



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
December 19, 2013
6:00 P.M.
AGENDA**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- November 21, 2013 Regular Meeting.

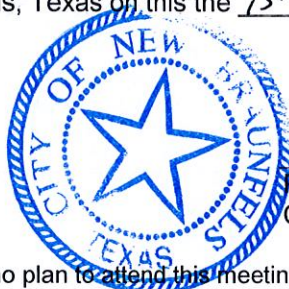
4. **PUBLIC HEARINGS**

- (A) **Case #Z13-034:** Hold a public hearing and consider a request for a variance to Section 3.8-4(b)(2) to allow a proposed new construction single-family dwelling to encroach 15 feet into the 25-foot front yard setback in the "SND-1" Special Neighborhood District-1, located at 411 S. Academy Avenue. (Richard Hillyer; Case Manager, Amy McWhorter)
- (B) **Case #Z13-038:** Hold a public hearing and consider a request for variances to Section 3.8-4(b)(2), (3) & (5) to allow for construction of a new home in the "SND-1" Special Neighborhood District – 1 at 750 McKinley Street with the following:
- To allow a five-foot encroachment into the 25-foot front building setback;
 - To allow a two-foot six-inch encroachment into the six-foot northeast side building setback;
 - To allow a three-foot encroachment into the six-foot southwest side building setback; and,
 - To allow an eight-foot six-inch encroachment into the 20-foot rear building setback. (Daniel & Vicky Geisler; Case Manager, Matthew Simmont)
- (C) **Case #Z13-039:** Hold a public hearing and consider a request for a variance to Section 3.3-8(b)(1)(vi) to allow an eight-foot encroachment into the 20-foot rear setback for an awning addition in the "C-2" Central Business District at 194 W. San Antonio Street. (Brandon Batey; Case Manager, Amy McWhorter)

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 13th day of December, 2013, at 1:30 p.m.





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.