

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, APRIL 24, 2025**

1. CALL TO ORDER

Chair Coker called the meeting to order at 6:00pm.

2. ROLL CALL

The following Board Members were present: Bobby Avary, John Coker, Jenny Jaeckle, Brandon Mund, and Adam Schneider.

3. APPROVAL OF MINUTES

A) Approval of the March 27, 2025 regular meeting minutes.

Motion by Member Avary, seconded by Vice-Chair Mund, to approve the March 27, 2025 regular meeting minutes. Motion carried unanimously.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB25-0004 Hold a public hearing and consider a request for variances from Section 106-14(a) to allow a freestanding monument sign to exceed the maximum allowable sign area, and to encroach into the required minimum setback in the C-1A Neighborhood Business District, located on Lot 1 of the Walnut Hills Subdivision, currently addressed 1417 North Walnut Avenue

Colton Barker presented the aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on existing sign ordinance standards versus sign standards proposed as part of the Draft Land Development Ordinance (LDO), the potential for compliance with the required setback from the property line, the location of the retaining wall, the zoning and use of surrounding properties, sight triangle requirements, sign lighting standards, and minimum setback requirements of the zoning district.

Chair Coker invited the applicant to speak on the item.

Terry Tschirhart elaborated on the request, discussing property access and easements, challenges for effective advertising, sign setbacks of the area, the intent of the request, landscaping on adjacent

property and within public right-of-way, sign lighting and copy size, and maintaining space for building maintenance.

Discussion followed on the proposed sign location and potential alternatives, sign visibility and orientation, the stated hardship, sign standards proposed as part of the LDO, challenges due to the retaining wall, historic property lines, public right-of-way, and the BOA's variance granting authority.

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 dimensions and location of the proposed sign, and each of the two variance requests.

Motion by Member Avary, seconded by Member Jaeckle, to approve the requested variance to allow a proposed freestanding monument sign to exceed the maximum allowed sign area for monument signs in the C-1A Neighborhood Business District by 14.67 square-feet. Motion passed (4-1-0) with Vice-Chair Mund in opposition.

The requested variance to allow a proposed freestanding monument sign to encroach up to 9ft into the minimum required 10ft setback for monument signs in the C-1A Neighborhood Business District failed due to a lack of a motion.

6. ADJOURNMENT

There being no further business Chair Coker adjourned the meeting at 6:29pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON