

**FINAL - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, SEPTEMBER 26, 2024**

1. CALL TO ORDER

Member Avary called the meeting to order at 6:00pm.

2. ROLL CALL

The following Board Members were present:

Bobby Avary, Cynthia Foster, Andrea Ranft, Andrew Schneider, and Jenny Wilson.

3. APPROVAL OF MINUTES

A) Approval of the April 25, 2024 Regular Meeting Minutes.

Motion by Member Wilson, seconded by Member Foster to approve the regular meeting minutes of April 25, 2024 as amended. Motion carried unanimously.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Discuss and consider proposed revisions to the bylaws for the Board of Adjustment.

Matthew Simmont presented the aforementioned item.

Discussion followed on consideration the item while both the Chair and Vice-Chair were absent from the meeting.

Member Avary asked if there were any further discussion or motion.

Motion by Member Foster, seconded by Member Wilson, to postpone consideration of the item until either the Chair or Vice-Chair were present to discuss. Motion carried unanimously.

B) ZB24-0007 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(v) to allow a main dwelling to encroach 15 feet into the 20-foot rear setback required in the "R-2" Single-Family and Two-Family District, addressed at 720 W. Klingemann St.

Mary Lovell presented the aforementioned item.

Member Avary asked if there were any questions for staff.

Discussion followed on lot configuration, existing setback encroachments, clarification of the request, and trees on the property.

Member Avary invited the applicant to speak on the item.

Christopher Moore elaborated on the request, discussing existing trees on the property, current home configuration, the proposed site plan, and other variance approvals in the neighborhood.

Discussion followed on a hardship of the property, development standards of the zoning district, and the proposed layout of the new home.

Member Avary open the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Member Avary asked if there were any further discussion or motion.

Discussion followed on setback requirements, the history of the neighborhood, past variance approvals in the area, neighbor responses, and the hardship affecting the property.

Motion by Member Wilson, seconded by Member Foster, to approve the item as written. Motion carried unanimously.

5. ADJOURNMENT

There being no further business Member Avary adjourned the meeting at 6:29pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON