



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels City Hall, Council Chambers
550 Landa Street, New Braunfels, Texas
Thursday, January 26, 2017
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
December 15, 2016 Regular Meeting**

4. PUBLIC HEARINGS

(A) Z-16-024 Hold a public hearing and consider a request for variances on properties located at 939 and 953 Hayselton Avenue to:

1. Section 3.3-2(b)(1)(vi) to allow a proposed lot to be narrower than the minimum lot width of 60 feet in the "R-2" Single-Family and Two-Family District and,
2. Section 3.3-2(b)(1)(vii) to allow a proposed lot to be contain less than the minimum lot area of 6,600 square feet in the "R-2" Single-Family and Two-Family District.

Applicant: William B. Bryan; Case Manager: Benjamin Campbell

****Postponed from December 15, 2016 meeting****

(B) Z-17-001 Hold a public hearing and consider a request for a variance to Section 5.3-2(b) to allow a proposed privacy fence to exceed the 3-foot front yard maximum height by 3 feet for a 6-foot tall fence, located at 556 Booker Avenue.

Applicant: Mitchell Tucker; Case Manager: Benjamin Campbell

(C) Z-16-002 Hold a public hearing and consider a request for a variance to Section 3.8(b)(1)(3) to allow an encroachment of approximately 13 feet into the 25-foot street side setback for construction of a new single-family home in the "SND-1" Special Neighborhood District, addressed at 211/227 Clemens Avenue

Applicant: Lenon Futch; Case Manager: Holly Mullins

5. ITEMS FOR INDIVIDUAL CONSIDERATION

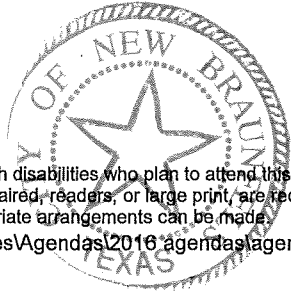
(A) Discuss and consider a recommendation to City Council to direct Staff to initiate the process to amend the Zoning Ordinance to allow for revised commercial setbacks and commercial buffers for transition properties.

(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.

6. 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 18th day of January, 2017, at 8:30 a.m.



A handwritten signature in black ink, appearing 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.

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