



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



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

THURSDAY, AUGUST 27, 2026 at 6:00 PM

Brandon Mund - Chair
Andrea Ranft - Member
Steve Quidley - Member
Seth Reichenau - Member

Jenny Jaeckle - Vice Chair
Adam Schneider - Alternate
Brad Porter - Alternate
Maurice Lewis II - Alternate
Timothy Bray - Alternate

AGENDA - AMENDED

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 June 25th, 2026 Regular Meeting Minutes [26-800](#)

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) CS26-0262 Public hearing and consideration of a [26-976](#) request by 24/7 Design, PLLC, on behalf of owner Kent Blacks New Braunfels Holdings LLC, for an Alternative Sign Plan to allow a proposed American flag to exceed the maximum allowable size for flags for property within the C-1B (General Business District) and with frontage along Loop 337, currently addressed at 936 Loop 337
Colton Barker, Planner

B) ZB26-0009 Public hearing and consideration of a [26-988](#) request for a variance from Section 144-3.3-2(b)(1)(iii) to allow an accessory structure to encroach 25 feet into the

required 25-foot corner side setback, within the R-2 HL (Single-Family and Two-Family Historic Landmark District), currently addressed at 307 North Guenther Avenue.

Owners/Applicants: Gregory & Roxanne Williams

- C) ZB26-0010 Public hearing and consideration of a [26-991](#) request for a variance from Section 144-5.4 (e) to allow a detached accessory structure to exceed the height of main dwelling by 10 feet, 1 inch, within the R-1A-6.6 (Single-Family Residential District), currently addressed at 31 Guada Coma Drive.

Applicant: Jana Proff

Owners: Jana Proff & Frederic Proff

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.

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.