



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
Thursday, September 15, 2016
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. ROLL CALL

3. APPROVAL OF MINUTES

July 28, 2016 Regular Meeting

4. APPROVAL OF 2017 REGULAR MEETING CALENDAR

5. PUBLIC HEARINGS

(A) Z-16-018 Hold a public hearing and consider a request for a variance to Section 5.4(b) to allow a proposed detached garage to encroach up 32 feet 6 inches into the required 60-foot front setback in the "R-1A-6.6" Single Family District, addressed at 61 Guada Coma Drive.
Applicant Joe Keen; Case Manager: Matt Greene

(B) Z-16-019 Hold a public hearing and consider a request for a variance to Section 3.3-2 to allow an encroachment of approximately seven feet into the 15-foot street side setback for an addition to a house in the "R-2" Single and Two-family District, addressed at 1309 Cross Street.
Applicant John and Sara Kilsby; Case Manager: Holly Mullins

6. ITEMS FOR INDIVIDUAL CONSIDERATION

(A) Discuss and consider a recommendation to City Council to direct Staff to initiate the process to amend the Zoning Ordinance to provide additional height allowance for fences on properties with significant grade changes.

(B) Identify code sections or topics the Board may want to discuss on a future agenda to consider a recommendation to City Council to direct Staff 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 Municipal Building, New Braunfels, Texas on this the 9th day of September, 2016, at 9:30 a.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.