



**NOTICE OF PUBLIC HEARING**

The New Braunfels Zoning Board of Adjustment will hold a public hearing at the request of **Kristen Burnup** to consider the following variance:

**Subject Property:** 325 S. Santa Clara

**Variance Requests:** To allow 1) a proposed addition to encroach up to 4 feet and 4 inches into the required 15-foot corner-side setback and 2) to allow a proposed carport to encroach up to 20 feet into the required 20-foot garage setback. (Site plan and other details are available at [www.nbtexas.org/PublicNotice](http://www.nbtexas.org/PublicNotice))

**Required standards:** **Sections 3.3-9(b)(2)(iv) which states:**  
*Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed.  
**Sections 3.3-9(b)(2)(iii) which states:**  
*Side building setback.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the streets where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots.

Because you own property within 200 feet of the subject property, state law requires that we notify you of the request and allow you to comment. Comments aid the Board of Adjustment in determining whether to grant or deny the variance. **The zoning of the property will not change.**

The public hearing will be held on **Thursday, October 28, 2021** at 6:00 p.m. in the City Hall Council Chambers, addressed at 550 Landa Street, and is open to the public. All interested persons are invited to attend the meeting. Please see the attached instructions on accessing and participating in the online meeting. **If you wish to submit written comments, please complete the information below and reply to:**

**Mail:** City of New Braunfels  
Zoning Board of Adjustment  
550 Landa Street  
New Braunfels, TX 78130

**Email:** [mokelley@nbtexas.org](mailto:mokelley@nbtexas.org)

**Contact Maddison O’Kelley at (830) 221-4056, if you have any questions**

Maddison O’Kelley, Planner  
Development Planning Division

**DETACH & RETURN THIS PORTION IF YOU WISH TO SUBMIT WRITTEN COMMENT**

**Case: ZB21-0005 (Burnup) MO**

Name: \_\_\_\_\_

I favor: \_\_\_\_\_

Address: \_\_\_\_\_

Circled property number from map: \_\_\_\_\_

I object: \_\_\_\_\_  
(State reason for objection)

Comments: (Use additional sheets if necessary)

**Signature** \_\_\_\_\_

**ZONING BOARD OF ADJUSTMENT – OCTOBER 28, 2021**  
**CITY COUNCIL CHAMBERS**

**Address/Location:** 325 S Santa Clara

**Applicant:** Kristen Burnup

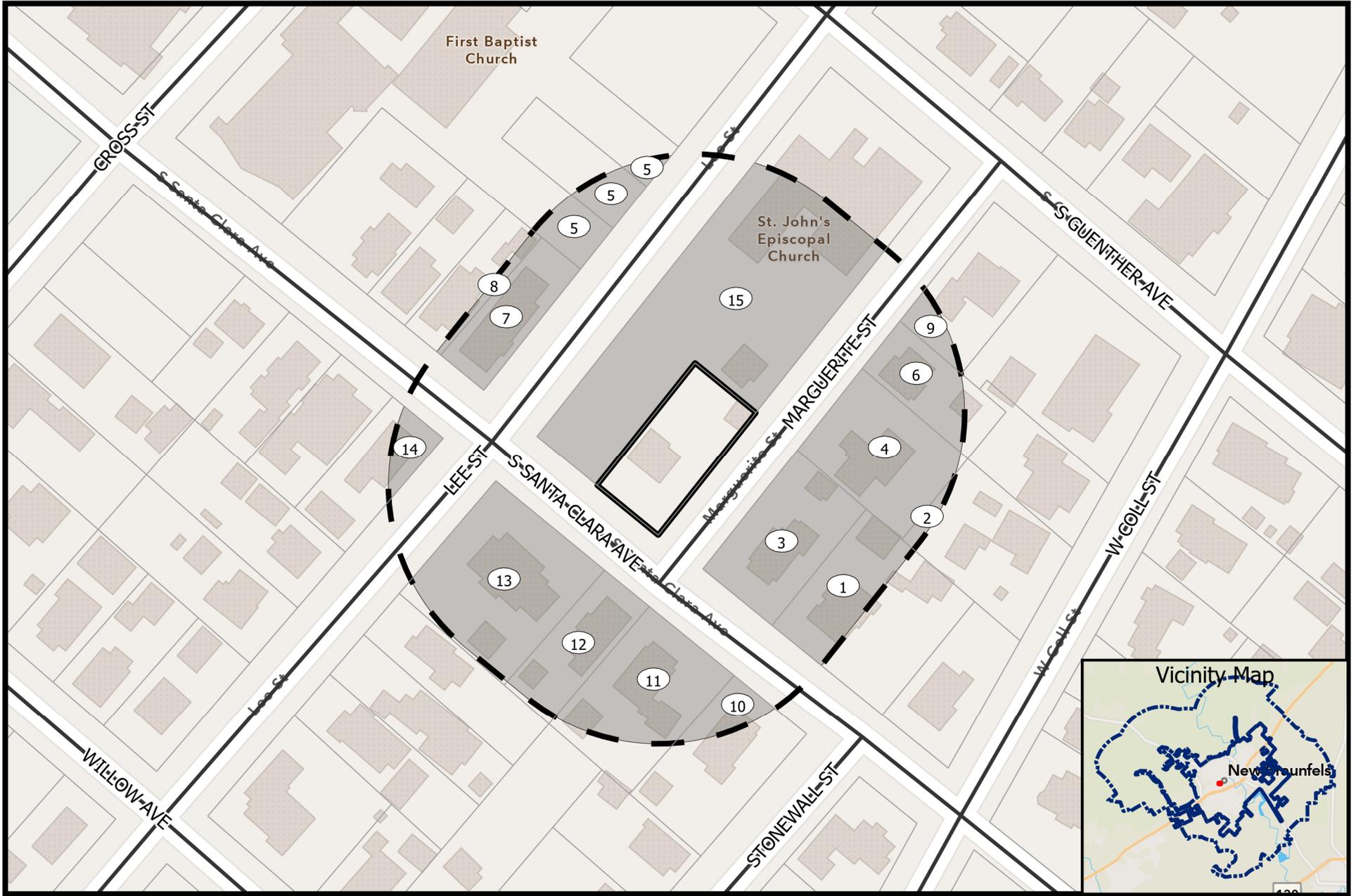
**Case #:** ZB21-0005

The circled numbers on the map correspond to the property owners listed below. All information is from the Comal Appraisal District Records. The property under consideration is marked "Subject Property."

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| 1. GORENCE KENNETH C & LORI DD AMES | 9. JONES ROGER D & THERESA R LEBLANC |
| 2. BUTTS CARMEN P                   | 10. LUNA RENE U & KELLY M CHAMBERS   |
| 3. ATTRA ED & REBECCA L MARTINEZ    | 11. SCHROER ROBERT A & CAROL L       |
| 4. GUAJARDO MANUEL M                | 12. PITTMAN CHARLENE A               |
| 5. FIRST BAPTIST CHURCH OF NB       | 13. LEGLER KIP D                     |
| 6. MAHLOCH AMY L                    | 14. DELGADO LEONARDO V JR & JANIE    |
| 7. SHAW DOUGLAS                     | 15. ST JOHNS EPISCOPAL               |
| 8. PANIAGUA PABLO & MARY            |                                      |

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**SEE NOTIFICATION MAP**



**ZB21-0005**

**Corner-side setback encroachment**



Source: City of New Braunfels Planning  
Date: 10/6/2021

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.