



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
City Hall, Council Chambers
550 Landa Street
Thursday, November 15, 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

October 25th, 2018 Regular Meeting

5. PUBLIC HEARINGS

(A) **Z-18-017** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(v) to allow a proposed home addition to encroach up to 15.4 feet into the 20-foot rear setback in the "R-2" Single and Two-Family District, addressed at 272 Pennsylvania Boulevard.

(Applicant: Tilo Schmidt; Case Manager: Matt Greene)

POSTPONED FROM THE OCTOBER 25TH REGULAR MEETING

(B) **Z-18-019** Hold a public hearing and consider a request for a variance to Section 5.3-2(b) to allow a proposed 6-foot 6-inch tall privacy fence where the front yard maximum is 4 feet 6 inches, addressed at 995 Mission Hills Drive.

(Applicant: New Braunfels Christian Academy; Case Manager: Matthew Simmont)

(C) **Z-18-020** Hold a public hearing and consider a request for a variance to Section 5.3-2(b) to allow a proposed 6-foot 6-inch tall privacy fence where the front yard maximum is 4 feet 6 inches, addressed at 995 Mission Hills Drive.

(Applicant: New Braunfels Christian Academy; Case Manager: Matthew Simmont)

(D) **Z-18-021** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(i) to allow the height of a single-family dwelling to exceed

the maximum 35-foot height by approximately 19 feet and seven inches in the “R-2” Single and Two-Family District, addressed at 204 Rio Drive.

(Applicant: James Melsha; Case Manager: Matt Greene)

- (E) **Z-18-022** Hold a public hearing and consider a request for a variance to Section 5.4(c) to allow construction of an accessory structure to encroach up to 5 feet into the 15-foot corner side yard setback in the “R-1A-6.6” Single-Family District, addressed at 1611 Sunblossom Circle.

(Applicant: Josh and Heather Holden; Case Manager: Matthew Simmont)

6. **ITEMS FOR INDIVIDUAL CONSIDERATION**

- (A) Discussion regarding variance request trends in historic districts and older established neighborhoods and common types of variance requests throughout the city.

- (B) Identify code sections or topics the Board may want to discuss on a future agenda to consider a recommendation to City Council 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 ____ day of November, 2018, at _____ a.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.