

**FINAL - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, APRIL 23, 2026**

1. CALL TO ORDER

Chair Mund called the meeting to order at 6:06 pm.

2. ROLL CALL

Alternate Schneider did not participate in the roll call as he joined at 6:15 pm.

Present 5 - Andrea Ranft, Bobby Avary Jr., Brandon Mund, Jenny Jaeckle, and Adam Schneider

Absent 4 - Seth Reichenau, Steve Quidley, Maurice Lewis II, and Timothy Bray

3. APPROVAL OF MINUTES

A) Approval of the December 18, 2025 regular meeting minutes.

Motion by Vice-Chair Jaeckle, seconded by Member Ranft to approve the December 18, 2025 regular meeting minutes. Motion carried unanimously (4-0-0).

Absent:

Reichenau, Schneider, Quidley, Lewis II, and Bray

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.

No individuals spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Public hearing and consideration of a request by New 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.

Colton Barker introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

Discussion followed on the regular requirements of electronic signs and the difference between the proposed alternative sign plan. Discussion also followed concerning the Land Development Ordinance alignment, mailed notification for residences and the lighting of the static portion of the sign.

Alternative Member Schneider arrived at 6:15 p.m., during this discussion.

Chair Mund invited the applicant to speak on the item.

Joe Alexandre, builder for the school district, elaborated on the use of the signage, nighttime programming restrictions, day-to-day management of the signs, and brightness. David Cino elaborated on the brightness controls.

Discussion followed on the need for a larger sign than what is allowed in code and the need for an alternative sign plan, as well as a concern for vandalism, and the orientation of the sign as perpendicular to the street.

Chair Mund opened the public hearing and asked if anyone present wished to speak on the item.

0 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Chair Mund closed the public hearing.

Chair Mund asked if there was any further discussion or motion to be made.

Discussion followed on display time standards, comparable school signage, enforcement of brightness per conditional approvals, 'curfew' times outlined in the LDO, and notification of surrounding property owners.

Motion by Vice-Chair Jaeckle seconded by Board Member Ranft, to table item to the next Regular Board of Adjustment meeting with the

condition to notify neighboring property of the alternative sign plan request as well as to receive additional feedback from the school concerning sign display times. Motion carried unanimously (5-0-0).

Absent:

Reichenau, Quidley, Lewis II, and Bray

B) Public hearing and consideration of a request for two 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.

Mary Lovell introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

Discussion followed on received objection comment, rear yard setbacks, standards for accessory structures in the Special Neighborhood District 1, and the potential impact of the Land Development Ordinance (LDO) on the district.

Chair Mund invited the applicant to speak on the item.

Applicant Ana Watson elaborated on the proposed placement of the structure away from Lee Street, and the current size and use of the existing garage.

Owner Steve Canter discussed the intent of the request and clarified the use of the current structure.

Chair Mund opened the public hearing and asked if anyone present wished to speak on the item.

0 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Chair Mund closed the public hearing.

Chair Mund asked if there were any further discussion or motion to be made.

Discussion followed on applicable setbacks, the proposed square footage of the garage, and variances needed for approval.

Motion by Member Avary seconded by Member Ranft to approve the item. Motion carried unanimously (5-0-0).

Absent:

Reichenau, Quidley, Lewis II, and Bray

C) Public hearing and consideration of a request for two 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.

Mary Lovell introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

Discussion followed on the intent of the request and alignment with the LDO, concerns regarding the proposed driveway material, drainage, permitting requirements, and ADA compliance.

Planning Manager Matthew Simmont clarified the request was not applicable within the right of way, and only applies within the property boundaries.

Chair Mund invited the applicant to speak on the item.

Owner Nicole Limburg elaborated on the request discussing the scope of work on the site as well as ADA compliance.

Surveyor and land engineer Adrian Ayala elaborated on the request discussing the intent to avoid deconstruction, the existing and proposed site plans, existing edging to prevent migration of the proposed driveway material, and the proposed site plan.

Discussion followed on property access, required parking, as well as

past variances granted in the business operation area.

Chair Mund opened the public hearing and asked if anyone present wished to speak on the item.

0 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Chair Mund closed the public hearing.

Chair Mund asked if there were any further discussion or motion to be made.

Discussion followed on parking requirements, single car driveways, and requirements by the City Engineer for edging for the proposed material.

Motion by Vice-Chair Member Jaeckle, seconded by Member Avary, to approve the item with conditions for sufficient edge-to-edge bordering consistent with what is approved by the City engineer for the proposed material, and drainage requirements, and building footprint consistency. Motion carried unanimously with aforementioned conditions (5-0-0).

Absent:

Reichenau, Quidley, Lewis II, and Bray

6. STAFF REPORT

No report was provided.

7. EXECUTIVE SESSION

Did not convene and no action was taken.

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.

Did not convene and no action was taken.

8. ADJOURNMENT

There being no further business Chair Mund adjourned the meeting at 7:26 pm.

By: _____
ACTING CHAIR

Attest:

BOARD LIASON