



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

**Thursday, October 22, 2020
6:00 P.M.**

To participate, use the link:

<https://us02web.zoom.us/j/88147671917>

Or call (833) 926-2300 with ID# 881 4767 1917

Instructions for participation, use link below:

<https://www.nbtexas.org/2727/ZBA-Online-Meeting-Guide>

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**
September 17, 2020 Regular Meeting
- 5. PUBLIC HEARINGS**

(A) Z-20-015 Hold a public hearing and consider a request for a variance to Sections 5.4(c) to allow an existing accessory structure to encroach 10 inches into the required 5-foot side setback, located at 2857 Oak Run Parkway.

(B) Z-20-016 Hold a public hearing and consider a request for a variance to Sections 3.3-2(b)(1)(iv) and 3.3-2(b)(1)(v) to allow a proposed addition to a single-family home to 1.) encroach up to 19.2 feet into the required 20-foot garage setback and 2.) encroach up to 15 feet into the required 20-foot rear setback in the "R-2" Single Family and Two Family District, addressed at 344 S. Washington Avenue. **Applicant Revisions Require New Public Notice**

(C) Z-20-17 Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(v) and Section 5.4(c) to allow 1.) a proposed single-family home to encroach 2 feet into the required 5-foot side setback for main structures and 2.) a proposed accessory structure to encroach 2 feet into the

required 5-foot side setback for accessory structures, addressed at 674 W. Edgewater Terrace.

- (D) **Z-20-018** Hold a public hearing and consider a request for a variance to Section 3.8-4(ii)(5) to allow a proposed addition to a single-family home to encroach approximately 10 feet into the required 20-foot rear setback, addressed at 137 Magazine Avenue.

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- (A) Discuss and consider a recommendation to City Council regarding adopted size requirements for accessory structures in the “SND-1” Special Neighborhood District.
- (B) 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 16th day of October 2020, at 10:30 a.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.