



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

**New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas**

August 28, 2014

6:30 P.M. or Immediately following the City Council Meeting

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- July 24, 2014 Regular Meeting.

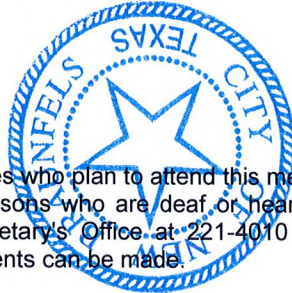
4. PUBLIC HEARINGS

- (A) Case #Z-14-017:** Hold a public hearing and consider a request for a variance to Sections 3.3-9(b)(1)(iv) and (v) to allow for construction of a commercial building addition to allow a 13.5-foot encroachment into the 20-foot rear building setback and to allow a 10-foot encroachment in to the 20-foot residential setback in the "C-3" Commercial District at 110 W. Faust Street.
Applicant: James S. Bettersworth; Case Manager: Matthew Simmont
- (B) Case #Z-14-018:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(v) to allow a proposed dwelling to encroach up to 9 feet into the 20-foot rear building setback in the "R-2" Single-Family and Two-Family District located at 175 N. Hackberry Avenue.
Applicant: Lisk Construction (Martin Lisk) for Hector & Mary Tamayo; Case Manager: Matt Greene
- (C) Case #Z-14-019:** Hold a public hearing and consider a request for a variance to The Enclave at Westpointe Planned Development District Development Standards to allow a 9.5-inch encroachment into the 5-foot side setback for a new house at 535 Mission Hill Run.
Applicant: Megatel Homes, Inc. (Aarod Ipour); Case Manager: Holly Mullins
- (D) Case #Z-14-020:** Hold a public hearing and consider a request for a variance to Section 5.3-1(b)(7) to allow a wooden privacy fence rather than a masonry wall adjacent to a residential use or zoning district in the "C-1B" General Business District at 295 Rosewood Avenue.
Applicant: The Institute for Public Health and Education Research (TIPHER) (Dr. Carlos Campos); Case Manager: Holly Mullins

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 21 day of August, 2014, at 4:15 p.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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