



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
City Hall, Council Chambers
550 Landa Street
Thursday, September 21, 2017
6:00 P.M.**

AGENDA

At any time during the meeting, the Zoning Board of Adjustment may meet in executive session for attorney-client consultation regarding any of the matters posted on this agenda in compliance with the Texas Open Meetings Act.

1. CALL TO ORDER

2. ROLL CALL

**3. APPROVAL OF MINUTES
August 15, 2017 Regular Meeting**

4. PUBLIC HEARINGS

(A) Z-17-017 Hold a public hearing and consider a request for variances to Section 3.3-2(b)(1)(vi) and (vii) to allow a lot width less than 60 feet, and a lot area less than 6,600 square feet, in the "R-2" zoning district, addressed at 916 Hayselton Avenue.
(Applicant: Brent and Marie Kate McCarthy; Case Manager: Holly Mullins)

(B) Z-17-018 Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(iii) & (v) to allow an addition to a house to encroach 5.5 feet into the required 25-foot side yard setback and 7 feet into the required 20-foot rear yard setback located at 293 N. Santa Clara Avenue.
(Applicant: Dick Hillyer (Hillyer Consulting Services, Inc.); Case Manager: Benjamin Campbell)

(C) Z-17-019 Hold a public hearing and consider a request for a variance to Section 5.1-1(e)(1) to allow a parking lot to be surfaced in crushed granite rather than concrete, asphaltic concrete, or asphalt located at 378 Hampshire Street.
(Applicant: Marie Gabriel (Limestone Country Properties, LLC); Case Manager: Benjamin Campbell)

(D) Z-17-020 Hold a public hearing and consider a variance to Section 5.1-3 to allow a reduction in the number of required off-street parking spaces for a new restaurant at 295 E. San Antonio Street.
(Applicant: Terry Muckenfuss; Case Manager: Holly Mullins)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

(A) Identify code sections or topics the Board may want to discuss on a future agenda to consider a recommendation to City Council to direct Staff to initiate process to amend or revise.

(B) Discuss 2018 Annual Zoning Board of Adjustments Calendar.

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 13th day of September, 2017, at 4:30 p.m.

Patrick Aten, City Secretary

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.