

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, JANUARY 23, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Board Members were present:

John Coker, Brandon Mund, Andrea Ranft, Adam Schneider, and Jenny Jaeckle.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB24-0014 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(iii) to allow an addition to a main dwelling to encroach 15 feet into the side corner setback of 25 feet & to request a variance to Section 144-3.3-2(b)(1)(iv) to allow a driveway located in front of a garage to encroach 10 feet into the 20 feet garage setback in the R-2 (Single-Family and Two-Family District), addressed at 719 W. Edgewater Terrace

Mary Lovell presented the aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on neighboring responses to the request, similar variance approvals along Edgewater Terrace, the requested setback encroachments, the proposed site plan, placement of the existing residence, and the proposed driveway relocation.

Chair Coker invited the applicant to speak on the item.

Pam Carpenter elaborated on the request, discussing the property, the existing residence, and the intent of the request.

Discussion followed on the proposed addition.

Deidre McEntee elaborated further on the request.

Discussion followed on the requested garage setback encroachment request, the stated hardship, property configuration, the placement of

the existing residence, and the intent of the request.

Char 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.

Brief discussion followed on the design of the subdivision, the intent of the request, and the stated hardship.

Motion by Vice-Chair Mund, seconded by Member Jaeckle, to approve the requested side corner setback encroachment for the proposed residential addition. Motion carried unanimously.

Discussion followed on the proposed garage setback encroachment and driveway location.

Motion by Vice-Chair Mund to approve the requested garage setback encroachment so long as the addition at the end of the proposed driveway be used only as a garage.

Member Jaeckle stated they would second the motion under the additional condition that the existing driveway be excavated and landscaped similar to what is existing in the area.

Discussion followed on the proposed driveway relocation, the requested garage setback encroachment, and current driveway regulation.

Vice-Chair Mund withdrew their previous motion so as to include Member Jaeckle's recommended condition.

Motion by Vice-Chair Mund to approve the request garage setback encroachment so long as the addition at the end of the proposed driveway be used only as a garage, and under the condition that the existing driveway be excavated and landscaped similar to what is existing in the area.

Discussion followed on the proposed conditions of approval, potential impacts, current driveway width requirements.

Vice-Chair Mund withdrew their previous motion.

Motion by Member Schneider, seconded by Vice-Chair Mund, to approve the requested garage setback encroachment with the condition that the future driveway curb cut must remain the same width as the existing driveway curb cut. Motion carried unanimously.

6. ADJOURNMENT

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

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON