



CITY OF NEW BRAUNFELS, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING



COUNCIL CHAMBERS
550 LANDA STREET

THURSDAY, OCTOBER 28, 2021 at 6:15 PM

IMMEDIATELY FOLLOWING THE ACCESS MANAGEMENT BOARD OF
ADJUSTMENT MEETING WHICH BEGINS AT 6:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A) Approval of the August 25, 2021 Regular Meeting [21-1140](#) Minutes.
4. **INDIVIDUAL ITEMS FOR CONSIDERATION**
 - A) ZB21-0005 Hold a public hearing and consider a request [21-1094](#) for two variances: 1) Section 3.3-2(b)(1)(iii) to allow a proposed addition to encroach up to 4 feet and 4 inches into the required 15-foot corner side setback ; and, 2) Section 3.3-2(b)(1)(iv) to allow a proposed attached carport to encroach up to 20 feet into the required 20-foot garage setback in the "R-2" Single-Family and Two-Family District, addressed at 325 S. Santa Clara.
Applicant: Kristen Burnup
 - B) ZB21-0006 Hold a public hearing and consider a request [21-1083](#) for a variance to Section 3.4-2(b)(1)(iii) to allow a proposed carport addition to the main structure to encroach up to 4 feet and 3 inches into the required 5-foot side setback in the "R-1A-6.6" Single-Family District, addressed at 186 E. Lincoln Street.
Applicant: Chandler Gray
 - C) ZB21-0009 Hold a public hearing and consider a request [21-1065](#) for a variance to Section 3.3-9(b)(2)(iii) to allow a proposed dwelling to encroach up to 10 feet into the required 15-foot corner side setback in the "C-3" Commercial District, addressed at 394 Kessler Street.

Applicant: Michael Leal

5. STAFF REPORT

- A) Election of Officers [21-1149](#)
Chair and Vice Chair
- B) Briefing with no action regarding forthcoming [21-1161](#)
amendments to various development-related ordinances
to streamline processes.
Christopher J. Looney, AICP, Planning and Development Services Director
- C) Appointment of a Zoning Board of Adjustment [21-938](#)
representative to the Unified Development Code Citizens
Advisory Committee
Christopher J. Looney, AICP, Planning and Development Services Director
- D) New Board and Commission Application and Term [21-1127](#)
Expiration Process
Stacy Snell, AICP, CNU-A, Planning Manager

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.