



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
June 27, 2013
6:00 P.M.
AGENDA**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **ELECTION OF OFFICERS**

- Chair
- Vice Chair

4. **APPROVAL OF MINUTES**

- May 23, 2013 Zoning Board of Adjustment Regular Meeting.

5. **PUBLIC HEARINGS**

- (A) **Case #Z13-021:** Hold a public hearing and consider a request for a variance to Section 3.3-8(b)(1)(vi) to allow a 19-foot encroachment into the 20-foot rear setback in the "C-2" General Business District, for expansion of a building at 196 N. Castell Avenue.
(J. Patrick Wiggins presented by Holly Mullins)
- (B) **Case #Z13-022:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(ii) to allow a proposed single-family dwelling to encroach up to 17 feet into the 25-foot front setback in the "R-2" Single and Two-Family District, located at 1897 Kuehler Avenue.
(Harc Hemphill presented by Matt Greene)
- (C) **Case #Z13-023:** Hold a public hearing and consider a request for a variance to Section 3.8-4(b)(3) to allow a proposed addition to encroach up to 3.5 feet into the 6-foot side setback in the "SND-1" Special Neighborhood District-1 located at 532 S. Academy Avenue.
(Kris Shirmer for Lynn Skidmore presented by Amy McWhorter)
- (D) **Case #Z13-024:** Hold a public hearing and consider a request for a variance to Section 5.3-2(h) to not require a non-residential development to construct a six-foot to eight-foot masonry wall between the adjacent single-family properties in the "C-1B" General Business District, located at 542 S. Walnut Avenue.
(Dustin Dodd presented by Matt Greene)
- (E) **Case #Z13-025:** Hold a public hearing and consider a request for a special exception, as authorized by Section 2.2-4, to allow a 13.5 percent expansion of the land area of a nonconforming use in the "C-1" Local Business District at 1487 S. Seguin Avenue.
(Steve Weldon, Owner/Manager of Texas Car Wash LLC presented by Holly Mullins)

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 21 day of June, 2013, at 11:30 a.m.



A handwritten signature in blue ink, which appears to read "Amanda Williams", is written over a horizontal line.

Amanda Williams, Deputy 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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