



NOTICE OF PUBLIC HEARING

The New Braunfels Zoning Board of Adjustment will hold a public hearing at the request of **Ted Garland** to consider the following variance:

Subject Property: 1225 Rivertree Drive

Variance Requests: To allow an encroachment of approximately 8 feet into the required 20-foot rear setback, resulting in a 12-foot rear setback.

Required standards: Section 3.3-11(b)(4) which states:
Rear building setback. 20 feet.

Because you own property within 200 feet of the subject property, state law requires that we notify you of the request and allow you to comment. Comments aid the Board of Adjustment in determining whether to grant or deny the variance. **The zoning of the property will not change.**

The public hearing will be held on **Thursday, September 15, 2022**, at 6:00 p.m. in the City Hall Council Chambers, addressed at 550 Landa Street, and is open to the public. All interested persons are invited to attend the meeting. **If you wish to submit written comments, please complete the information below and reply to:**

Mail: City of New Braunfels
Zoning Board of Adjustment
550 Landa Street
New Braunfels, TX 78130

Email: KBuck@NewBraunfels.gov

Contact Kaitlyn Buck at (830) 221-4087, if you have any questions

Kaitlyn Buck, Assistant Planner
Development Planning Division

DETACH & RETURN THIS PORTION IF YOU WISH TO SUBMIT WRITTEN COMMENT

Case: ZB22-0015 (Garland) KB

Name: _____

I favor: _____

Address: _____

Circled property number from map: _____

I object: _____
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature _____

Zoning Board of Adjustment – September 15, 2022 – 6:00PM

City Hall Council Chambers

Applicant/Owner: Ted Garland

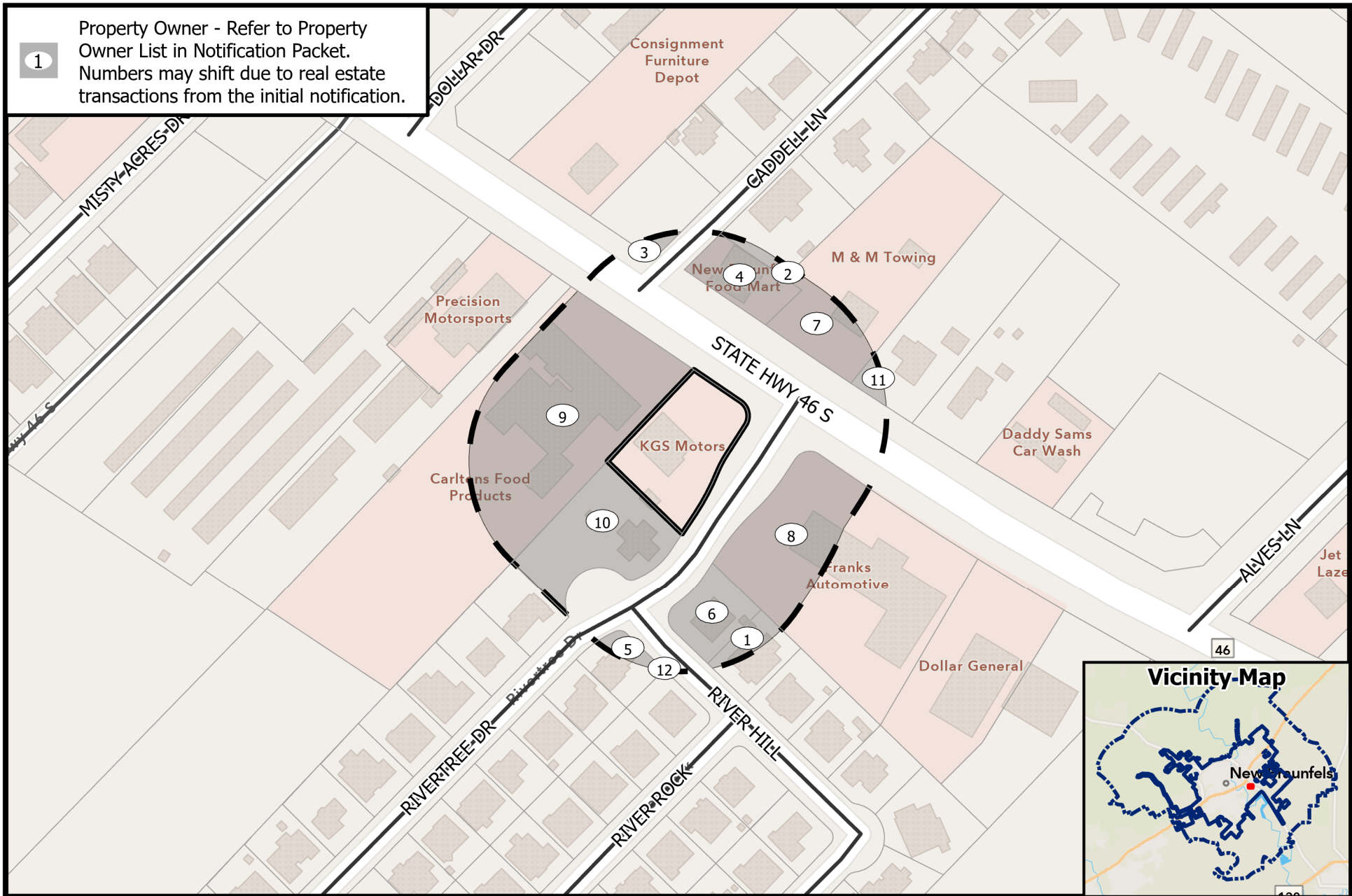
Address/Location: 1225 Rivertree Drive

PROPOSED VARIANCE REQUEST – CASE #ZB22-0015

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|-------------------------------------|-------------------------------------|
| 1. DREW DAMON & DANITA | 7. AA SCHNEIDER HOLDINGS INC |
| 2. LOGOS PROPERTY GROUP LLC | 8. SANCHEZ FRANCISCO & YSLENDIA M |
| 3. SB 35 ENTERPRISE LLC | 9. PV NEW BRAUNFELS LLC |
| 4. 901 HIGHWAY 46 LLC | 10. RIVERTREE PROP OWNERS ASSOC INC |
| 5. GOAD DAVID C | 11. HKG HOLDINGS LLC |
| 6. RHODES BRIANNA E & CHRISTOPHER M | 12. SASSENHAGEN JOE SR & EMMA |

SEE MAP



1 Property Owner - Refer to Property Owner List in Notification Packet. Numbers may shift due to real estate transactions from the initial notification.