



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



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

**THURSDAY, AUGUST 28, 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**

**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 July 24, 2025 regular meeting minutes. [25-1027](#)

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) ZB25-0010 Public hearing and consideration of a [25-975](#)  
variance request to Section 144-5.20(c) of the Zoning  
Ordinance to allow an addition to an existing  
manufacturing facility to exceed the maximum elevation  
of 801 feet above mean sea level (MSL) permitted in the  
Horizontal Zone of the Airport Hazard Zoning District by  
42.20 feet (to a total elevation of 843.20 feet MSL),  
currently addressed as 440 Kohlenberg Rd.

**Applicant:** Stephanie Groves

**Owner:** Continental Autonomous Mobility US, LLC

B) ZB25-0013 Hold a public hearing and consider a request [25-990](#)  
for 3 variances to allow a proposed accessory structure  
in the SND-1, "Special Neighborhood District-1,"  
currently addressed at 645 Cross St, including:

1. A variance from Sec. 144-5.4 (d) to allow an  
accessory structure to occupy more than 30 percent of  
the rear yard, an increase by 2 percent, for a total of 32  
percent coverage of the rear yard,
2. A variance from Sec.144-5.4 (e) to allow an

accessory structure to exceed the height of the main dwelling by 4 feet, 5 ¼ inches, and

3. A variance from Sec.144-3.8 (b) (10) to allow a two-story accessory building to exceed the 1,000 -square-foot size limit by 555 square feet for a total structure size of 1,555 square feet.

**Applicant:** Greg Hirsch

**Owners:** Dougal and Mignon Kenagy

**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.