

**FINAL - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, JUNE 25, 2026**

1. CALL TO ORDER

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

2. ROLL CALL

The following Board Members were present:

Brandon Mund

Jenny Jaeckle

Andrea Ranft

Steve Quidley

Seth Reichenau

Present 5 - Andrea Ranft, Brandon Mund, Jenny Jaeckle, Seth Reichenau, and Steve Quidley

Absent 4 - Adam Schneider, Maurice Lewis II, Timothy Bray, and Brad Porter

3. APPROVAL OF MINUTES

A) Approval of May 28, 2026 Regular Meeting Minutes

Motion by Member Reichenau, seconded by Member Ranft to approve the May 28, 2026 regular meeting minutes. Motion carried unanimously (5-0-0).

Absent:

Schneider, Lewis II, Bray, and Porter

4. ELECTION OF OFFICERS

A) Election of Chair.

Chair Mund asked if there were any discussion or motions regarding the election of a Board Chair.

Member Quidley nominated Member Mund for Chair of the Board of Adjustment. Member Jaeckle seconded. Motion carried unanimously (5-0-0).

Absent:

Schneider, Lewis II, Bray, and Porter

B) Election of Vice Chair.

Chair Mund asked if there were any discussion or motion regarding the election of a Board Vice-Chair. Chair Mund nominated Member Jaeckle for Vice-Chair of the Board of Adjustment. Member Quidley seconded. Motion carried unanimously (5-0-0).

Absent:

Schneider, Lewis II, Bray, and Porter

5. 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.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and consideration of a request for two variances: 1. 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; and 2. A variance from Section 144-3.3-2(b)(1)(iv) to allow a garage to encroach 20 feet into the 20-foot required garage setback from the right-of-way, within the R-2 (Single-Family and Two-Family District), currently addressed at 307 North Guenther Avenue.

Mary Lovell introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

Discussion followed on previously approved variances in the area and on the subject property, the use of the existing driveway, adjacent property setbacks, the requested setback reduction, and potential easements affecting the property.

Chair Mund invited the applicant to speak on the item.

Jeff Hillyer, agent for the owner, elaborated on the request by discussing neighborhood character, the reasoning for the variance, and the style of the new proposed structure.

Discussion followed on the necessity of the variance, surrounding development patterns, and accessory structure requirements.

Greg Williams, owner, elaborated on the request.

Discussion followed on whether the proposed structure required a variance, as compared to a permitted park pad. The Board reviewed all received notification cards.

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.

Roxanne Williams, owner, elaborated on the request and the intended storage use of the structure.

Chair Mund closed the public hearing.

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

Discussion followed on right-of-way considerations and the hardship criteria for the variance.

No motion was made.

B) CS26-0176 Public hearing and consideration of a request by NB Signs & Design, on behalf of owner WBC Industrial, LLC, for an Alternative Sign Plan to allow seven freestanding multi-tenant monument signs to deviate from the established sign standards for property within the C-3 (Commercial District) currently addressed 827, 839, 851, & 863 IH-35.

Applicant: NB Signs & Design

Owner: WBC Industrial, LLC

Colton Barker introduced the aforementioned item and recommended approval with conditions.

Chair Mund asked if there were any questions for staff.

Discussion followed on existing signage, concerns regarding future electronic signage, and proposed conditions related to temporary signs on the site.

Chair Mund invited the applicant to speak on the item.

Sandy Kennedy of NB Signs & Designs and Fred Heimer elaborated on the request discussing the benefit of way finding with the proposed signs that would eliminate visual clutter, the non-illumination of the signs, and the current existing signs.

Discussion followed on retaining the monument signs while removing temporary signs, existing sign height, multi-tenant sign allowances in the code, access and roadway connectivity considerations, the overall sign area compared to existing signage, and proposed staff conditions.

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 improvement to the site, and the remaining monument sign.

Chair Mund opened the public hearing.

Owner Fred Heimer clarified that in keeping the remaining monument sign the intention is to clearly identify the site as a whole.

Applicant Sandy Kennedy clarified that the remaining monument sign is too far back to provide accurate direction.

Chair Mund closed the public hearing.

Motion by Member Jaeckle, seconded by Member Quidly, to approve the item subject to the following conditions:

1. No additional permanent freestanding signs shall be permitted on the property;
2. The following temporary sign types shall not be permitted on the property:
 - a. Inflatable signs and tethered balloons;
 - b. Pennants; streamers; flags; fluttering, undulating, or moving signs not part of a permanent sign and not a banner;
 - c. Beacons; and
 - d. Banners attached to walls.
3. All existing temporary signage be removed from the property; and
4. No additional tenant signage be installed on or affixed to the currently existing Walnut Business Center monument sign.

Motion carried unanimously (5-0-0).

Absent:

Schneider, Lewis II, Bray, and Porter

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.

Did not convene and no action was taken.

8.

By: _____
ACTING BOARD CHAIR

Attest:

BOARD LIASON

There being no further business Chair Mund adjourned the meeting at 6:59 pm.

CERTIFICATION