



CITY OF NEW BRAUNFELS, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING



COUNCIL CHAMBERS
550 LANDA STREET

THURSDAY, NOVEMBER 18, 2021 at 6:00 PM

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

A) Approval of the October 28, 2021 Regular Meeting [21-1252](#)
Minutes.

4. **INDIVIDUAL ITEMS FOR CONSIDERATION**

A) ZB21-0003 Hold a public hearing and consider a request [21-1211](#)
for a variance to Section 3.3-2(b)(1)(iii) to allow a
proposed dwelling to encroach up to 1) 10 feet into the
required 15-foot corner-side setback for a maximum
length of 89 feet and 2) 5 feet into the required 15-foot
corner-side setback for a maximum length of 24 feet for
the foundation only with an allowance for a cantilevered
structure to be able to project an additional 3 feet into the
setback, in the "R-2" Single and Two-Family District,
addressed at 298 W. Edgewater Terrace.

Applicant: Susan Tolbert

B) ZB21-0010 Hold a public hearing and consider a request [21-1233](#)
for a variance to Section 3.4-17(b)(4)(v) and Section
5.3-7(i)(5) 1) to allow two proposed 42-foot-tall buildings
to encroach up to 13 feet into the required 42-foot
residential setback and 2) to not require the property
owner to plant 10 of the 10 shade trees required to buffer
between the proposed use and the common property
lines shared with residential property, addressed at 548
Rusk Street.

Applicant: Nik Petrik

5. **STAFF REPORT**

A) ZBA Training Workshop [21-1150](#)

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.