ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
February 25, 2016
6:00 P.M.
AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**
- December 17, 2015 Regular Meeting.

4. **PUBLIC HEARINGS**

(A) **Case #Z-16-002:** Hold a public hearing and consider a request for a variance to the building setback requirments of the Southbank Planned Development District to allow an encroachment of up to 5 feet in the 10-foot side yard setback at 2239 Kensington Way.
Applicant: Patrick Boedeker; Case Manager: Matthew Simmont
(WITHDRAWN BY THE APPLICANT)

(B) **Case #Z-16-003:** Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1) to allow a new residence to encroach up to five feet into the required 25-foot front setback in the "R-2" Single-family and Two-family District at 937 River Terrace.
Applicant: Daniel & Elizabeth De Los Santos; Case Manager: Matthew Simmont

(C) **Case #Z-16-004:** Hold a public hearing and consider a request for a variance to Section 5.3-1(b) and 5.3-2(h) to not require a masonry wall and landscape buffer along the northeast property line of a proposed commercial development addressed at 2475 IH-35 South.
Applicant: Roger Durden; Case Manager: Holly Mullins

5. **DISCUSS AND CONSIDER RECOMMENDATIONS FOR CAPITAL IMPROVEMENT PROGRAMS UPDATE**

6. **ADJOURNMENT**

C E R T I F I C A T I O N

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 _____ day of February, 2016, at _____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.