



NOTICE OF PUBLIC HEARING

The New Braunfels Zoning Board of Adjustment will hold a public hearing at the request of **Balcones Vista Phase 1, LLC/Michael Leal** to consider the following variance:

Subject Property: 394 Kessler Street

Variance Requests: To allow a proposed dwelling to encroach up to 10 feet into the required 15-foot corner-side setback. (Site plan and other details are available at www.nbtexas.org/PublicNotice)

Required standards: **Sections 3.3-9(b)(2)(iii) which states:**
Side building setback. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the streets where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots.

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, October 28, 2021** 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. Please see the attached instructions on accessing and participating in the online 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: mokelley@nbtexas.org

Contact Maddison O'Kelley at (830) 221-4056, if you have any questions

Maddison O'Kelley, Planner
Development Planning Division

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

Case: ZB21-0009 (Leal) MO

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 – OCTOBER 28, 2021
CITY COUNCIL CHAMBERS

Address/Location: 394 Kessler

Applicant: Balcones Vista Phase 1, LLC (Michael Leal)

Case #: ZB21-0009

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

1. HAAS EWALD R & EVELYN M
2. SCHWARZ BRUCE ALAN
3. NUCKELS RICHARD JOHN JR
4. MAXWELL SYLVIA J
5. HILL CLARK HOLDINGS LLC
6. SEIDEL CONNIE Z
7. SEIDEL CONNIE Z

8. DAWSON WILLIAM S & ALEXANDRA R
PARKER
9. RICHARDS TRISTAN & JANNA K LOTT
10. CRENWELGE KARL G
11. SEIDEL RICHARD G
12. MILL BRIDGE MFAP LLC

SEE NOTIFICATION MAP



ZB21-0009
Front & corner-side setback encroachment

