



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
February 28, 2013
6:00 P.M.
AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - January 24, 2013 Zoning Board of Adjustment Regular Meeting.
4. **PUBLIC HEARINGS**
 - (A) **Case #Z13-002:** Hold a public hearing and consider a request for a variance to Section 3.4-2(b)(1)(v) to allow a proposed patio cover to encroach up to 3 feet into the 20-foot rear yard setback in the "R-1A-6.6" Single-family and Two-family District at 1472 Astor Creek.
 - (B) **Case #Z13-003:** Hold a public hearing and consider a request for a variance to Sections 3.3-2(b)(1)(ii) and 3.3-2(b)(1)(iii) to allow a proposed addition to encroach up to 5.3 feet into the 25-foot front yard setback and an addition to encroach up to 0.9 feet into the side yard setback in the "R-2" Single-family and Two-family District at 910 Mulberry Avenue.
 - (C) **Case #Z13-004:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(2) to allow a 17.5-foot encroachment into the 20-foot rear setback for a second dwelling unit in the "R-2" Single-Family and Two-Family District at 255 Willow Avenue.
 - (D) **Case #Z13-005:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(ii) to allow a 15-foot encroachment into the 25-foot front setback and to Section 5.4(b) to allow two accessory buildings to not be located behind the main structure, in the "R-2" Single-Family and Two-Family District at 918 Dunlap Drive.
 - (E) **Case #Z13-007:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(2) to allow a proposed duplex to be built on a lot that is 50 feet wide and 7,500 square feet in area, rather than the required minimum 60 feet wide and 8,000 square feet in area, in the "R-2" Single-family and Two-family District 340 Dittlinger Street.
 - (F) **Case #Z13-008:** Hold a public hearing and consider a request for a variance to Section 5.3-2(b) to allow a solid fence in the front yard to exceed the maximum height of three feet by one foot at 334 Lakeview Boulevard.
 - (G) **Case #Z13-009:** Hold a public hearing and consider a request for a variance to Section 3.4-2(b)(1)(iii) to allow a ten foot encroachment into the 25-foot street side setback in the "R-1A6.6" Single-Family District at 2011 Sungate Drive.
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 28th day of February, 2013, at 11:30 a.m.



A handwritten signature in blue ink, which appears to read "Patrick Aten", is written over a horizontal line.

Patrick Aten, 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.