



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



**ZOOM
550 LANDA STREET**

THURSDAY, JANUARY 28, 2021 at 6:00 PM

TO PROTECT THE HEALTH OF THE PUBLIC AND LIMIT THE POTENTIAL SPREAD OF COVID-19, NO IN-PERSON PUBLIC ACCESS TO THIS MEETING IS AVAILABLE. READ BELOW FOR WAYS TO PARTICIPATE IN THE MEETING.

To participate via zoom use the link:<https://us02web.zoom.us/j/87870782379> or call (833) 926-2300 with 878 7078 2379

Instructions for participation, use link <http://nbtexas.org/2727/ZBA-Online-Meeting-Guide>

AGENDA

1. CALL TO ORDER

Request all phones and other devices be turned off, except emergency on-call personnel.

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the December 17, 2020 Regular Meeting [21-111](#) Minutes.

4. STAFF REPORT

A) Z-20-019 Hold a public hearing and consider a request [21-57](#) for a variance to Section 3.3-2(b)(1)(iii) to allow a proposed single-family home to encroach 10 feet into the required 25-foot corner side setback, addressed at 120 E. Edgewater Terrace.

B) Z-20-022 Hold a public hearing and consider a request [21-58](#) for a variance to Section 3.3-2(b)(1)(i) to allow the height of a single-family dwelling to exceed the maximum 35-foot height by approximately 21 feet in the "R-2" Single and Two-Family District, addressed at 204 Rio Drive.

C) Z-20-023 Hold a public hearing and consider a request [21-60](#) for a variance to Section 3.3-9(b)(1)(v) to allow an existing commercial structure to encroach up to 15 feet

into the required 20-foot residential setback, addressed at 177 E. Faust Street.

5. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Updates regarding recommended code amendments [21-112](#) made by the Zoning Board of Adjustment for the City Council's consideration.

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.