



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



**CITY HALL - TEJAS ROOM  
550 LANDA STREET**

**THURSDAY, SEPTEMBER 25, 2025 at 6:00 PM**

Andrea Ranft - Member  
Bobby Avary Jr. - Member  
Brandon Mund - Member  
Jenny Jaeckle - Member  
Seth Reichenau - Member

Adam Schneider - Alternate  
Steve Quidley - Alternate  
Maurice Lewis II - Alternate  
Timothy Bray - Alternate

**AGENDA- Amended 9/18/2025**

**1. CALL TO ORDER**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT  
EMERGENCY ON-CALL PERSONNEL**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the August 28, 2025 regular meeting [25-1161](#)  
minutes.

[August 28, 2025 Minutes](#)

**4. Consider appointment of a Board Member to serve on the Land Development Ordinance Citizen Advisory Committee.**

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) ZB25-0015 Hold a public hearing and consider a request [25-1147](#)  
for a variance from 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), currently addressed at 1055  
Booneville Avenue

Applicant: Lex Pegues

Owner: Karlis and Donna Ecrums

[Aerial](#)

[Site Plan](#)

[Subject Property Photos](#)

[Notification Map. List & Responses](#)

B) ZB25-0016 Hold a public hearing and consider a request [25-1167](#)

for a variance from Sec. 144-5.1-1 (e)(1), requiring commercial and residential off-street parking to be constructed and surfaced with concrete, asphaltic concrete, or asphalt, and to allow the off-street parking to be constructed of permeable basalt gravel, currently addressed as 291 S. East Avenue

[Aerial](#)

[Site Plan](#)

[Subject Property Photos](#)

[Notification Map. List & Responses](#)

- C) CS25-0313 Public hearing and consideration of a [25-1148](#) request by Executive Signs Enterprises, Inc. on behalf of The First National Bank of Sonora, for an alternative sign plan to allow one freestanding multi-tenant high-profile monument sign to deviate from the established sign standards for properties with street frontage along SH-46 and in the C-1B (General Business District), currently addressed at 1317U SH-46 South

Applicant: Executive Signs Enterprises, Inc.

Owner: The First National Bank of Sonora

[City Maps](#)

[Applicant Attachments](#)

[Property Photos](#)

[Comparison Table](#)

## **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.

## **7. ADJOURNMENT**

### **CERTIFICATION**

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

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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.