



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
City Hall, Council Chambers
550 Landa Street
Thursday, May 24, 2018
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. REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

3. ROLL CALL: PLANNING TECHNICIAN

4. APPROVAL OF MINUTES

April 26, 2018 Regular Meeting.

5. PUBLIC HEARINGS

(A) **Z-18-009** Hold a public hearing to consider a request for a variance to Section 3.4-2(b)(1) to allow an encroachment of approximately 10 feet into the required 20-foot rear setback in the "R-1A-6.6" Single-family District, for construction of a new home at 2729 Ridge Path Drive.
(Applicant: Pulte Homes; Case Manager: Holly Mullins)

POSTPONED FROM APRIL 26 MEETING

(B) **Z-18-011** Hold a public hearing and consider a request for a variance to Section 3.8-4(b)(3) to allow a proposed residence addition to encroach up to 4 feet 8 inches into the required 6-foot side building setback, in the "SND-1" Special Neighborhood District at 546 S. Academy Avenue.
(Applicant: Reece Kelly; Case Manager: Matthew Simmont)

TO BE POSTPONED TO JUNE 28 MEETING

(C) **Z-18-012** Hold a public hearing and consider a request for a variance to Section 3.3-7(b)(1) to allow an encroachment of approximately 10 feet into the required 20-foot residential setback for a proposed addition to an existing commercial building in the "C-1" Local Business District, addressed at 1515 N. Walnut Avenue.

(Applicant: Tracy Lewis; Case Manager: Holly Mullins)

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- (A) 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 City Hall, on this the 17th day of May, 2018, at 5 p.m.

Drew Lyons, Assistant City Secretary

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.