



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels City Hall, Council Chambers
550 Landa Street, New Braunfels, Texas
Thursday, October 27, 2016
6:00 P.M.
AGENDA**

At any time during the meeting, the Zoning Board of Adjustment may meet in executive session for attorney-client consultation regarding any of the matters posted on this agenda in compliance with the Texas Open Meetings Act.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

September 15, 2016 Regular Meeting

4. PUBLIC HEARINGS

(A) Z-16-020 Hold a public hearing and consider a request for a variance to Section 3.8-4 to allow a 4 foot 6 inch encroachment into the required six-foot side setback for a proposed carport in the "SND-1" Special Neighborhood District, located at 290 Magazine Avenue.
Applicant DD Ames; Case Manager: Matthew Simmont

(B) Z-16-021 Hold a public hearing and consider a request for variances to Section 3.3-2(b)(1) to allow: 1) a lot width of 55 feet rather than the required minimum of 60 feet; and 2) a lot area of 5,500 square feet rather than the required minimum of 6,600 square feet in the "R-2" Single-family and Two-family District at 998 Hayselton Avenue.
Applicant: HMT; Case Manager: Matthew Simmont

(C) Z-16-022 Hold a public hearing and consider a request for variances on a property located at 1071 State Highway 46 South to:

1. Section 3.3-9(b)(1)(iv) and 3.3-9(b)(1)(v) to allow a proposed addition to encroach 10 feet into the 20-foot rear building setback and 10 feet into the 20-foot residential setback in the "C-3" Commercial District and,

2. Section 5.1-3 to allow fewer parking spaces than required.

Applicant: Mitesh R. Patel; Case Manager: Benjamin Campbell

5. ITEMS FOR INDIVIDUAL CONSIDERATION

(A) Discuss and consider a recommendation to City Council to direct Staff to initiate the process to amend the Zoning Ordinance to allow for permeable surfaces in lieu of impermeable surface requirements.

(B) Identify code sections or topics the Board may want to discuss on a future agenda to consider a recommendation to City Council to direct Staff to initiate process to amend or revise.

6. **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 ____ day of October, 2016, at _____ a.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.

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