



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



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

**THURSDAY, APRIL 23, 2026 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**

**1. CALL TO ORDER**

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

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the December 18, 2025 regular meeting [26-453](#) minutes.

**4. CITIZENS' COMMUNICATION**

*This time is for citizens to address the Board of Adjustment on any issues or items on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.*

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) Public hearing and consideration of a request by New [26-455](#) Braunfels Independent School District (NBISD) for an Alternative Sign Plan to allow one freestanding electronic-message pole sign to deviate from the established sign standards for property within the C-1B (General Business District), currently addressed at 4150 Klein Meadows.

Applicant/Owner: New Braunfels Independent School District

B) Public hearing and consideration of a request for two [26-482](#) variances: 1. A variance from Section 144-3.8-4(b)(3) to

allow an accessory structure to encroach 8 feet, 8 inches into the required 25-foot corner side setback; and 2. A variance from Section 144-3.8(b)(10) to allow a 1,000 square-foot, one-story accessory structure, comprised of a 500 square-foot garage and a 500 square-foot guest house, within the SND-1 (Special Neighborhood District-1), currently addressed at 250 Magazine Avenue.

Owner Agent: George Baker, Alamo As Builts

Owners/Applicants: L. Steve Canter and Catherine L. Canter

- C) Public hearing and consideration of a request for two [26-486](#) variances, to include: 1. A variance from Sec.144-5.1 (e) (1) to allow the use of a stabilized crushed granite surface for parking areas and maneuvering areas as an alternative to concrete construction, with paved surfaces being limited to the driveway approach and ADA-compliant access to the structure; and 2. A variance from Sec.144-5.1 (f) to allow an existing driveway width of 13 feet, where 24 feet is required, in the C-3 (Commercial District), currently addressed at 330 Kessler Street.

Owner Agent/Applicant: Adrian Ayala, Dillo Dev

Owner: Nicole Limburg

**6. STAFF REPORT**

**7. 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.

**8. 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.