



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
October 22, 2015
6:00 P.M.
AGENDA**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- September 17, 2015 Regular Meeting.

4. **PUBLIC HEARINGS**

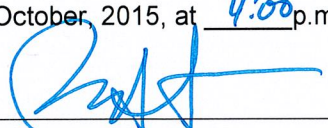
- (A) **Case #Z-15-024:** Hold a public hearing and consider a request for a variance to Section 5.3-2(h) to allow existing wood privacy fences to remain between a commercial property and the adjacent single family residences rather than require a 6-foot to 8-foot masonry wall between the commercial and residential properties in the "C-2" General Business District, addressed as 1242 W. San Antonio Street.
Applicant: Mark Penick; Case Manager: Matt Greene
- (B) **Case #Z-15-025:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(ii) and 3.3-2(b)(1)(iii) to allow a proposed addition to encroach up to 5 feet into the 25-foot front yard setback and up to 4 feet 4 inches into the 5-foot side yard setback in the "R-2" Single-family and Two-family District at 972 Cole Avenue.
Applicant: Nile Riedel; Case Manager: Matthew Simmont
- (C) **Case #Z-15-026:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1) to allow a residential driveway to be less than 20 feet in length on Lot 12 and a portion of Lot 11, Block 21, NCB 5062, addressed at 587 E. Common Street.
Applicant: Jane Rebescher; Case Manager: Holly Mullins
- (D) **Case #Z-15-027:** Hold a public hearing and consider a request for a variance to Section 5.1-3 to allow a restaurant to expand its gross floor area and number of seats and to have fewer parking spaces than required, located at 1074 S. Walnut Avenue.
Applicant: Hoover and Associates; Case Manager: Ben Campbell
Application withdrawn; no variance required

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 16th day of October, 2015, at 4:00 p.m.





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.