

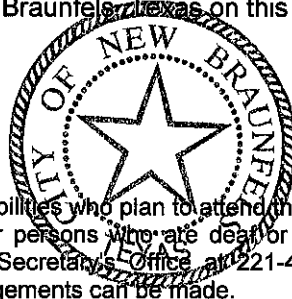


**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
February 23, 2012
6:00 P.M.
AGENDA**

1. **CALL TO ORDER** New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas.
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - December 15, 2011 Zoning Board of Adjustment Regular Meeting.
4. **PUBLIC HEARINGS**
 - (A) **Case #Z11-32:** Hold a public hearing and reconsider a request for a variance to Section 3.3-7(b)(1)(v) to allow a proposed commercial building to encroach 15-feet into the 20-foot residential setback in the "C-1" Local Business District located at the northeast intersection of Landa Street and Wood Road.
 - (B) **Case #Z12-003:** Hold a public hearing and consider a request for a variance to Section 5.2-2 to allow the height of an open fence in the front yard to exceed the 4-1/2 foot maximum height by 1-1/2 feet at 37 Hunters Hideaway.
 - (C) **Case #Z12-004:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1) to allow a 4.3-foot encroachment into the required 5-foot side setback for a carport in the "R-2" Single-Family and Two-Family District located at 168 Ohio Avenue.
 - (D) **Case #Z12-008:** Hold a public hearing and consider a request for a variance to Section 5.3(i) to allow an air conditioning unit to encroach up to 2 feet into the 3-foot side yard setback in the "Champions Village" Planned Development District at 464 Wilderness Way.
 - (E) **Case #Z12-009:** Hold a public hearing and consider a request for a variance to Section 5.3(i) to allow an air conditioning unit to encroach up to 2 feet into the 3-foot side yard setback in the "Champions Village" Planned Development District at 480 wilderness Way.
5. **ANNOUNCEMENTS**
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 17th day of February, 2012, at 2:23p.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.