



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
August 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**
 - June 28, 2012 Zoning Board of Adjustment Regular Meeting.

4. **PUBLIC HEARINGS**
 - (A) **Case #Z12-030:** Hold a public hearing and consider a request for a variance to Section 5.1(e)(1) to allow a proposed driveway and parking lot to be constructed with gravel rather than be paved with asphalt or concrete in the "M-1" Light Industrial District at 532 Rock Street.

 - (B) **Case #Z12-031:** Hold a public hearing and consider a request for a variance to Section 3.3-9(b)(1)(iv) to allow the northwest corner of a proposed building addition to encroach up to 20 feet into the 20-foot rear yard setback and the northeast corner of the proposed building to encroach up to 18 feet into the 20-foot rear yard setback in the "C-3" Commercial District at 1944 S. Business 35.

 - (C) **Case #Z12-033:** Hold a public hearing and consider a request for a variance to Section 3.3-9(b)(2)(iv) to allow a proposed porch addition, covered walkway and carport to encroach up to 9 feet into the 15-foot corner side yard setback in the "C-3" Commercial District at 180 N. West End Avenue.

 - (D) **Case #Z12-034:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(ii) and (iii) to allow a front porch to encroach 11.7 feet into the 25-foot front setback, and roof overhangs to encroach 4 feet into the 5-foot interior side setback and 6 feet into the 15-foot street side setback in the "R-2" Single-family and Two-family District at 1018 N. Liberty Avenue.

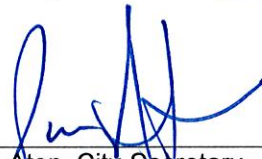
 - (E) **Case #Z12-035:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(iii) to allow a 19.5-foot encroachment for a porch addition, a 10-foot encroachment for a room addition, and a 25-foot encroachment for an arbor, all into the 25-foot side setback in the "R-2" Single-family and Two-family District at 414 Seele Street.

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 17 th day of August, 2012, at 10:30 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.