



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels City Hall, Council Chambers
550 Landa Street, New Braunfels, Texas
Thursday, December 15, 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

October 27, 2016 Regular Meeting

4. PUBLIC HEARINGS

(A) Z-16-023 Hold a public hearing and consider a request for a variance to Section 5.3-2(b) to allow a portion of a proposed fence within the 25-foot front setback to be 7 feet in height rather than the maximum permitted height of 4 feet 6 inches, located in the "R-1A-6.6" Single Family District and addressed at 5130 S. IH 35
Applicant Shane Boscamp; Case Manager: Matt Greene

(B) Z-16-024 Hold a public hearing and consider a request for variances on properties located at 939 and 953 Hayselton Avenue to:

1. Section 3.3-2(b)(1)(vi) to allow a proposed lot to be narrower than the minimum lot width of 60 feet in the "R-2" Single-Family and Two-Family District and,
2. Section 3.3-2(b)(1)(vii) to allow a proposed lot to be contain less than the minimum lot area of 6,600 square feet in the "R-2" Single-Family and Two-Family District.

Applicant: William B. Bryan; Case Manager: Benjamin Campbell

(C) Z-16-025 Hold a public hearing and consider a request for a variance to Sections 5.4(b) and 5.4(c) to allow an existing detached carport to encroach up to 55 feet into the required 60-foot front setback for detached accessory buildings and up to encroach up to 2 feet into the 5-foot side setback in the "R-1A-6.6" Single Family District, addressed at 72 Guada Coma Drive.

Applicant: Chuck Davis; Case Manager: Matt Greene

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 revised commercial setbacks and commercial buffers for transition properties.

(B) Discuss and consider a recommendation to the City Council to direct Staff to initiate the process to revise the development standards for the Landa Estates neighborhood.

(C) 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 December, 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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