



**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
City Hall, Council Chambers  
550 Landa Street  
Thursday, December 20, 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**

November 15<sup>th</sup>, 2018 Regular Meeting

**5. PUBLIC HEARINGS**

**(A) Z-18-023** Hold a public hearing and consider a request for a variance to Section 3.3-7(b)(1)(i) to allow the height of a mini storage facility to exceed the maximum 35-foot height by approximately 5 feet in the "C-1" Local Business District, located at Ranch at Guadalupe Block 2 Lot 1.  
*(Applicant: Moeller and Associates; Case Manager: Matthew Simmont)*

**(B) Z-18-024** Hold a public hearing and consider a request for variances to Section 3.3-7(b)(1) to allow: 1) multifamily development (4 units) on a 12,500 square foot lot; 2) a 5-foot encroachment into the 25-foot rear building setback; and 3) a 15-foot encroachment into the 20-foot residential side setback in the "C-1" Local Business District, addressed at 1007 Mission Drive.  
*(Applicant: Joseph Redding; Case Manager: Holly Mullins)*

**(C) Z-18-025** Hold a public hearing and consider a request for a variance to Section 2.3(a)(2) to allow the reconstruction of a portion of a non-conforming structure located at 555 S. Hill Avenue.  
*(Applicant: Jeffrey Pence; Case Manager: Holly Mullins)*

**6. ITEMS FOR INDIVIDUAL CONSIDERATION**

- (A) Consideration of amendments to the Zoning Board of Adjustment's bylaws/ rules and regulations. (*Christopher Looney*)
- (B) Discussion of Zoning Ordinance development standards related to porches, carports, and accessory buildings. (*Chair Barrett*)
- (C) Identify code sections or topics the Board may want to discuss on a future agenda to consider a recommendation to City Council 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 13th day of December 2018, at 9:30 a.m.

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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.