



**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
New Braunfels Municipal Building, Council Chambers  
424 S. Castell Avenue, New Braunfels, Texas  
May 28, 2015  
6:00 P.M.  
AGENDA**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- April 23, 2015 Regular Meeting.

4. **PUBLIC HEARINGS**

(A) **Case #Z-15-013:** Hold a public hearing and consider a request for a variance to Section 3.3-11(b)(1)(iv) to allow an existing commercial building to encroach up to nine feet (9') into a twenty-foot (20') rear yard setback in a proposed replat of the subject property in the "M-1" Light Industrial District, located at 1335 Wald Road.  
*Applicant: Four Sane People, LLC (Derek Seidel, Managing Member)*  
*Case Manager: Matt Greene*

(B) **Case #Z-15-014:** Hold a public hearing and consider a request for a variance to Section 3.4-3(b)(1)(ii) to allow a porch addition to an existing single-family dwelling to encroach up to 14 feet into the 25-foot front yard setback in the "R-2A" Single-Family and Two-Family District located at 170 N. Sycamore Avenue.  
*Applicant: Randee G. Micklewright*  
*Case Manager: Benjamin Campbell*

(C) **Case #Z-15-015:** Hold a public hearing and consider a request for a variance to Section 5.3-1(7)(A)(5) to not be required to construct a masonry wall and provide shade trees as a residential buffer adjacent to land used or zoned only for single-family or two family development, located at 645 FM 1044.  
*Applicant: Dustin Seidel for Larry Kirsch Capital Investments, LLC*  
*Case Manager: Matthew Simmont*

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 22 day of May, 2015, at 1010 a.m.



  
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Andrea Cunningham, Assistant 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.