



**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

**City Hall, Council Chambers  
550 Landa Street**

**Thursday, June 27, 2019  
6:00 p.m.**

**IMMEDIATELY FOLLOWING ACCESS MANAGEMENT BOARD OF ADJUSTMENT MEETING**

**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**  
May 23, 2019 Regular Meeting
5. **PUBLIC HEARINGS**

**(A) Z-19-009** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(v) to allow a proposed new single family home to encroach up to 15 feet into the required 20-foot rear building setback in the "R-2" Single-Family and Two Family District, located at the southern intersection of W. Torrey Street and N. Union Avenue.

*(Applicant: Brandon Craig Cuny; Case Manager: Katherine Crowe)*

**(B) Z-19-010** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1) to allow: 1) a proposed front porch to encroach up to 12 feet and 5 inches into the required 25-foot front building setback; and 2) a proposed carport to encroach up to 2 feet and 6 inches into the required 5-foot side building setback in the "R-2" Single-family and Two-family District, addressed at 838 Lee Street.

*(Applicant: Dan and Sandra Collette; Case Manager: Maddison O'Kelley)*

**(C) Z-19-011** Hold a public hearing and consider a request for a variance to Section 3.8-4(ii) to allow: 1) a corner side setback encroachment of 25 feet; 2) a rear setback encroachment of 19 feet 10 inches; and 3) a side setback encroachment of 6 feet to allow construction of a single family home in in the "SND-1" Special Neighborhood District, addressed at 531 Hill Avenue.

*(Applicant: Jeffrey Pence; Case Manager: Katherine Crowe)*

**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 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 21<sup>st</sup> day of June, 2019, at 3:00 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.