



CITY OF NEW BRAUNFELS, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING



COUNCIL CHAMBERS
550 LANDA STREET

WEDNESDAY, AUGUST 25, 2021 at 6:00 PM

To participate via Zoom, use the link:
<https://us02web.zoom.us/j/84679204406> or call (833) 926-2300 with ID 846
7920 4406

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A) Approval of the June 24, 2021 Regular Meeting Minutes [21-840](#)
4. **INDIVIDUAL ITEMS FOR CONSIDERATION**
 - A) ZB21-0001 Hold a public hearing and consider a request [21-777](#)
for a variance to Section 3.3-2(b)(v) to allow an encroachment of up to 15 feet into the required 20-foot rear setback for a main structure as a result of the expansion of an existing detached structure (5-foot setback) and attaching it the main structure in the “R-2” Single and Two-Family District, addressed at 780 Elizabeth Avenue.
 - B) ZB21-0002 Hold a public hearing and consider a request [21-697](#)
for two variances to Sections 3.3-2(b)(1)(ii) and 3.3-2(b)(v) to allow a proposed dwelling to 1) encroach up to 5 feet into the required 25-foot front setback and 2) encroach up to 15 feet into the required 20-foot rear setback in the “R-2” Single and Two-Family District, addressed at 1020 Cole Avenue.
5. **STAFF REPORT**
 - A) Updates regarding the Unified Development Code. [21-698](#)
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.