



**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
December 7, 2012
8:30 A.M.
AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - October 25, 2012 Zoning Board of Adjustment Training.
 - October 25, 2012 Zoning Board of Adjustment Regular Meeting.
4. **PUBLIC HEARINGS**
 - (A) **Case #Z12-043:** Hold a public hearing and consider a request for a variance to Section 5.3(f) to allow more than two detached accessory buildings on a lot in the "R-2" Single-family and Two-family District at 1319 Cedar Elm Street.
 - (B) **Case #Z12-044:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(ii), (iii) and (iv) to allow the reconstruction of an existing structure with a proposed addition to encroach up to 1.2 inches into the 25-foot front setback, 10.09 feet into the 15-foot corner side setback and 13 feet into the 20-foot rear yard setback in the "R-2" Single and Two-Family District at 314 E. Edgewater Terrace.
 - (C) **Case #Z12-045:** Hold a public hearing and consider a request for a variance to Section 5.1-3(b) to allow 9 off-street parking spaces rather than the minimum of 11 off-street parking spaces for use of an existing building for assembly purposes in the "M-2" Heavy Industrial District at 540 Porter Street.
 - (D) **Case #Z12-047:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(2) to allow duplexes to be built on two lots that are 50 feet wide and 7,500 square feet in area, rather than the required minimum 60 feet wide and 8,000 square feet in area, in the "R-2" Single-family and Two-family District at 565 Basel Street.
 - (E) **Case #Z12-048:** Hold a public hearing and consider a request for a variance to Section 3.4-2(b)(1)(iii) to allow an existing home to encroach between 11 inches and 3 feet-2 inches into the corner side setback in the "R-1A6.6" Single-Family District at 2212 Broken Wheel.
5. **ADJOURNMENT**

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels Municipal Building, New Braunfels, Texas on this the 29th day of November, 2012, at 11:00 a.m.



A handwritten signature in black ink, appearing to read "Patrick Aten", is written over a horizontal line.

Patrick Aten, City Secretary
City of New Braunfels

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 221-4010 at least two work days prior to the meeting so that appropriate arrangements can be made.