or compel witness testimony from the City, the applicant or a private citizen in attendance.
4. 3. Final decision of the Board on any variance request or special exception shall be in the form of a motion which must be approved by four (4) of the participating Board members. In a motion to approve a variance the Board must make and state a finding of how a requested variance meets the codified hardship criteria.
5. 4. When hearing an appeal, the Board may reverse or affirm, in whole or in part, or modify the administrative official's order and make the correct order. A concurring vote of four (4) members is required to reverse an order.
6. ~~If a motion fails, either by failure to receive a "second", or through the vote of the motion, additional motions may be made and considered.~~
7. ~~If a motion is not offered or made on an item before the Board, it shall be deemed a denial of that item.~~
8. ~~No application for a variance will be filed with the City if a hearing on that same request was held during the previous six months. However, if new, relevant and substantial evidence, which could not have been secured at the time set for the original hearing is produced by the applicant, the Chair and the Planning and Community Development Director shall have the authority to waive the six-month provision on behalf of the Board. This hearing will be considered a new hearing requiring a fee and notification of all surrounding property owners as required in the original hearing.~~

RECORDS

1. The Board's decisions shall be ~~filed in~~ kept on file by the Planning and Community &

Development ~~Department Services~~ office in the form of minutes of that particular meeting. Said minutes shall be ~~prepared after the meeting, considered for approval at the next following meeting, and subsequently~~ signed and dated by the Chair or Acting Chair presiding at the meeting. ~~Cases/decisions are considered filed after approval and signing of the minutes.~~

2. A record of the Board's action shall be sent to each applicant following the meeting.
3. A file of all material and decisions relating to each ~~variance~~ request shall be kept ~~on file in the office of the~~ by Planning ~~and Community &~~ Development ~~Department Services~~ as part of the official records of the ~~Zoning~~ Board ~~of Adjustment~~.
4. All records of the Board shall be public record.

~~PETITION TO A COURT OF RECORD~~

~~Any person aggrieved by any decision of the ZBA, or any taxpayer, or any officer, department, board, or bureau of the City, may present, to a court of record, a petition, duly verified setting forth that such decision is unlawful, in whole or in part, specifying the unlawful grounds. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Planning and Community Development Department.~~

Adopted January 24, 1980.
Amended December 15, 1994
Adopted with no amendments July 25, 1996
Adopted as amended February 26, 2004
Adopted as amended September 25, 2008
Adopted as amended December 20, 2018

Z:\ZBA Files\Rules&Regulations - 2018 update.doc

9/26/2024

Agenda Item No. B)

PRESENTER:

Applicant/Owner: Christopher and Melinda Moore

SUBJECT:

ZB24-0007 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(v) to allow a main dwelling to encroach 15 feet into the 20-foot rear setback required in the “R-2” Single-Family and Two-Family District, addressed at 720 W. Klingemann St.

BACKGROUND RATIONAL:

Case #: ZB24-0007

Applicant:

Christopher and Melinda Moore
720 W. Klingemann St.
New Braunfels, TX 78130
(281) 850-2828 | csmooredds@me.com

Staff Contact:

Mary Lovell, Senior Planner
(830) 221-4051 | mlovell@newbraunfels.gov

The subject property is located on the southwest corner of W. Klingemann St. and Booneville Ave., in City Block 11, Lots 1 and 2, in the Landa Park Estates Subdivision.

The subject property is approximately 5,000 square feet in area with a depth of 100 feet and a width of 50 feet. The property is zoned “R-2” Single-Family and Two-Family District. There is an existing 1088-square-foot single-family home on the property.

The applicant's request is to demolish the existing home and build a new home that will encroach 15 feet into the 20-foot rear building setback. This variance request, if approved, would result in a rear yard setback of 5 feet, instead of 20 feet. The proposed location of the new home on the lot will eliminate the existing setback encroachment along Klingemann St.

The applicant has answered the following six questions to support the requested variance:

1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of land; The applicant states that the lot is only 100 feet depth by 50 feet width. The existing home is addressed on Klingemann and is oriented so that the front of the house is oriented along the depth of the lot, and the lot width acts as the depth of the lot, as shown on the exhibit. The owners plan to maintain the existing address and house configuration on the lot. The current setback requirements were designed for newer developments in which the lots are significantly larger, and homes are oriented along the width of the lot. Applying current setbacks to this small lot size with the odd configuration creates a hardship by severely limiting the size of the structure that may be built on it. Staff acknowledges that the lot area is smaller than the required minimum lot size of 7,000 square feet for a corner lot in the R-2 zoning district and already does not meet the R-2 zoning

district standards, **and**

2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; The applicant states that applying current setbacks to the small lot size would result in inadequate living space. When this neighborhood was platted and developed, lot sizes and the homes built on them were much smaller. Twin and double beds were the only standard sizes and the resulting bedrooms, and therefore most homes, were smaller. Front and rear setbacks on this property comprise more than a third of the depth of the lot. Staff recognizes applying the current setback requirements constrains the size of a typical-sized home on a residential lot in the R-2 zoning district, and that the existing orientation of the home compounds this issue, **and**

3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; The applicant states that the granting of the variance will not be detrimental to public health, safety or welfare, nor harm anyone but will allow the owner to build a home that is built to the current building standards and therefore will be safer than the current home, **and**

4) Granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Chapter; The applicant states that the granting of the variance will not prevent the orderly use of other surrounding properties. The applicant has provided comparison information that shows photos of other homes in the area where homes are built 5 feet from the rear property line, therefore, granting of the variance will be in alignment with the development of other land in the area, **and**

5) That an undue hardship exists; The applicant states an undue hardship does exist due to the small lot size and the current setback requirements, **and**

6) That the granting of a variance will be in harmony with the spirit and purpose of these regulations. The applicant states that the granting of the variance will allow a structure that is more in keeping with the character of the neighborhood. The lot is small with several large, mature trees. If the current setback requirements were applied to this lot, they would require building a taller, skinnier structure that would not be characteristic of the neighborhood. Given the existing orientation of the building area and the minimal lot width, staff agrees with this assessment.

Per Section 2.2-3 of the Zoning Ordinance, a variance shall not be granted to relieve a self-created or personal hardship, nor based solely on economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by Chapter 144 to other parcels of land in the particular zoning district. No variance may be granted that results in undue hardship upon another parcel of land.

GENERAL INFORMATION:

Size:

Lot area: 5,000 square feet

Lot depth: 100 feet

Lot width: 50 feet

Variance Request Due to Notice of Violation:

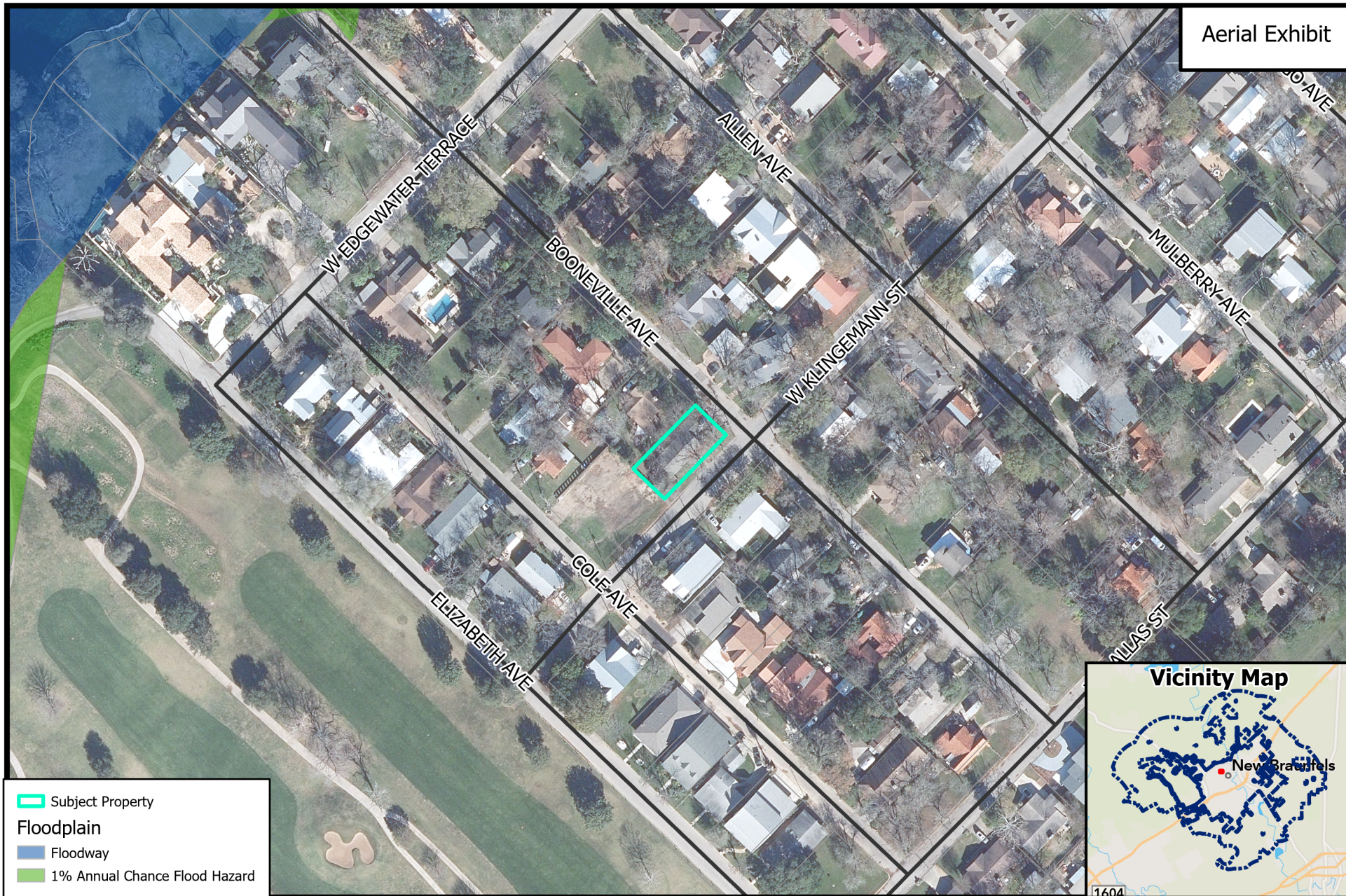
No

Surrounding Zoning and Land Use:

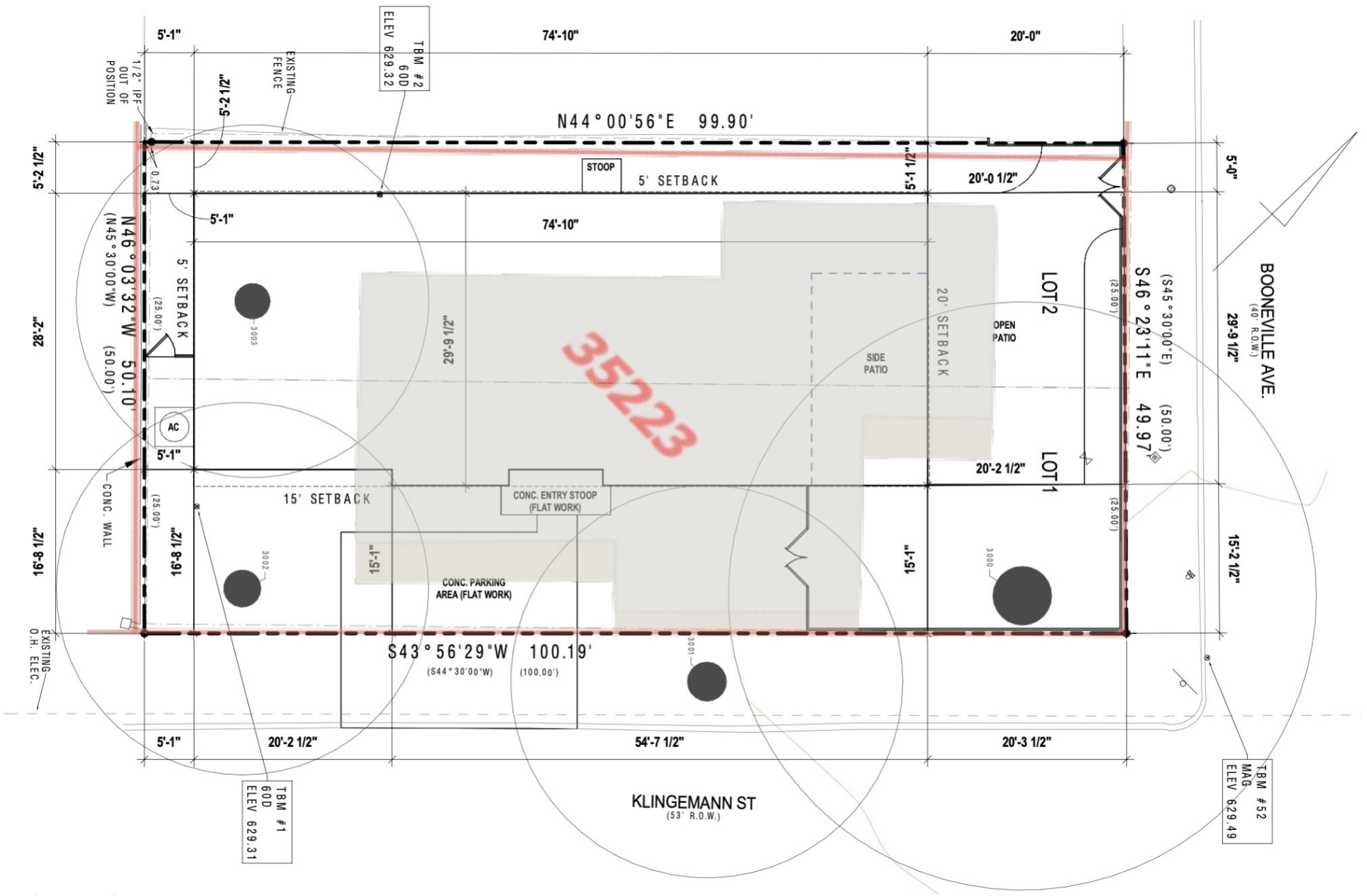
Across Street (Southeast) - R-2, Single-family residence
North - R-2, Single-family residence
South - R-2, Single-family residence
East - R-2, Single-family residence
West - R-2, Single-family residence

Notification

Public hearing notices were sent to 26 owners of property within 200 feet of the subject property. To date, no responses in opposition have been received, however, 10 responses in favor the the variance have been received.



**EXISTING FOOTPRINT
(GREY SHADED AREA)**



THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MESA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN CONSENT FROM MESA OF SAN ANTONIO, INC.

MESA OF SAN ANTONIO, INC. IS A PROFESSIONAL DESIGN/DESIGN FIRM IN THE STATE OF TEXAS, AND IS NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO DO ANY, NOR ARE WE LICENSED TO DESIGN STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING WORK. ANY LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY FOR SUCH FRAMING, WOODWORKING AND THE FOUNDATION DESIGN. THE ENGINEER'S SIGNATURES SHALL BE PRESENT ON THESE CHANGING. THE ENGINEER'S RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WORKMANSHIP AND FOUNDATION DESIGN FOR THIS PROJECT. MESA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY MANNER OR FORM IF ANY

ARCHITECTS OF

THIS SET OF DRAWINGS IS FOR
INTERIM REVIEW ONLY

THIS DOCUMENT IS
INCOMPLETE AND
NOT FOR REGULATORY
APPROVAL / PERMITTING /
RIDING OR CONSTRUCTION

BRENT R ANDERSON
REGISTRATION NO. 17341

Date 5 Revision 5

A RESIDENCE FOR
**DRS.
MOORE**
720 KLINGEMANN
LOTS 1 & 2
LANDA PARK ESTATES

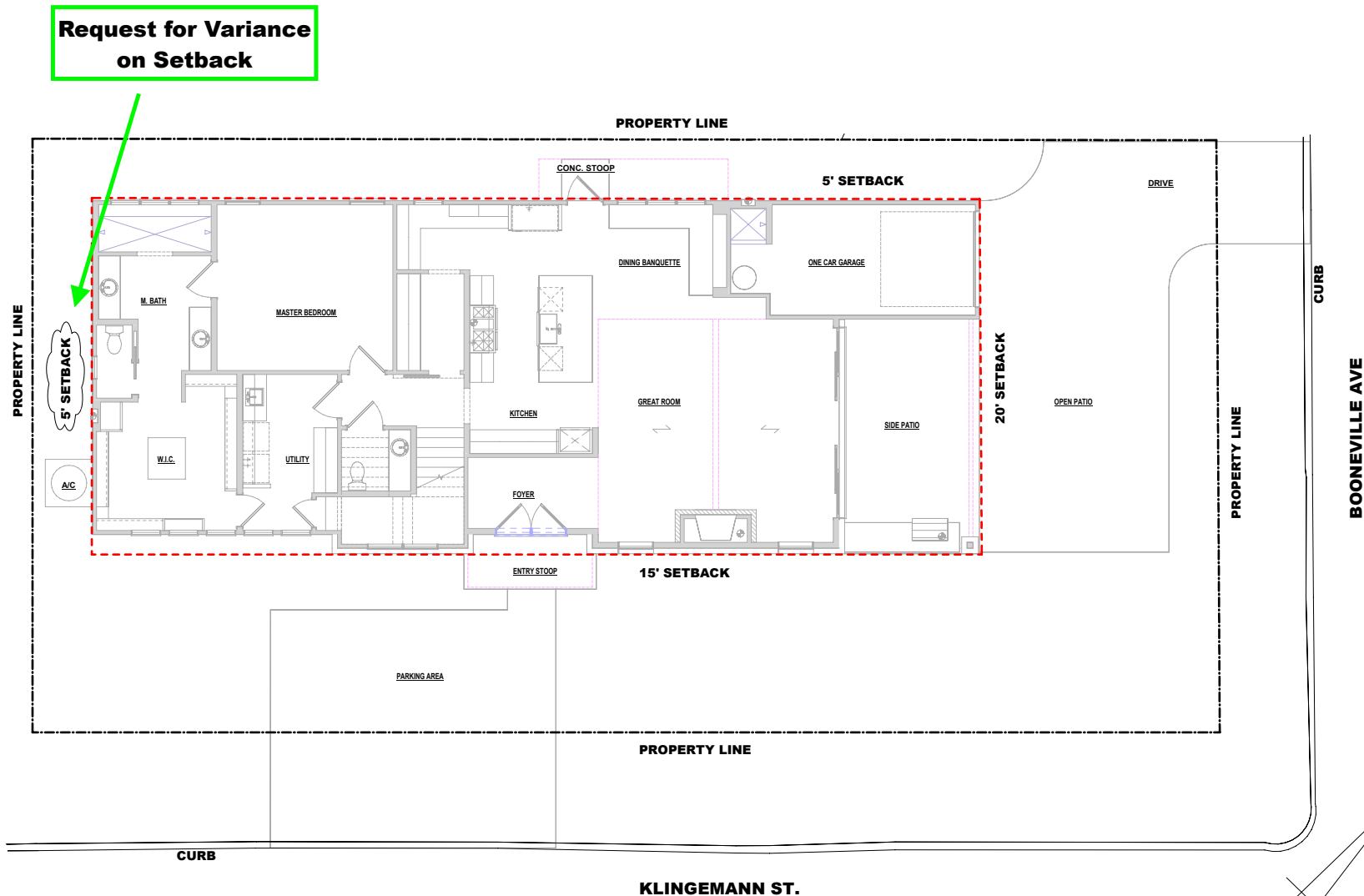
KEITH WING
CUSTOM BUILDERS

REQUEST FOR VARIANCE PLAN

#6 OF 5
3-3051

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ALL RIGHTS RESERVED

9/19/2024 6:58:53 AM C:\USERS\LESLIE\DOCUMENTS\DWG\BULDER\KEITH WING\MODE DD SET 9-18-24.RVT



1 REQUEST FOR VARIANCE PLAN



View from Klingemann St.

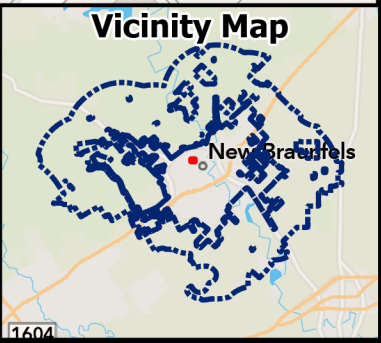
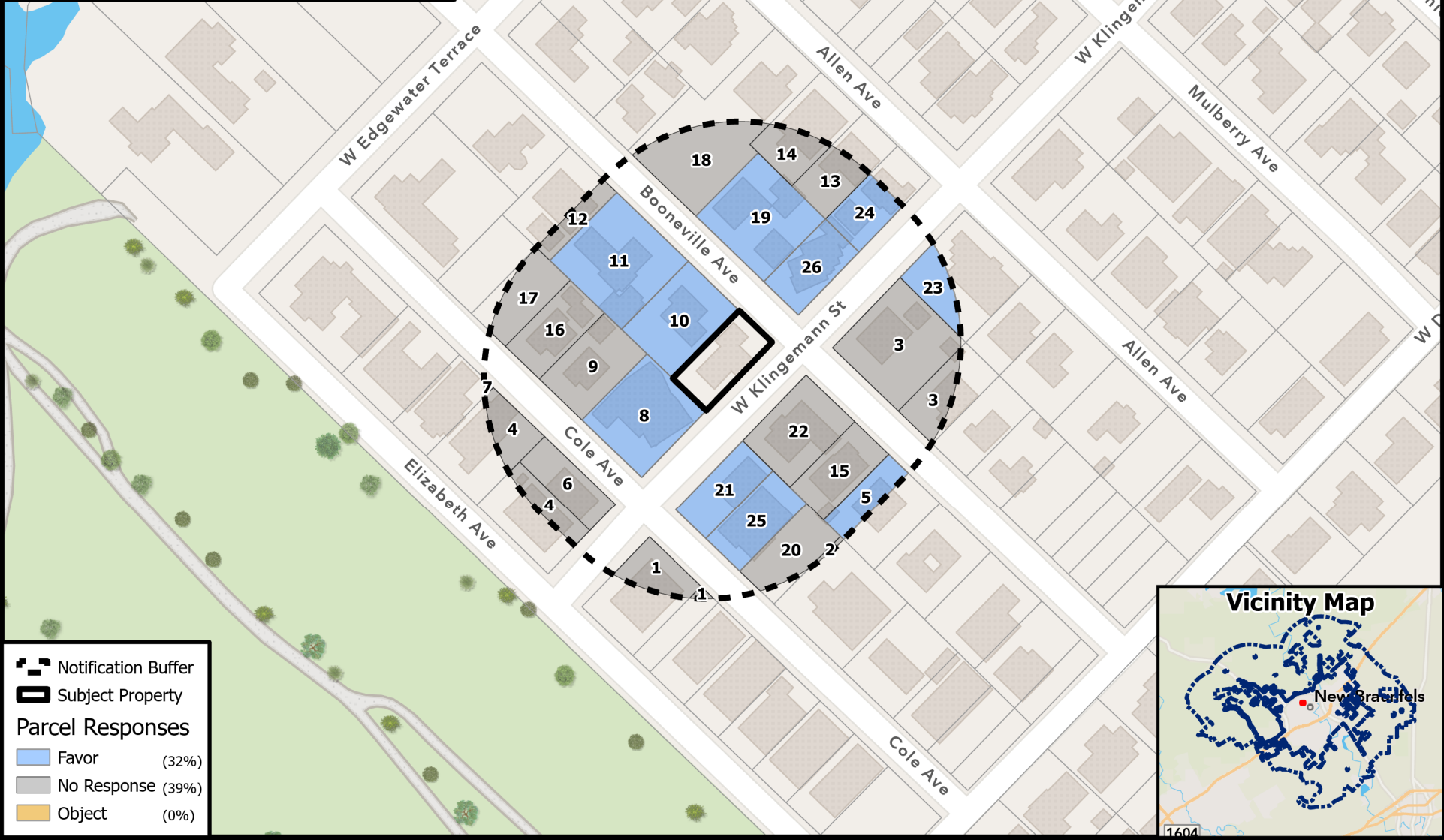


View from Booneville Ave.

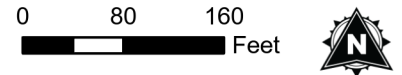
1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

Notification Exhibit



ZB24-0007
720 W. Klingemann St. - Setback Variance



Path: \\CHFS-1\Departments\Planning\BOA\2024 Cases\ZB24-0007 - 720 W Klingemann St -

Source: City of New Braunfels Planning
Date: 9/20/2024

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.

BOARD OF ADJUSTMENT – SEPTEMBER 26, 2024 – 6:00PM

City Hall Council Chambers

Applicant: Christopher and Melinda Moore

Address/Location: 720 W. Klingemann St.

SETBACK VARIANCE REQUEST– CASE # ZB24-0007

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

1	TRIPOLI NB HOLDINGS LLC	14	HESSE MICHAEL W & ROSAURA P
2	FELTON ELIZABETH N	15	N/A 2
3	YOUNG JUDY IONE WATSON ET AL	16	PHILLIPS MOORE COURTNEY MNGMNT TRST
4	SWANSON PAT H & MAUREEN M	17	PHILLIPS YALE G JR
5	WOOLSEY MICHAEL R	18	STORIE KITTY FEAREY
6	1021 COLE AVENUE TRUST	19	HIGGINS MICHAEL E & ALICE E
7	MALINS EMILY A	20	RIEDEL LORENE B
8	N/A 1	21	POST RICHARD J & AMY P
9	NB COLE LLC	22	ELBEL TODD LEE
10	HIGGINS MICHAEL E & ALICE	23	OUR ROMANS 8:28 LLC ET AL
11	ERCUMS KARLIS III & DONNA M	24	BRUSENHAN LOLLIE W
12	KRAMER PETER W & VICTORIA G	25	MATHIAS DEBORAH ET AL
13	MANLEY ETHAN & KAYLEE	26	MCINTUSH KENNETH E II & SHANNON M

SEE MAP

ERCUMS KARLIS III & DONNA M

1055 BOONEVILLE AVE

NEW BRAUNFELS TX 78130

Property #: 11

ZB24-0007

Case Manager: ML

FAVOR

☒

OPPOSE

☐

COMMENTS

HIGGINS MICHAEL E & ALICE

1032 BOONEVILLE AVE

NEW BRAUNFELS TX 78130

Property #: 10

ZB24-0007

Case Manager: ML

FAVOR

☒

OPPOSE

☐

COMMENTS

HIGGINS MICHAEL E & ALICE E

1032 BOONEVILLE

NEW BRAUNFELS TX 78130

Property #: 19

ZB24-0007

Case Manager: ML

COMMENTS

FAVOR

☒

OPPOSE

☐

BRUSENHAN LOLLIE W
406 COUNTRY LN
SAN ANTONIO TX 78209

Property #: 24

ZB24-0007

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

POST RICHARD J & AMY P
791 W KLINGEMANN ST
NEW BRAUNFELS TX 78130

Property #: 21

ZB24-0007

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

MATHIAS DEBORAH ET AL
3660 STONERIDGE RD BUILDING E SUITE 104
AUSTIN TX 78746

Property #: 25

ZB24-0007

Case Manager: ML

COMMENTS

FAVOR

☒

OPPOSE

☐

The small lots in this neighborhood make building modern homes difficult. We get better design with the variance, making a better city.

MCINTUSH KENNETH E II & SHANNON M

1002 BOONEVILLE AVE

NEW BRAUNFELS TX 78130

Property #: 26

ZB24-0007

Case Manager: ML

FAVOR ☒

OPPOSE ☐

COMMENTS

N/A L

~~1020 Cole Ave~~ Private Address

Property #: 8

ZB24-0007

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

WOOLSEY MICHAEL R

967 BOONEVILLE AVE

NEW BRAUNFELS TX 78130

Property #: 5

ZB24-0007

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

OUR ROMANS 8:28 LLC ET AL

3001 OLD DENNIS ROAD

WEATHERFORD TX 76087

Property #: 23

ZB24-0007

Case Manager: ML

COMMENTS

FAVOR

☒

OPPOSE

☐