



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
City Hall, Council Chambers
550 Landa Street
Thursday, February 22, 2018
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. **REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.**
3. **ROLL CALL: PLANNING TECHNICIAN**
4. **APPROVAL OF MINUTES**
November 16, 2017 Regular Meeting and January 25, 2018 Training
5. **PUBLIC HEARINGS**
 - (A) **Z-18-001** Hold a public hearing and consider a request for a variance to Section 5.1-1(f)(1) to allow less than the required minimum width of 24 feet for a drive aisle in the "C-2" Central Business District – 1, addressed at 1344 W. San Antonio St.
(Applicant: Matthew Briggs; Case Manager: Matthew Simmont)
 - (B) **Z-18-002** Hold a public hearing and consider a request for a variance to Section 3.8-4(b)(3) to allow a proposed residence addition to encroach up to 13.9 feet into the required 25-foot side building setback in the "SND-1" Special Neighborhood District – 1, addressed at 121 S. Magazine Ave.
(Applicant: Greg Chafin; Case Manager: Matthew Simmont)
 - (C) **Z-18-003** Hold a public hearing and consider a request for a variance to Section 5.4(i) to allow construction of swimming pool accessory equipment to encroach up to 14 feet into the 15-foot corner side yard setback in the "R-2" Single and Two-Family District addressed at 890 Edgewater Terrace.
(Applicant: Patrick Wiggins; Case Manager: Matt Greene)

- (D) **Z-18-004** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(iii) to allow construction of a single family dwelling and a detached garage to encroach up to 15 feet into the 15-foot corner side yard setback in the “R-2” Single and Two-Family District.
(Applicant: Susan Tolbert; Case Manager: Matt Greene)

6. 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.

7. ADJOURNMENT

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels City Hall, on this the 15 day of February, 2018, at 5 p.m.

Drew Lyons, Assistant 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.