



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



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

THURSDAY, OCTOBER 24, 2024 at 6:00 PM

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A) Approval of the September 26, 2024 Regular Meeting [24-1352](#) Minutes.
4. **INDIVIDUAL ITEMS FOR CONSIDERATION**
 - A) Discuss and consider proposed revisions to the bylaws [24-1186](#) for the Board of Adjustment.
Matthew Simmont, AICP, Planning Manager
 - B) ZB24-0010 Hold a public hearing and consider a request [24-1327](#) for a variance to Section 144-3.4-2(b)(ii) to allow an addition to encroach 7 feet 3 inches into the 25-foot front setback required in the R-1A-6.6 "Single-family district" addressed at 2286 Sun Chase Blvd.
Owner/Applicant: Gerald Stautzenberger
 - C) ZB24-0008 Hold a public hearing and consider a request [24-1335](#) for a variance to allow an encroachment of 12 feet into the 20-foot rear yard setback within the "Reserve at Mockingbird Heights 2" Planned Development District" (RMH2PD) for a screened enclosure to be erected on an existing patio, addressed at 824 Shrike Ln.
Applicant/Owner: Christopher and Lisa Dykes
 - D) CS24-0278 Hold a public hearing and consider a request [24-1370](#) for a proposed alternative sign plan to allow one freestanding multi-tenant pole sign and two freestanding monument signs to deviate from the established sign standards for properties with street frontage along FM 725 and in the C-1A Neighborhood Business District, currently addressed at 2025 FM 725 & 167 Pecan Bluff.
Applicant: Apex Sign Group, Greg Burkett

Owner: HW Pecan Crossing, LLC and Peregrine Schertz Holdings, LLC

6. 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.