



**CITY OF NEW BRAUNFELS, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

THURSDAY, NOVEMBER 30, 2023 at 6:00 PM

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A) Approval of the October 26, 2023 Regular Meeting [23-1592](#) Minutes.
4. **INDIVIDUAL ITEMS FOR CONSIDERATION**
 - A) Approval of the Zoning Board of Adjustment 2024 [23-1533](#) Calendars for Variance Applications
 - B) ZB23-0013 Hold a public hearing and consider a request [23-1385](#) for a variance to Section 144-3.3-9(b)(1)(v) to allow a commercial office building to be built within the required residential setback, and to Section 144-3.3-9(b)(1)(iv) to allow a commercial office building to be built within the required rear setback in the "C-3" Commercial District, addressed at 120 W. Faust Street.
Applicant / Owner: James S. Bettersworth / Bettersworth Law Firm, LLC
 - C) ZB23-0015 Hold a public hearing and consider a request [23-1598](#) for a variance to Section 144-5.1-3(c) to allow a reduction in the minimum required parking in the "M-1" Light Industrial District, addressed at 596 S. Castell Avenue.
Applicant / Owner: Peter Landerman
5. **STAFF REPORT**

Discussion of upcoming code amendments impacting the Zoning Board of Adjustment.
6. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

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 (2) work days prior to the meeting so that appropriate arrangements can be made.