



**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.
[December 18, 2026 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

[Applicant Attachments](#)

[Comparison Table](#)

[City Maps](#)

[Property Photos](#)

[LDO Consolidated DRAFT 7.3.6](#)

- 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

[Aerial](#)

[Site Plan](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

- 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

[Aerial](#)

[Site Plan](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

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.

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.



Board of Adjustment Agenda Item Report

550 Landa Street
New Braunfels, TX

4/23/2026

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, DECEMBER 18, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Board Members were present:

Member Bobby Avary

Member Andrea Ranft

Member Seth Reichenau

Vice-Chair Jenny Jaeckle

Chair Brandon Mund

3. APPROVAL OF MINUTES

A) Approval of the September 25, 2025 regular meeting minutes.

Motion by Member Ranft, seconded by Member Avary, to approve the September 25, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) CS25-0351 Public hearing and consideration of a request by U.S. Signs on behalf of Kahlig Enterprises Inc., for an Alternative Sign Plan to allow two freestanding pole signs to deviate from the established sign standards for a property with street frontage along IH-35 and in the C-3 (Commercial District), currently addressed at 1310 IH-35 South.

Colton Barker presented the aforementioned item.

Chair Mund asked if there were any questions for staff.

Discussion followed on details of the proposed alternative sign plan, comparable signs, existing design standards for electronic message signs, and existing residentially used property across South Mesquite Avenue.

Chair Mund invited the applicant to speak on the item.

Lydell Toye stated he and the property owner were available for any

questions.

Discussion followed on the intent and design of the proposal, requested deviations from the sign code, potential alternatives to the requested signage, interpretation of the sign code, and appropriate signage along IH-35.

Wes Studdard discussed dimensions of existing signage at a separate dealership location in New Braunfels, the intent of the request, the subject properties relative location fronting IH-35, the residentially used properties across South Mesquite Avenue, and the distance between the proposed signage and those residences.

Discussion followed on signage needs for the dealership, details of the two proposed signs, design standards for signage on properties with IH-35 frontage, the size and relative location of the subject property, the proposed locations, and potential alternatives to the requested signage.

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

No one spoke.

Chair Mund closed the public hearing.

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

Discussion followed on precedence and existing signage along IH-35, the proposed sign locations, the intent of the sign code, sign spacing requirements, signage needs of the dealership, potential alternatives, and the possibility for multiple motions or postponement.

Motion by Vice-Chair Jaeckle, seconded by Chair Mund, to permit the electronic and cap sign at the southbound corner and in lieu of the additionally requested pole sign, a monument sign would be allowed at the entrance. Motion failed (2-3-0) with Member Avary, Member Reichenau, and Member Ranft in opposition.

Brief discussion followed on the possibility for the applicant to revise the item and return at a future meeting for consideration, and potential

alternatives to the requested signage.

Motion by Chair Mund, seconded by Vice-Chair Jaeckle, to allow the electronic and cap sign to be no wider than 20 ft wide and move the pole sign to the corner of S Mesquite Ave and IH-35 and reduce the pole sign to no higher than 20 ft tall. Motion failed (2-3-0) with Member Avary, Member Reichenau, and Member Ranft in opposition.

Discussion followed on potential revisions of the request, permissible signage and the possibility to return to the Board for consideration at a later date.

The Board requested that the applicants return with a revised proposal to be considered at a future meeting and the applicants agreed. No action was taken on the item.

5. 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.

Did not convene and no action was taken.

6. ADJOURNMENT

There being no further business Chair Mund adjourned the meeting at 6:58pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON

4/23/2026

Agenda Item No. A)

PRESENTER:

Applicant/Owner: New Braunfels Independent School District

SUBJECT:

CS26-0073 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.

BACKGROUND INFORMATION:

Case #: CS26-0073

Applicant/Owner: New Braunfels Independent School District
1000 N. Walnut Ave
New Braunfels, TX 78130
Brian McKinney (830) 327 - 6970 brianmckinney@nbisd.org
Rebecca Villarreal (830) 627 - 6978 rmvillarreal@nbisd.org

Staff Contact: Colton Barker
(830) 221 - 4274 CBarker@newbraunfels.gov

The 106.42-acre subject property is developed as Long Creek High School, located along West Klein Road just south of the intersection of Klein Meadows and Legend Pass. The property has approximately 1,570 feet of street frontage along West Klein Road, approximately 2,398 feet of street frontage along Klein Meadows, and approximately 2,170 feet of street frontage along West Zipp Road. The property is zoned “C-1B” General Business District.

The applicant, New Braunfels Independent School District (NBISD), is seeking approval of a proposed Alternative Sign Plan to allow one freestanding electronic-message pole sign to deviate from the sign standards for properties within the C-1B General Business District. There is currently one freestanding monument sign located near the front entrance of the school (approximately 5 feet tall and 120 square feet in sign area).

New Braunfels’ Sign Ordinance allows sign types and sizes based upon zoning district and specific street frontage. The property’s C-1B zoning establishes applicable dimensional standards and allows for alternatives to the proposed freestanding electronic-message pole sign - listed in the attached comparison chart.

Newly proposed electronic-message signs are required to adhere to the design standards outlined under Chapter 106-14(c).

The alternative sign plan process is intended to:

1. allow an applicant flexibility in creating alternative signage designs to complement a development’s unique characteristics;
2. increase sign area and/or height in lieu of multiple signs that would otherwise be allowed; and/or

-
3. allow additional signage due to unusual constraints associated with the property.

Through this process, the Board of Adjustment can consider such requests within the context of a specific location and approval may be granted without the identification of a physical hardship.

PROPOSAL:

The requested alternative sign plan proposes the following:

One freestanding electronic-message pole sign:

- Overall sign area is approximately **63.88 square-feet**
 - One ~25.75 square-foot static sign panel, and
 - One ~37.91 square-foot electronic-message center
- Overall sign height of approximately **15.58 feet**, and
- Setback ~**103 feet** from property lines and ~**160 feet** from nearby residential property.

The attached site plan shows the proposed freestanding signage to be located along Klein Meadows (a Collector roadway) outside of internal easements and setback approximately 103 feet from the property line. Staff notes that the city codes require a minimum 15-foot setback from the property line, and that no signage may block any required clear vision area or be located within any platted easements without authorization from the easement owner.

The proposed sign appears to be dimensionally similar to the electronic message pole sign located at New Braunfels High School.

GENERAL INFORMATION:

The subject property is a single platted lot with the following street frontages:

- W Klein Road: ~1,600 feet
- Klein Meadows: ~2,400 feet
- W Zipp Road: ~2,200 feet
- Total Street Frontage: ~6,100 feet

Surrounding Zoning and Land Use:

Northeast: Legend Pond Planned Development (PD) - Residential

Southwest: C-1B - Zipp Sports Park

East: ZH-A - Residential

STAFF RECOMENDATION:

The proposed alternative sign plan conflicts with the New Braunfels Sign Code in the following ways:

Regarding the proposed freestanding electronic-message pole sign:

- **Sign Area** - Under Chapter 106 the presence of the electronic-message panel classifies the entire sign as an electronic-message sign, not a combination of separate static and electronic components and thus separate sign area allowances.
 - As a result, the sign is subject to the more restrictive dimensional standards for electronic-message pole signs, including smaller allowable sign face area identified under Chapter 106-14 (a) and other additional standards outlined under Chapter 106-14(c).
 - Electronic-message pole signs located within the C-1B zoning district are allowed a maximum

overall sign area of **20 square feet**. The sign is proposed at **~63.66 square feet**, a **~218.3% increase** from the maximum permissible sign area per code.

- **Sign Height** - Chapter 106-14(a) establishes the maximum permissible overall height for electronic-message pole signs located within the C-1B zoning district to **10 feet**. The sign is proposed at a height of **15.58 feet**, a **55.8% increase** from the maximum sign height per code.
- **Sign Location** - Chapter 106-14(c)(8) stipulates that electronic message signs are not allowed within 150 feet of any property zoned or used for residential purposes. Such signs shall not be oriented or constructed in a manner that directs, emits, or reflects light toward residential areas. Additionally, electronic message signs are not permitted on collectors, sub-collectors, local, or residential streets.
 - There are residentially used properties directly across Klein Meadows and West Zipp Road from the subject property.
- **Maximum Number of Signs** - Chapter 106-14(c)(4) states the maximum number of electronic signs shall be limited to one per platted lot, and that no other on-premises freestanding signs shall be permitted.
 - The alternative sign plan proposes a single electronic-message pole sign to be permitted on the subject property in addition to an existing monument sign already located on the property. This would exceed the maximum number of signs permissible when an electronic-message sign is present.

Staff recommends **approval** and recognizes the applicant's efforts to establish effective signage to represent the high school by utilizing the proposed freestanding electronic-message pole sign that would deviate from the standards that have been established by the Code of Ordinances.

Should the BOA approve the proposed alternative sign plan, staff recommends the following conditions:

1. No additional freestanding signage on the property is allowed.
2. The proposed electronic-message pole sign must conform with the updated sign display standards introduced in Article 7.3.6 of the DRAFT Land Development Ordinance (LDO).
 - a. 7.3.6C3 - Display Standards
 - b. 7.3.6C4 - Display Time and Transitions
 - c. 7.3.6C5 - Display Brightness
 - d. 7.3.6C6 - Display Technology

RESOURCE LINKS:

- Chapter 106 Sign Ordinance;
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



March 26, 2026

City of New Braunfels
Neighborhood and Community Planning Department
550 Landa St.
New Braunfels, TX 78130

RE: Revised Long Creek High School Marquee Project Letter

To Whom It May Concern:

The New Braunfels Independent School District (NBISD) is currently remodeling and expanding the property at 4150 Klein Meadows to serve as a four-year comprehensive high school. The site plan includes installing an electronic sign at the school entrance on Klein Meadows. Below are the details of the project.

Project Title:

Long Creek High School Marquee Installation

Project Location:

Long Creek High School
4150 Klein Meadows
New Braunfels, TX 78130

Executive Summary:

NBISD would like to install a full-color L.E.D. electronic message display known as a marquee at the main entrance of Long Creek High School near the intersection of Klein Meadows and Legend Pass.

Sign Height: 15'7" high

Sign Area: 63.66 square feet

Setback from Property Line: 160 feet

TOP SECTION - Sign Contents/Construction Materials: 3' x 8'3" internally illuminated embossed Lexan name sign finished in blue, green and white with school mascot/logo and stylized lettering to read "LONG CREEK HIGH SCHOOL"

MIDDLE SECTION - Sign Contents/Construction Materials: Double-faced Model 5-12864 Outdoor Full Color LED Electronic Marquee with name sign;

BOTTOM SECTION - Sign Contents/Construction Materials: 6" steel pipe set in concrete footing with concrete pad for marquee support structure; 3'W x 7'10"H marquee pole cover with decorative reveals;

Project Background:

Long Creek High School will be completed in 2026 as a four-year comprehensive high school. The school is being built to serve 2,200 students in 9th-12th grade. It is the second high school in NBISD.

Carlos Teos, project manager supervisor for Spectrum by Watchfire, has been working with NBISD on this project since 2025. Spectrum by Watchfire is the vendor we selected for the sign production and installation of the marquees at Long Creek High School (CP2025-384) and New Braunfels High School.

Additional Items for Consideration:


- The sign will serve as a valuable communication tool for campus activities and safe school initiatives.
- It will not be detrimental to public health, safety, or welfare, or injurious to property within the area.
- NBISD will follow the illumination guidelines outlined in the City's Code of Ordinances as well as the additional restrictions.
- The sign will not prevent orderly use of other properties within the area.
- The school property currently has the original Long Creek Sign located directly in front of the school building. Should the application for the electronic sign be approved, consideration to remove the original sign will be given, should it be a concern to the City of New Braunfels and/or the Board of Adjustments.

Objectives:

- To install an electronic marquee at the main entrance of the high school that is 15'7" high
- To effectively utilize the sign as a means of communication in the city and community
- To provide outdoor advertising related to school or community events

If you have any questions regarding this authorization, please contact me by phone or email.

Sincerely,



Joe Alexandre
Director of Planning & Construction
joealexandre@nbisd.org



watchfire

Ph: 713.944.6200
 Fax: 713.944.1290
 spectrumscoreboards.com

10050 EASTHAVEN BLVD. HOUSTON, TX
 Spectrum Corporation is a Licensed Electrical Sign Contractor No. 18040

DATE	4-25-24
PROJECT	LONG CREEK HS
LOCATION	N/A
SALES REP	LISA KENNEDY
DRAWING NO.	23082102-03-P
DESIGNER	KAT

SPECIFICATIONS
 (1) INTERNALLY ILLUMINATED CABINET W/ PANNED AND EMBOSSED FACES
 (1) 19mm MODEL 5.5-12864 RGB MESSAGE CENTER
 (1) POLE COVER W/ REVEALS

COLORS

3630-187 INFINITY BLUE	010 WHITE
3630-316 JADE GREEN	

NOTES:
 COLORS SHOWN ARE FOR DEMONSTRATION PURPOSES ONLY.
 VARIATIONS IN COLOR OR FINISHES PRODUCTS MAY OCCUR.

THIS DRAWING IS FOR DEMONSTRATION PURPOSES ONLY

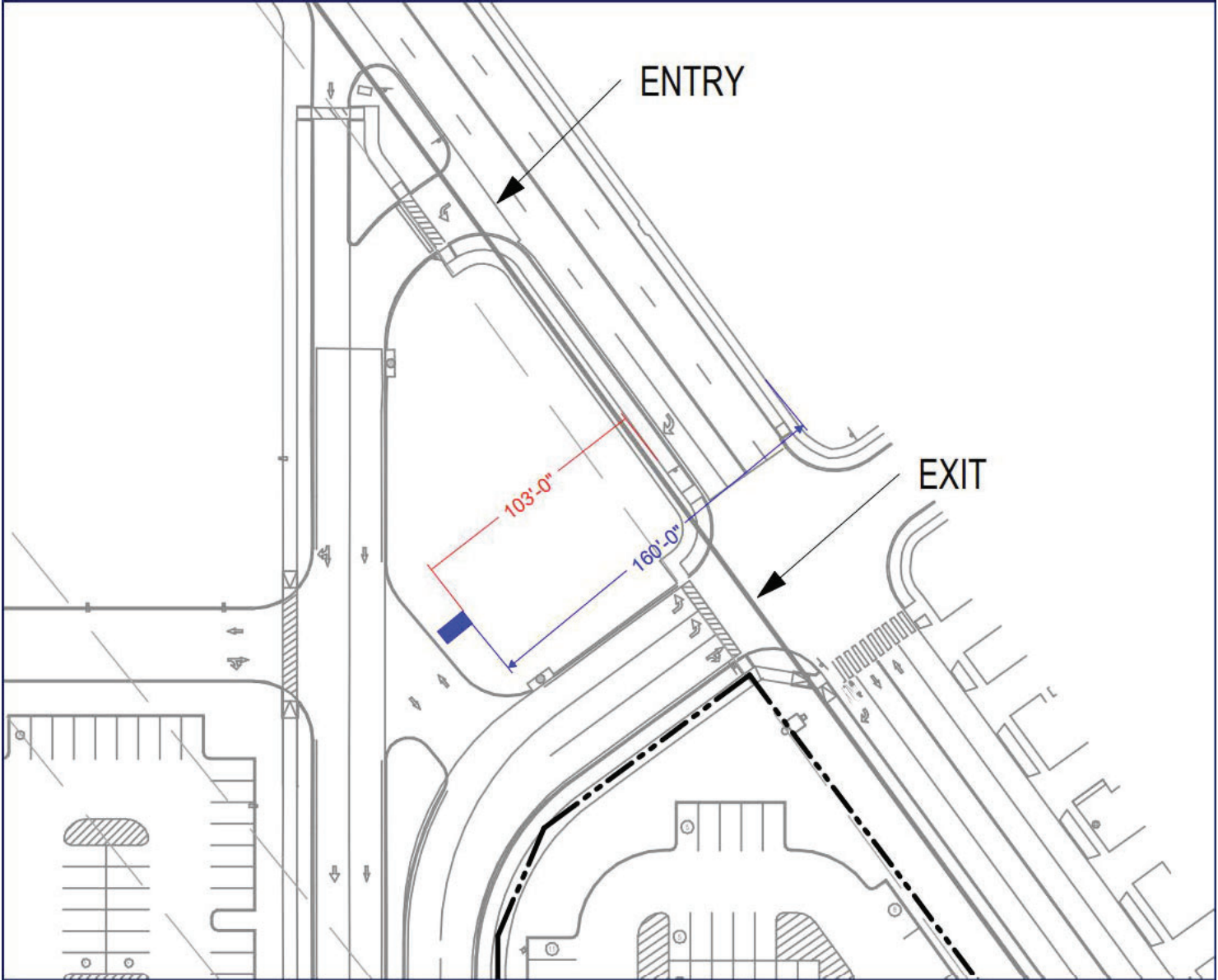
CUSTOMER APPROVAL
UNDERSTAND THE CONSTRUCTION ALTERNATIVE IS PROVIDED FOR A PROJECT PREPARED FOR AN ORGANIZATION. IT MAY NOT BE COPIED, REPRODUCED, DOWNGRADED, OR SHOWN TO ANYONE OUTSIDE MY ORGANIZATION WITHOUT WRITTEN CONSENT FROM SPECTRUM SCOREBOARDS.

AUTHORIZED BY _____ DATE _____

SCALE
 3/4" = 1'-0"

OPTION

PAGE
 1



Long Creek High School Marquee

Photos of Proposed Location

**4150 Klein Meadow
New Braunfels, TX 78130**









watchfire 

Ph: 713.944.6200
 Fax: 713.944.1290
 spectrumscoreboards.com

10050 EASTHAVEN BLVD. HOUSTON, TX
 Spectrum Corporation is a Licensed Electrical Sign Contractor No. 18040

DATE 4-7-25

PROJECT LONG CREEK HS

LOCATION N/A

SALES REP LISA KENNEDY

DRAWING NO. 23082102-04-PERMIT1

DESIGNER KAT

SPECIFICATIONS

- (1) INTERNALLY ILLUMINATED CABINET W/ PANNED AND EMBOSSED FACES
- (1) 19mm MODEL 5.5-12864 RGB MESSAGE CENTER
- (1) POLE COVER W/ REVEALS

COLORS

- 3630-187 INFINITY BLUE
- 010 WHITE
- 3630-316 JADE GREEN

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CUSTOMER APPROVAL
I UNDERSTAND THE CONTRACTUAL AGREEMENT IS PROVIDED FOR A PROJECT PREPARED FOR MY ORGANIZATION. IT MAY NOT BE COPIED, REPRODUCED, DOWNGRADED, OR SHOWN TO ANYONE OUTSIDE MY ORGANIZATION WITHOUT WRITTEN CONSENT FROM SPECTRUM SCOREBOARDS.

AUTHORIZED BY _____ DATE _____

SCALE

3/4" = 1'-0"

OPTION

PAGE

1



watchfire 

Ph: 713.944.6200
 Fax: 713.944.1290
 spectrumscoreboards.com

10050 EASTHAVEN BLVD. HOUSTON, TX
 Spectrum Corporation is a Licensed Electrical Sign Contractor No. 18040

DATE 4-7-25
 PROJECT LONG CREEK HS
 LOCATION N/A
 SALES REP LISA KENNEDY
 DRAWING NO. 23082102-04-PERMIT2
 DESIGNER KAT

SPECIFICATIONS
 (1) INTERNALLY ILLUMINATED
 CABINET W/ PANNED AND
 EMBOSSED FACES
 (1) 19mm MODEL 5.5-12864
 RGB MESSAGE CENTER
 (1) POLE COVER W/ REVEALS

COLORS
 3630-187 INFINITY BLUE 010 WHITE
 3630-316 JADE GREEN

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AUTHORIZED BY _____ DATE _____

SCALE
 3/4" = 1'-0"

OPTION

PAGE
 1



watchfire 

Ph: 713.944.6200
 Fax: 713.944.1290
 spectrumscoreboards.com

10050 EASTHAVEN BLVD. HOUSTON, TX
 Spectrum Corporation is a Licensed Electrical Sign Contractor No. 18040

DATE 4-7-25

PROJECT LONG CREEK HS

LOCATION N/A

SALES REP LISA KENNEDY

DRAWING NO. 23082102-04-PERMIT3

DESIGNER KAT

SPECIFICATIONS

- (1) INTERNALLY ILLUMINATED CABINET W/ PANNED AND EMBOSSED FACES
- (1) 19mm MODEL 5.5-12864 RGB MESSAGE CENTER
- (1) POLE COVER W/ REVEALS

COLORS

 3630-187 INFINITY BLUE	 010 WHITE
 3630-316 JADE GREEN	

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AUTHORIZED BY _____ DATE _____

SCALE

3/4" = 1'-0"

OPTION

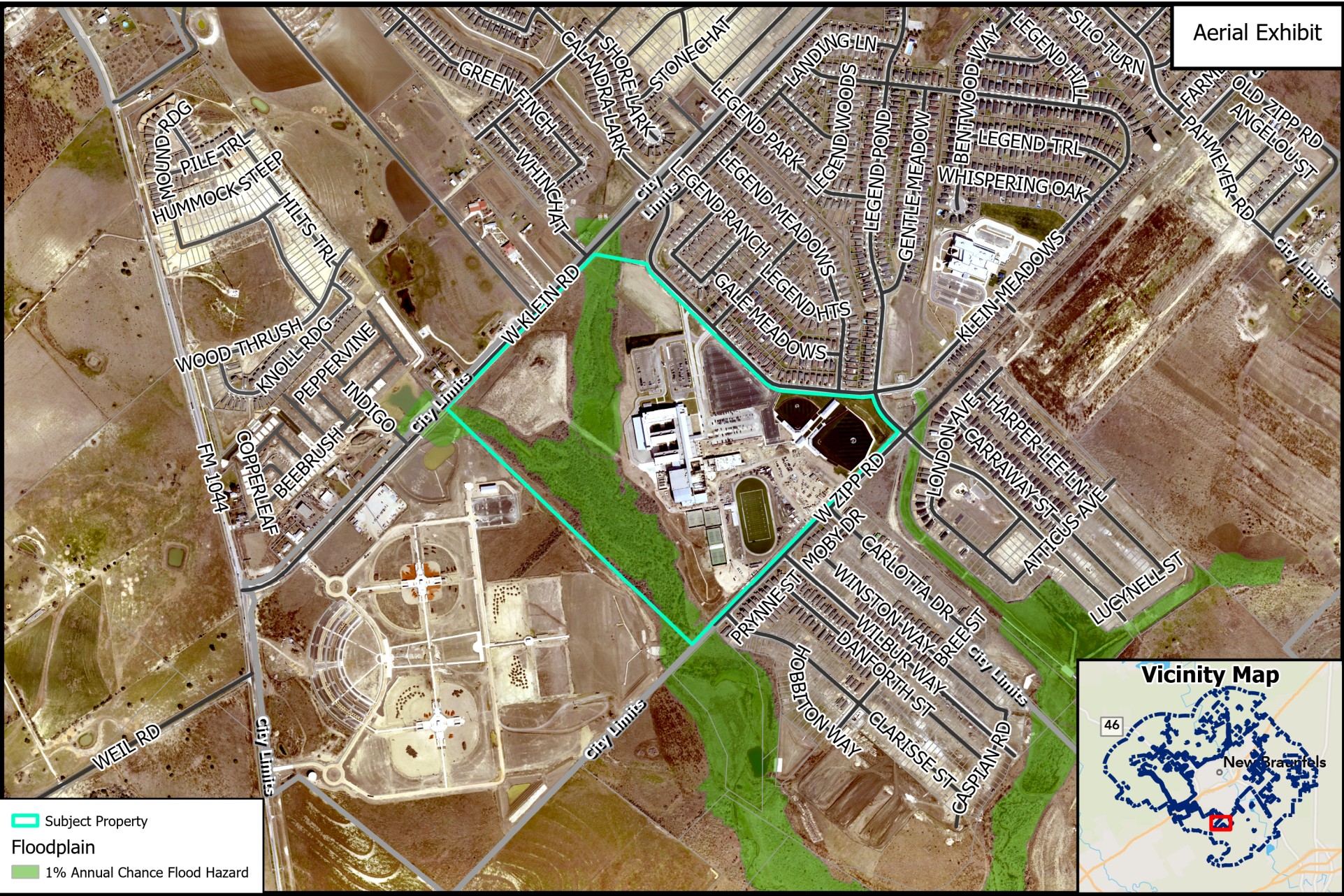
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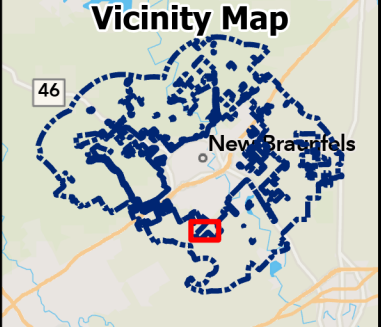
	Allowed by C-1B General Business District per lot				Proposed Alternative Sign Plan
Sign Type	Freestanding Monument Sign	Low-Profile Pole Sign	Electronic Message Monument Sign	Electronic Message Pole Sign	Freestanding Electronic-Message Pole Sign
Maximum Area per Sign Face	48 sq. ft.	20 sq. ft.	48 sq. ft.	20 sq. ft.	~ 63.66 sq. ft.
Maximum Height	10 ft.	10 ft.	10 ft.	10 ft.	15.58ft (15'7")
Minimum Setback	5 ft.	5 ft.	15 ft.	15 ft.	103 ft. (Outside of internal easements)
Maximum Signs per Lot	1 per 300ft of street frontage	1 per 300ft of street frontage	1 in lieu of any other signage	1 in lieu of any other signage	1

Alternative Sign Plan - CS25-0351
Sign Allowance Comparison Table

Aerial Exhibit

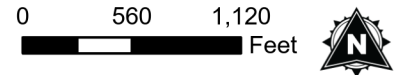


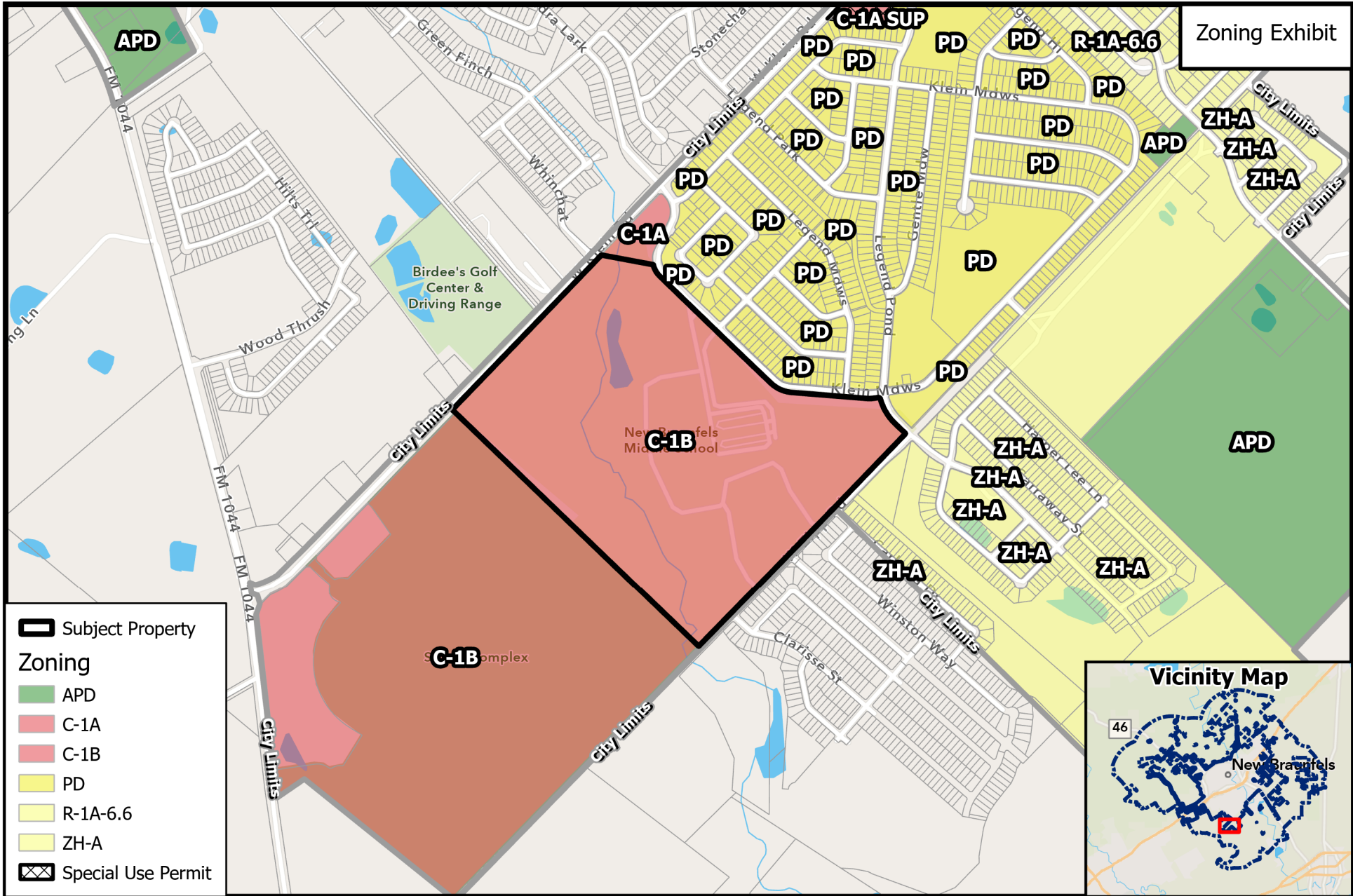
▭ Subject Property
▭ Floodplain
▭ 1% Annual Chance Flood Hazard



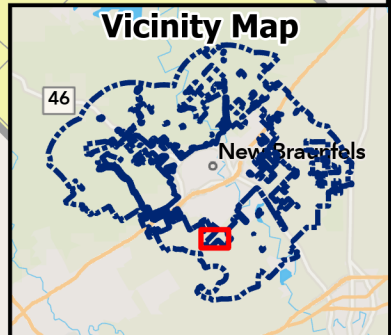
CS26-0073

Alternative Sign Plan - Long Creek High School



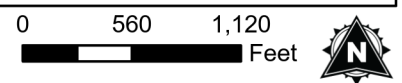


- Subject Property
- Zoning**
- APD
- C-1A
- C-1B
- PD
- R-1A-6.6
- ZH-A
- Special Use Permit

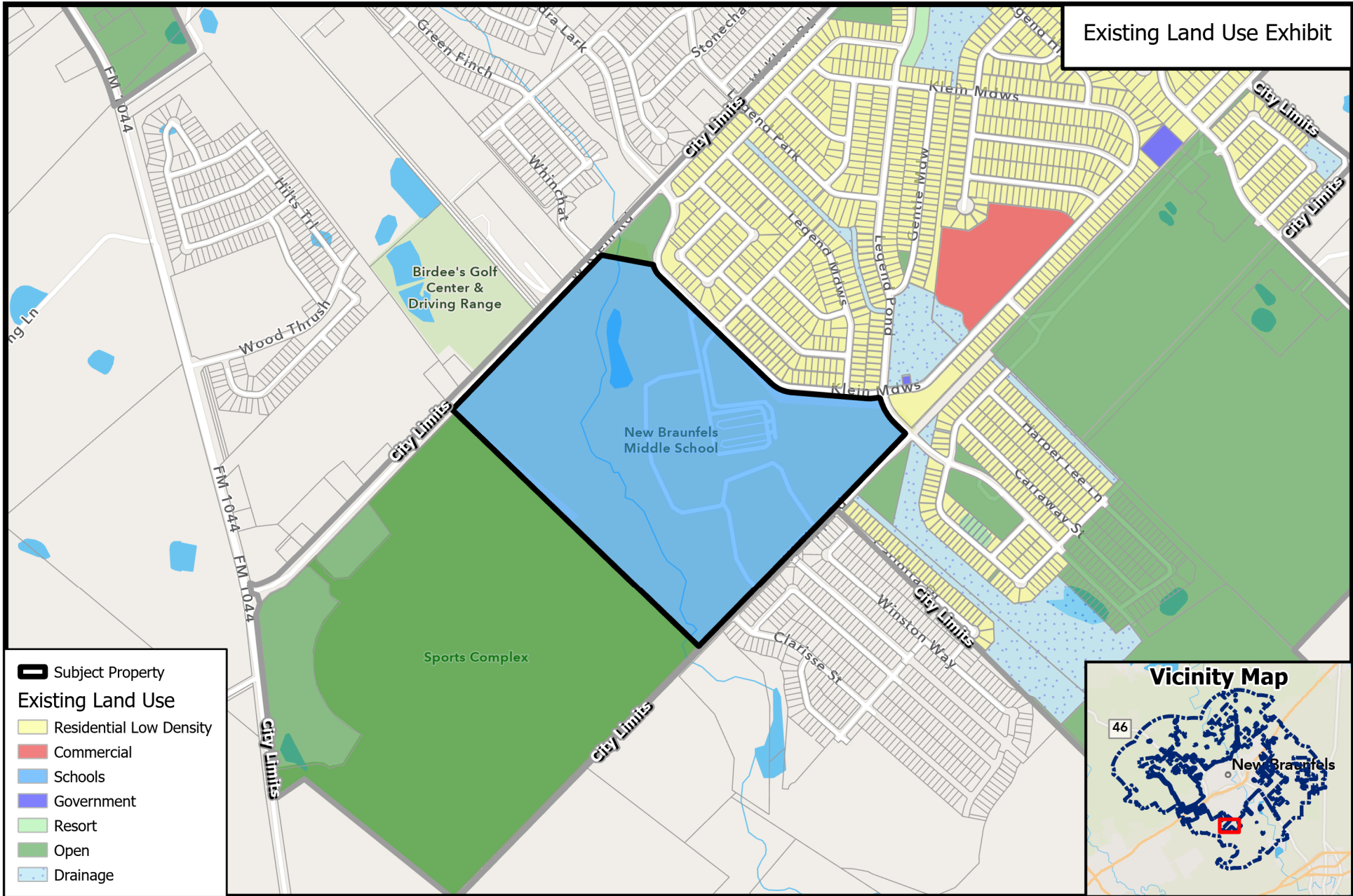


CS26-0073

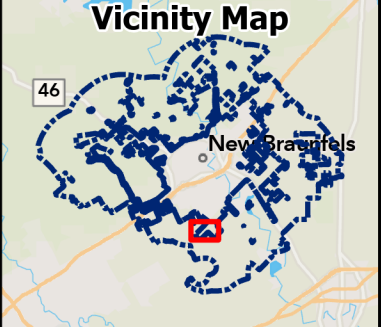
Alternative Sign Plan - Long Creek High School



Existing Land Use Exhibit

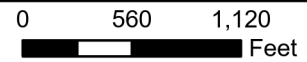


- Subject Property
- Existing Land Use**
- Residential Low Density
- Commercial
- Schools
- Government
- Resort
- Open
- Drainage



CS26-0073

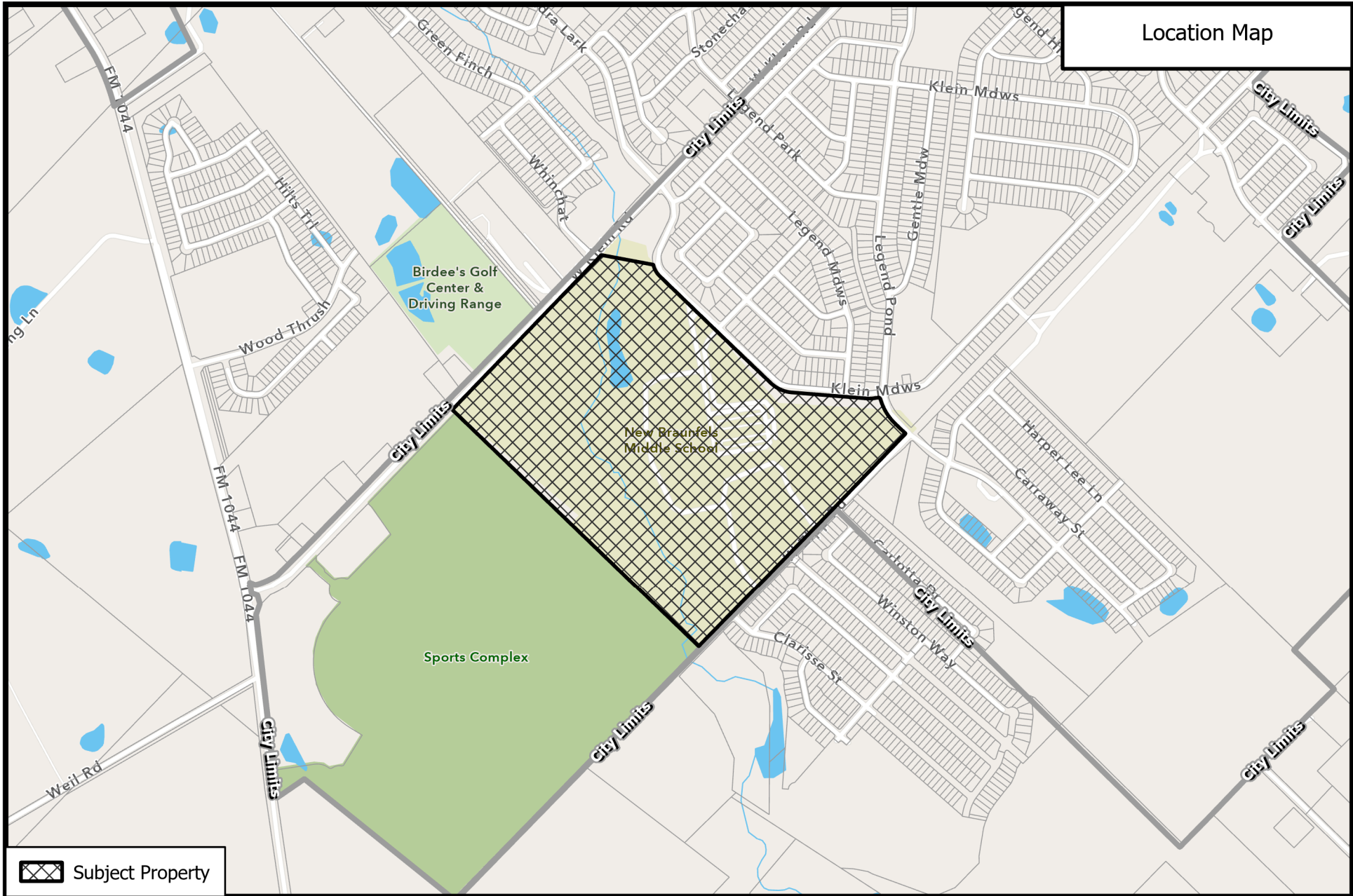
Alternative Sign Plan - Long Creek High School



Path: L:\Boards and Commissions\BOA\2026 Cases\CS26-0073 - Long Creek HS ASP\Staff

Source: City of New Braunfels Planning
Date: 4/1/2026

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.



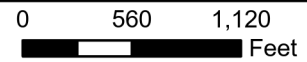
Location Map

 Subject Property



CS26-0073

Alternative Sign Plan - Long Creek High School





**Subject Property Frontage along Klein Meadows
Facing South**



**Subject Property Frontage along Klein Meadows
Facing Southeast**



**Subject property along Klein Meadows
Facing Southeast**



**Proposed Sign Location
Facing East**



**Proposed Sign Location along Klein Meadows
Facing South**



**Subject Property across Klein Meadows
Facing West**



**Subject Property Across Klein Meadows
Facing West**



**Subject Property across Klein Meadows
Facing Southwest**

7.3.6 Electronic Message Display (EMD)

A. Allowed Sign Type and Dimensional Standards

1. An electronic message display may be integrated into a marquee, monument, pole, or wall sign, and shall be subject to the dimensional standards in this article set forth for the respective sign type.
2. An EMD shall not be allowed as any other sign type, unless specifically approved as part of an alternative sign plan, as described in §7.2.2.

B. Exemption

Gas stations may incorporate electronic message pricing display into allowed pole or monument signs. The electronic message component shall not be calculated as part of the allowed sign area; however, the electronic message component may not be more than two times the allowed sign area square footage.

C. Design Standards

1. Number of EMD Signs

No property shall be allowed more than one EMD.

2. Location restrictions

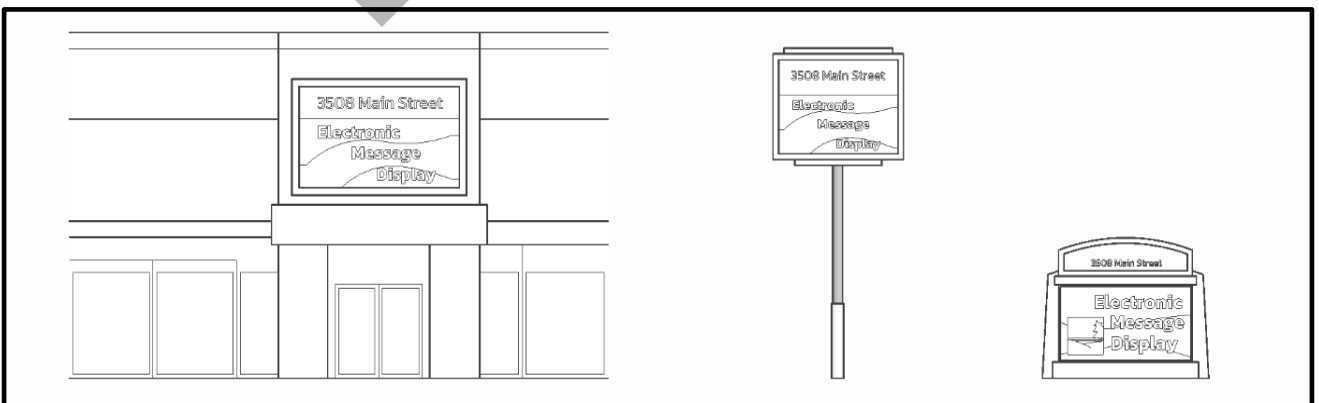
- a. No EMD sign shall be within 150 feet of a residentially zoned property.
- b. No EMD sign shall be located on a residential, local, or collector street.

3. Display Standards

- a. EMDs shall contain static messages only and shall not have movement or the appearance or optical illusion of movement during the static display of any part of the sign.
- b. Each static message shall not include flashing or the varying of light intensity and shall not scroll.
- c. The sign shall be programmed to display a blank and black or dark blue screen if a malfunction occurs.
- d. The sign shall not include audio, pyrotechnic, bluecasting (i.e., Bluetooth advertising), or other similar components.

4. Display Time and Transitions

- a. Display change shall be limited to once every six seconds.
- b. Display change shall be completed within one second.³²¹
- c. There shall be a direct change from one message to the next. An ambient light increase of 0.3 footcandles is allowed during display change.



Examples of EMD Sign Types (left to right: wall, pole, monument)

³²¹ This is a proposed change from the current standard of two seconds.

5. Display Brightness³²²

- a. Sign luminance shall not exceed a maximum daytime luminance of 5,000 nits or a maximum nighttime luminance of 2,500 nits. For the purposes of this section, nighttime shall mean between the periods of sunset to sunrise as calculated by the United States Naval Observatory.
- b. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety, or welfare.
- c. Any sign picture or information shall not have a solid white background between the time period of 30 minutes after sunset and 30 minutes before sunrise.
- d. The EMD sign shall include a mechanism for auto dimming/brightening based on natural ambient light conditions.
- e. The EMD sign shall include a photo cell and dimmer control to assure the luminance standard is met and not exceeded.
- f. Each application for EMD approval shall include the manufacturer's specifications programmed to meet the dimming requirement, along with a description of the proposed dimming method.

6. Display Technology

The technology currently used for EMDs is LED (light-emitting diode), but there may be alternate, preferred, and superior technology available in the future. Any other technology that operates under the brightness limits above shall not require an ordinance change for approval.

DRAFT

³²² The current code uses footcandles for this. If the city does not have the equipment for measuring nits rather than fc, this can revert to fc.

4/23/2026

Agenda Item No. B)

PRESENTER:

Owner Agent: George Baker, Alamo As Builts
Owners/Applicants: L. Steve Canter and Catherine L. Canter

SUBJECT:

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.

BACKGROUND RATIONALE:

Case #: ZB26-0005

Owner Agent: George Baker, Alamo As Builts
(210) 705-4101 | alamoasbuilts@yahoo.com

Owner/Applicant: L. Steve Canter and Catherine L. Canter
(214) 384-7531 | steve.canter@outlook.com

Staff Contact: Mary Lovell, Senior Planner
(830) 221-4051 | mlovell@newbraunfels.gov

The subject property is developed with a one-story, approximately 1,280 square-foot single-family residence constructed in 1950, along with a 540 square-foot detached garage located in the rear yard. The property is zoned SND-1 (Special Neighborhood District-1) and is surrounded on all sides by similarly zoned properties developed with single-family residential uses.

The applicant is proposing to demolish the existing detached garage and construct a new one-story accessory structure totaling 1,000 square feet, which includes a 500 square-foot garage and a 500 square-foot guest house within a single building. The proposed structure is intended to be located in the rear yard, aligned directly behind the primary residence.

In order to accommodate the proposed development, the applicant is requesting two variances. First, a variance from Section 144-3.8-4(b)(3) is requested to allow the accessory structure to encroach approximately 8 feet, 8 inches into the required 25-foot corner side setback. This setback is greater than the corner side setback of the main dwelling. The main dwelling also incorporates an existing attached deck that has additional encroachment into the front and corner side setbacks.

Second, a variance from Section 144-3.8(b)(10) is requested to allow the construction of the proposed one-story 1,000 square-foot accessory structure (garage + guest house), which exceeds the allowable size & configuration allowed in SND-1. The district allows a 500 square-foot guest house over a 500 square-foot garage, requiring a

staircase either inside or outside the structure.

Section 2.2-2(a) of the Zoning Ordinance states the Board of Adjustment may authorize a variance from the zoning regulations only upon finding the following facts:

1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of land; (The applicant states the subject property is a narrow corner lot and that there is ample space available in the rear of the property. Due to its unique orientation fronting two streets, the corner side setback creates a severely restricted buildable envelope that is significantly narrower than a mid-block parcel in the SND-1 district. This unique geometry results in a buildable width that is inadequate for standard residential construction. The main dwelling and existing garage were built in the 1950s and the regulations were not in place at the time of construction. The requested variances represent the minimum relief needed to allow a reasonable and functional building footprint, given the site's unique shape and existing conditions), **and**

2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; (The applicant states that proposed design enhances public safety and maintains neighborhood character. The guest house portion of the proposed accessory building would be approximately 16'-4" from the property line, whereas the existing deck attached to the main residence along Lee Street is approximately 5'-9" from the side property line. The garage portion of the proposed accessory building would be positioned approximately 20 feet away from the property line. These proposed placements, which average about 29-30 feet away from the curb, significantly improve sight-lines for traffic at the corner. The existing garage is currently only 13'-8" from the side property line. The requested variances are not being sought for convenience, but rather due to the unique physical constraints of the lot configuration, including the corner lot condition and the location of the existing tree, which together limit the feasible placement of the proposed structure. The requested variances are necessary to allow reasonable development of the property while maintaining safe access, preserving existing site features, and remaining consistent with the character of the neighborhood), **and**

3) That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area; (The applicant states that granting of the variances will not harm the surrounding properties or the general public. The intent of a side yard setback is to provide a buffer from the street and maintain a consistent building line. The proposed accessory structure aligns with the home's current facade along Lee Street and sits further back than the existing garage, so that visually and functionally, the request maintains the spirit of the code. In addition, the combined structure reduces the potential for multiple accessory buildings and limits overall site disruption), **and**

4) Granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Chapter; (The applicant states that granting of the variances will not prevent neighboring properties from being used in accordance with district regulations. The proposed variance will not impede the orderly use of surrounding properties. The reduction in the side setback is requested for a corner lot where the structure will still maintain a significant distance from the actual street curb, ensuring that traffic visibility and the open character of the streetscape are preserved. By allowing a more flexible building envelope, the variances actually facilitates a design that preserves mature trees, which enhances the overall aesthetic and property values of the immediate neighborhood.

By combining the guest house and the garage into a single building footprint, it provides a maximization of the physical distance between the original residence and the new structure. This prevents the "crowding" effect that would occur if two separate buildings were constructed, preserving better airflow, natural light, and visual "breathing room" for both this property and the immediate neighbors. The neighborhood character is defined by

cohesive, well-proportioned residential designs. A single, thoughtfully designed building is more consistent with the local aesthetic than multiple smaller, scattered outbuildings. This consolidation allows for a more unified architectural expression that complements the primary residence and the existing streetscape), **and**

5) That an undue hardship exists; (The applicant states that an undue hardship exists due to the unique physical conditions of the land. The property is a narrow corner lot with two primary street frontages, which subjects it to restrictive setbacks. This creates a buildable footprint that is significantly more constrained than standard interior lots in the same zoning district. Additionally, the presence of a mature, healthy tree within the code-compliant building envelope presents a natural physical conflict. This hardship is not self-created, as the lot's dimensions and the location of the natural vegetation are inherent to the site. Adherence to the strict letter of the ordinance would require the removal of significant natural features or result in a reduced width of the guest house, such that it not be functional, thereby depriving the owner of rights enjoyed by neighboring properties without these specific physical constraints. In addition, a hardship exists in that the requirement to build two separate structures will impact the most ideal layout of the lot), **and**

6) That the granting of a variance will be in harmony with the spirit and purpose of these regulations. (The applicant states that the granting of the variances is in harmony with the spirit and purpose of the city's regulations. The primary intent of setback requirements is to ensure adequate light, air, and separation between structures, as well as to maintain a consistent aesthetic along the streetscape. The proposed encroachment of 8'-8" into the required 25' corner side setback on this corner lot still provides an ample buffer from the street curb, which exceeds the typical separation found on standard interior lots. This ensures that the 'open' feel of the neighborhood and traffic visibility at the intersection are fully preserved. In addition, the single-story design, rear yard placement, and cohesive layout supports the overall intent of the ordinance. Furthermore, by combining the proposed guest house and garage into a single footprint will provide reduce the scatter of smaller disconnected buildings. Granting of the variances will ensure adequate open space and maintain the residential character of the neighborhood.)

GENERAL INFORMATION:

Size:

Lot area: 7,950 square feet

Lot depth: 159 feet

Lot width: 50 feet

Variance Request Due to Notice of Violation:

No

Surrounding Zoning and Land Use:


North, South East & West - SND-1, Single-family residences

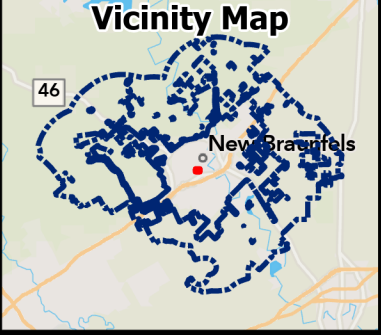
Notification

Public hearing notices were sent to 25 owners of property within 200 feet of the subject property. To date, staff has received no responses in opposition.

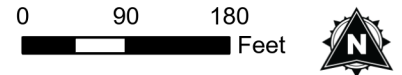
Aerial Exhibit



 Subject Property



ZB26-0005
250 Magazine Ave - Variance



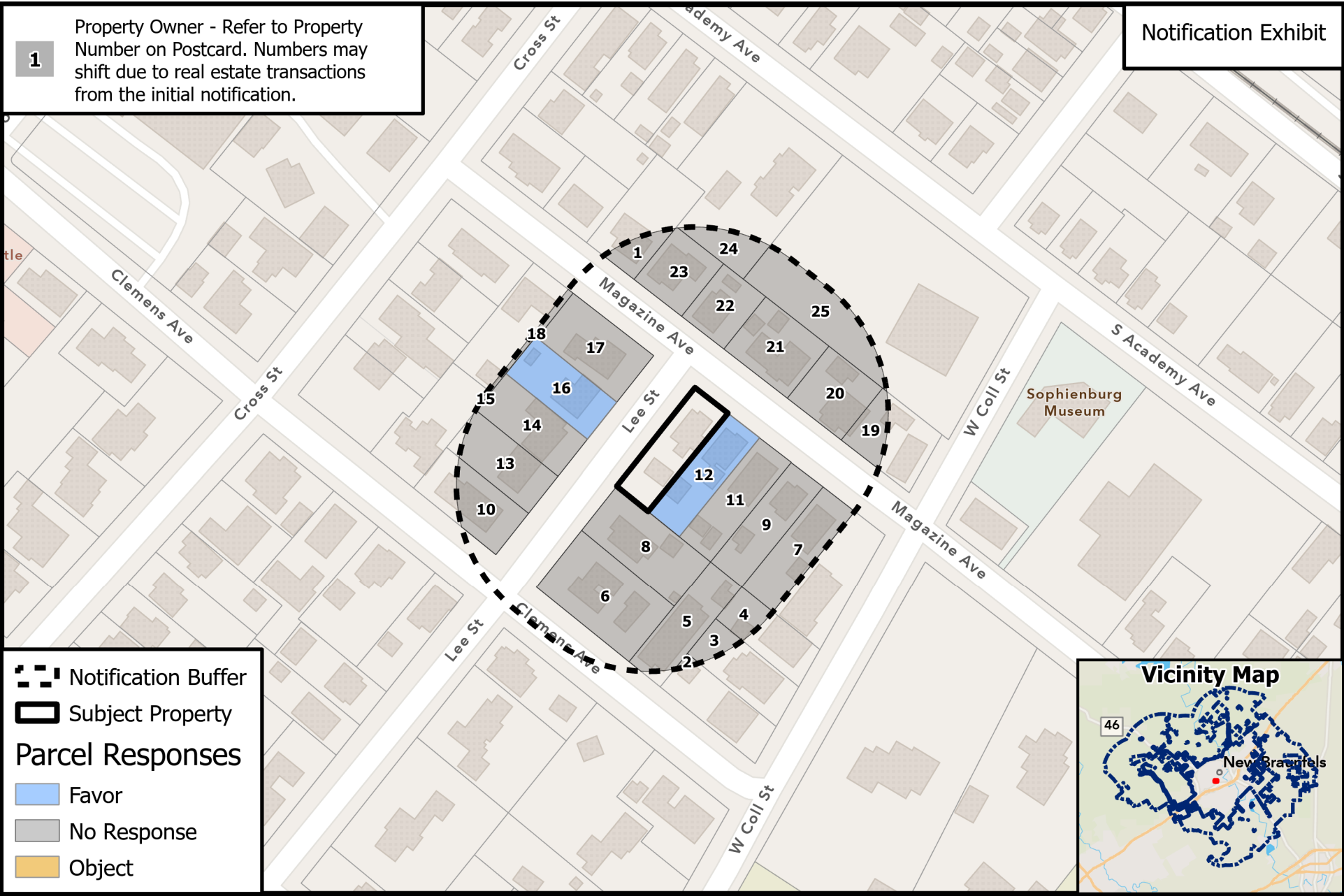


View of Front from Magazine Avenue



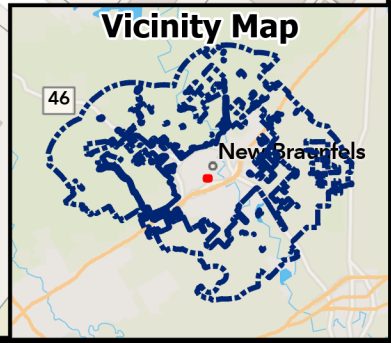
View along Lee Street

1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

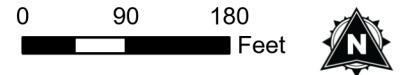


Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



ZB26-0005
250 Magazine Ave - Variance



BOARD OF ADJUSTMENT – APRIL 23, 2026 – 6:00PM

City Hall Council Chambers

Owner Agent: George Baker, Alamo As Builts

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

Address/Location: 250 Magazine Avenue

Case # ZB26-0005

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|--|--------------------------------------|
| 1. CASTEEL PARTNERS LTD | 14. BURNS LEA A |
| 2. THOMPSON LINDA A | 15. EMPETT FARREN R |
| 3. JMGM ENTERPRISES LLC | 16. VANDESTREEK EMILY A & TIM J |
| 4. LANDIN ROSA | 17. RAMIREZ MARY ALICE |
| 5. CONDER LUCAS S | 18. PASQUALI JOAN S |
| 6. HALL CHADWICK J & CAROL G | 19. TOOL BOX LLC |
| 7. AMES LORI DD | 20. RUSICH AMANDA & TRAVIS W RADICKE |
| 8. ALLISON COLE D & STEPHANIE M B | 21. GARCIA CELIA |
| 9. MORALES MARY JANE | 22. ROSALES JASON R & BRANDEA A |
| 10. HILL-CLARK HOLDINGS LLC | 23. PEREZ RUBEN G JR & ANNA M |
| 11. BOLDT CHERYL C & MICHELE S CASTEEL | 24. STIRK CHARLES RODNEY |
| 12. WELCH MELISSA ELAINE | 25. AMERICAN LEGION |
| 13. ANDERSON FAMILY TRUST 2-28-2023 | |

SEE MAP

WELCH MELISSA ELAINE
266 MAGAZINE AVE
NEW BRAUNFELS TX 78130

Property #: 12
ZB26-0005
Case Manager: ML

FAVOR
OPPOSE



COMMENTS

Colay & Steve Cantor are
great neighbors
with a cool plan to
improve their property
and keep it historic
and quaint! :)

VANDESTREEK EMILY A & TIM J
536 LEE ST
NEW BRAUNFELS TX 78130

Property #: 16
ZB26-0005
Case Manager: ML

FAVOR
OPPOSE



COMMENTS

YES, IT WILL
LOOK GREAT!
WE WILL LOOK
STRAIGHT AT IT
EVERYDAY ACROSS
FROM OUR HOUSE.

4/23/2026

Agenda Item No. C)

PRESENTER:

Owner Agent/Applicant: Adrian Ayala, Dillo Dev

Owner: Nicole Limburg

SUBJECT:

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.

BACKGROUND RATIONALE:

Case #: ZB26-0007

Owner Agent/Applicant: Adrian Ayala, Dillo Dev
(830) 237-2520 | adrian@dillodev.com

Owner: Nicole Limburg
(512) 466-0565 | nlimburg78746@icloud.com

Staff Contact: Mary Lovell, Senior Planner
(830) 221-4051 | mlovell@newbraunfels.gov

The subject property is developed with a one-story 888-square-foot home, constructed in 1928. The property also features a 576-square-foot detached garage, as well an 80-square foot storage area attached to the main building. The property is zoned C-3 (Commercial District), and is surrounded by C-3 zoning and single-family residences to the east, west, north, and south.

The requested variances seek relief from Section 144-5.1, which establishes a 24-foot wide maneuvering width for parking aisles. The existing driveway and approach, both approximately 13 feet in width, reflect a longstanding condition that predates current standards and function as a constrained access point rather than a full parking aisle. Due to the presence of existing improvements and site limitations, strict compliance would require substantial alteration. This constitutes a physical hardship that was not self-created by the property owner.

Section 2.2-2(a) of the Zoning Ordinance states the Board of Adjustment may authorize a variance from the zoning regulations only upon finding the following facts:

1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of land; (The applicant states that the property is developed with an existing structure and driveway configuration that predate current commercial design standards. The structure is positioned toward the front of the lot, and the driveway has historically provided access to the rear of the property.

These existing conditions create physical limitations that affect the property, including:

- The inability to widen the driveway to 24 feet without significant alteration to existing improvements.
- The impracticality of constructing a wider driveway approach that would immediately narrow, creating an inconsistent and potentially unsafe transition.
- The presence of a large rear yard area suitable for parking and maneuvering, which does not require full impervious paving to function effectively.

Additionally, the depth of the lot allows vehicles to enter, maneuver, and exit the site in a forward direction, reducing reliance on driveway width for turning movements. These conditions are unique to the property and stem from its historical development pattern and physical layout, rather than any action of the applicant.), **and**

2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; (The applicant states that the property is located within a C-3 commercial zoning district, which permits professional and service uses. Granting the requested variances allows the property to reasonably utilize its commercial zoning designation while maintaining the existing structure and functional site layout.

Without the variances:

- The property would be required to undergo substantial site reconfiguration disproportionate to the scale of the proposed use.
- The existing structure and site layout would be functionally constrained despite being in a commercial district.
- The ability to utilize the property for permitted commercial purposes would be significantly limited. The requested relief preserves the applicant's ability to make reasonable use of the property consistent with its zoning, while respecting the existing conditions of the land), **and**

3) That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area; (The requested variances will not be detrimental to public health, safety, or welfare, and remain in harmony with the intent of the ordinance by maintaining reasonable access to a low intensity use while minimizing site disturbance and impervious cover.

The New Braunfels Fire Department has confirmed that emergency access to the structure is available directly from the public street. The proposed use is low-intensity, generating limited traffic consistent with or only slightly greater than typical residential use. The proposed use is expected to generate minimal vehicular traffic, comparable to or only marginally greater than a typical residential use.

The applicant's business model is based on scheduled appointments rather than walk-in or high-turnover activity, resulting in low and evenly distributed trip generation throughout the day. This limited traffic demand supports the suitability of the existing driveway width and site layout. Maintaining a consistent width between the driveway and its approach improves safety by eliminating abrupt transitions that can create confusion or conflict for entering and exiting vehicles.

The depth of the lot allows for on-site maneuvering, enabling vehicles to exit in a forward direction without backing into the street. The use of a stabilized crushed granite surface for parking and maneuvering areas is appropriate for the low traffic volumes anticipated and provides an environmental benefit by reducing impervious cover, allowing for improved stormwater infiltration, and minimizing runoff compared to full pavement), **and**

4) Granting of the variance will not have the effect of preventing the orderly use of other land within the

area in accordance with the provisions of this Chapter; (The applicant states that the requested variances are specific to the existing conditions of this property and will not interfere with access, circulation, or development potential of neighboring properties.)

The proposal maintains a compatible site layout, with parking located behind the structure and minimal visual impact from the street. The request supports orderly development by allowing appropriate reuse of an existing property without imposing unnecessary changes that are not reflective of surrounding conditions), **and**

5) That an undue hardship exists; (The applicant states that the hardship arises from the physical characteristics and existing development pattern of the land, including the placement of the structure near the front of the lot, the established location and width of the driveway, and the configuration of the site, which predates current commercial design standards. These conditions limit the ability to comply with current requirements related to driveway width, approach width, and full-site paving without significant alteration to existing improvements. The hardship is not self-created and does not relate to personal or financial considerations, but rather to the inherent constraints of the property itself), **and**

6) That the granting of a variance will be in harmony with the spirit and purpose of these regulations. (The applicant states that the intent of the city’s development regulations is to ensure safe access, compatible land use, and orderly development. The requested variances are consistent with these goals by providing safe and functional access to the property, eliminating unnecessary and potentially unsafe design elements, allowing reasonable adaptive reuse of an existing structure within a commercial zoning district, reducing unnecessary impervious cover, and preserving the existing character of the property and surrounding area. The request represents a practical and context-sensitive application of the regulations, achieving their intended purpose while responding appropriately to the unique conditions of the site.)

GENERAL INFORMATION:

Size:

Lot area: 9,000 square feet

Lot depth: 150 feet

Lot width: 60 feet

Variance Request Due to Notice of Violation:

No

Surrounding Zoning and Land Use:

North, South, East & West - C-3 (Commercial District), Residential Uses

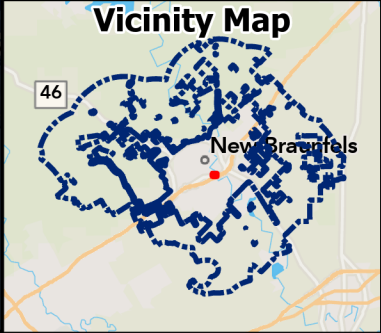
Notification

Public hearing notices were sent to 19 owners of property within 200 feet of the subject property. To date, staff has received no responses in opposition.

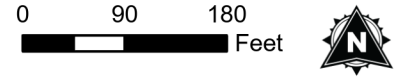
Aerial Exhibit



▭ Subject Property
▭ Floodplain
▭ Floodway
▭ 1% Annual Chance Flood Hazard



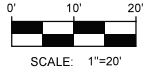
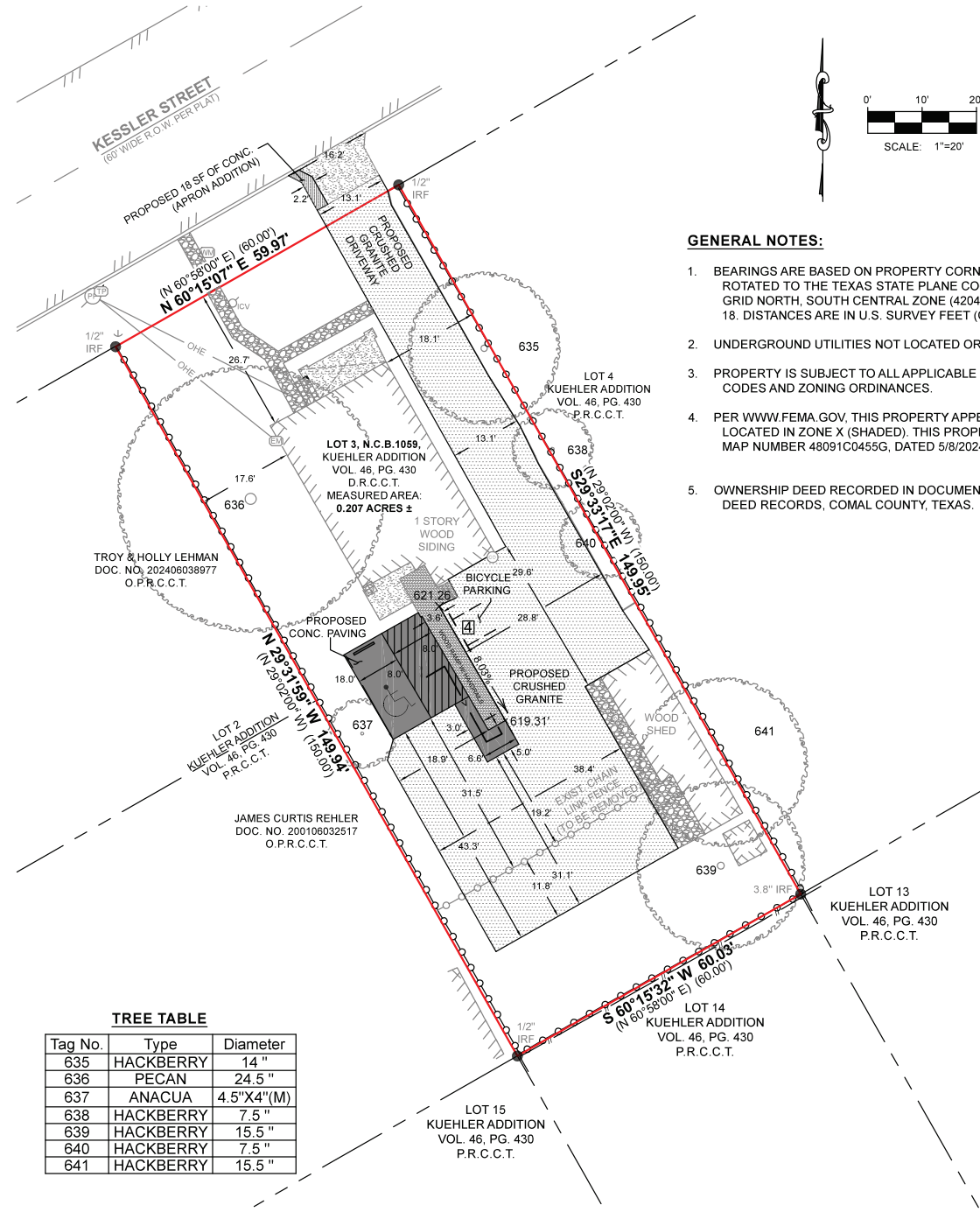
ZB26-0007
330 Kessler St - Variance



Path: L:\Boards and Commissions\BOA\2026 Cases\ZB26-0007 - 33 Kessler\NPH\ZB26-0007.aprx

Source: City of New Braunfels Planning
 Date: 4/8/2026

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by an else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may ex



GENERAL NOTES:

1. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
2. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
3. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (SHADED). THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C0455G, DATED 5/8/2024.
5. OWNERSHIP DEED RECORDED IN DOCUMENT NO. 202506034124, DEED RECORDS, COMAL COUNTY, TEXAS.

TREE TABLE

Tag No.	Type	Diameter
635	HACKBERRY	14"
636	PECAN	24.5"
637	ANACUA	4.5"X4"(M)
638	HACKBERRY	7.5"
639	HACKBERRY	15.5"
640	HACKBERRY	7.5"
641	HACKBERRY	15.5"

● IRF	IRON ROD FOUND (SIZE NOTED)	D.R.C.C.T.	DEED RECORDS, COMAL COUNTY, TEXAS
⊕	TEMPORARY BENCHMARK	P.R.C.C.T.	PLAT RECORDS, COMAL COUNTY, TEXAS
⊕	EXIST. ELECTRIC METER	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
⊕	EXIST. IRRIGATION CONTROL VALVE	R.O.W.	RIGHT OF WAY
⊕	EXIST. WATER METER	()	RECORD PLAT/DEED BEARINGS AND DISTANCES
⊕	EXIST. POWER POLE	F.F.E.	FINISHED FLOOR ELEVATION
⊕	EXIST. TELEPHONE PEDESTAL	X 619.31'	SPOT ELEVATION
⊕	EXIST. CLEAN OUT	4	BICYCLE PARKING COUNT
⊕	EXIST. GUY ANCHOR	▒	PROPOSED PAVING (ADA ROUTE/PARKING)
⊕	EXIST. AC UNIT	▒	PROPOSED CRUSHED GRANITE
---	PROPERTY LINE	▒	PROPOSED CONCRETE (APRON)
---	ADJOINER LINE	▒	EXIST. CONCRETE
---	EXIST. CHAINLINK FENCE	▒	EXIST. STONE AREA/WORK
---	EXIST. WOOD FENCE	▒	EXIST. WOOD DECK
---	EXIST. EDGE OF PAVEMENT	▒	
---	EXIST. OVERHEAD UTILITY		

TREE LEGEND

CRITICAL ROOT ZONE = DIAMETER EQUAL IN FEET TO TWICE THE NUMBER OF INCHES OF THE TREE'S TRUNK DIAMETER

(M) MULTI-TRUNK

CONCEPT PLAN 1
LOT 3, N.C.B.1059

KUEHLER ADDITION
VOL. 46, PG. 430
DEED RECORDS, COMAL COUNTY, TEXAS
ADDRESS: 330 KESSLER ST, NEW BRAUNFELS TX

PREPARED FOR
Nicole Limburg
330 Kessler St.
New Braunfels, TX

SURVEYOR
DILLO DEV

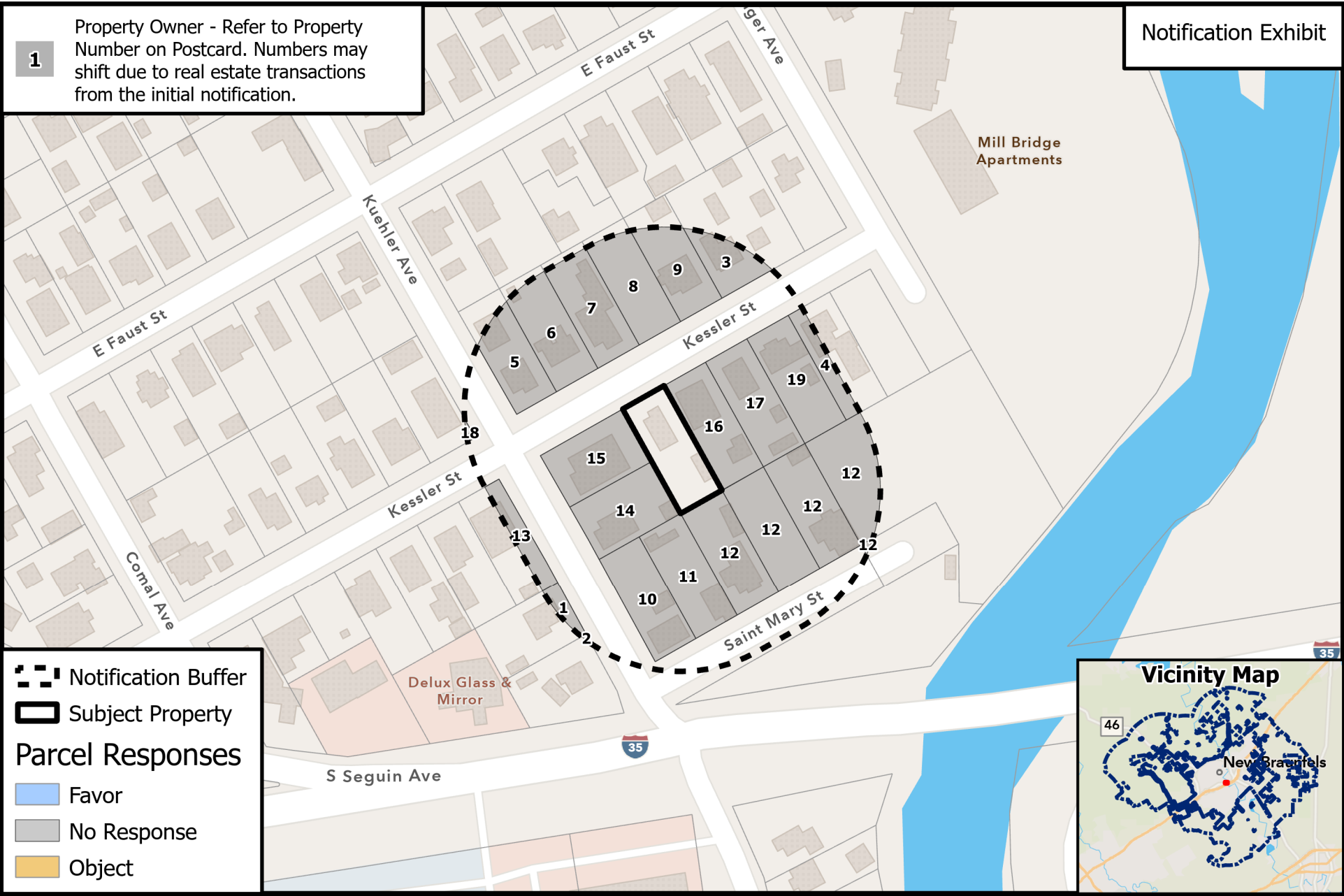
engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: Info@DilloDev.com
Address: P.O. Box 310266, New Braunfels, TX 78131
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711

JOB NO. 26034
SHEET 1 OF 1

330 Kessler Street

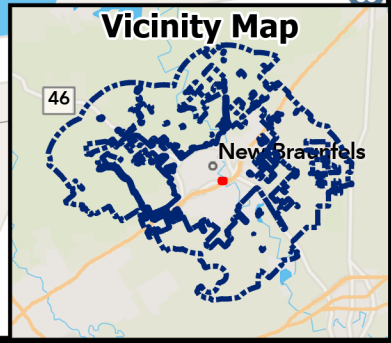


1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

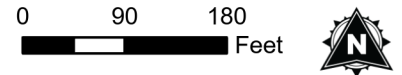


Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



ZB26-0007
330 Kessler St - Variance



BOARD OF ADJUSTMENT – APRIL 23, 2026– 6:00PM

City Hall Council Chambers

Owner AgentApplicant: Adrian Ayala, Dillo Dev

Owner: Nicole Limburg

Address/Location: 330 Kessler Street

Case # ZB26-0007

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|--|--|
| 1. QUINN STAYS TX LLC | 11. FLICK CHRISTOPHER P & SHAYANA M |
| 2. GUADALUPE AMARO PARTNERSHIP | 12. OGC AQUALAND HOLDINGS LLC |
| 3. HAAS EWALD R & EVELYN M | 13. PENROSE EDWARD K JR & SILVIA |
| 4. SCHWARZ BRUCE ALAN | 14. REHLER JAMES CURTIS |
| 5. 311 KESSLER LLC | 15. LEHMAN TROY & HOLLY |
| 6. LATTIMORE MARK | 16. DAWSON WILLIAM S & ALEXANDRA R
PARKER |
| 7. NUCKELS RICHARD JOHN JR & MARY
KATHERINE | 17. HARRISON HEATHER L |
| 8. NUCKELS RICHARD JOHN JR | 18. COULTAS JEFFREY A & LAURA A |
| 9. BYRD RUD | 19. CRENWELGE KARL G |
| 10. GORMLEY MARGIE L RVCBL TRST | |

SEE MAP