



**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

**New Braunfels Municipal Building, Council Chambers  
424 S. Castell Avenue, New Braunfels, Texas**

**May 22, 2014**

**6:00 P.M.**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- April 24, 2014 Regular Meeting.

**4. PUBLIC HEARINGS**

(A) **Case #Z14-005:** Hold a public hearing and consider a request for a variance to Section 5.3-2(a)(1) to allow a proposed fence to be constructed at a height of ten (10) feet rather than the maximum allowed height of eight (8) feet at 3891 N IH 35 in the "M-1" Light Industrial District.

*(Applicant: Electric Guard Dog, LLC (Carol Bausinger) for Lone Star Group (R. Harvey Johnston); Case Manager: Matt Greene)*

(B) **Case #Z14-006:** Hold a public hearing and consider a request for a variance to The Enclave at Westpointe Planned Development District Development Standards to allow a 2.5-foot encroachment into the five-foot side setback for a house at 362 Wauford Way.

*(Applicant: Chesmar Homes (Ross Benline, VP); Case Manager: Holly Mullins)*

(C) **Case #Z14-010:** Hold a public hearing and consider a request for variances to:  
1) Section 3.3-2(b)(2)(ii) to allow elevated decks to encroach 12 feet into the 25-foot front setback; and  
2) Sections 3.3-2(b)(2)(iii) and (v) to allow elevated walkways to encroach up to 15 feet into the 20-foot rear setback and five (5) feet into the five (5)-foot side setbacks in the "R-2" Single-Family and Two-Family District at 240, 250 and 262 Rio Drive.

*(Applicant: Ben May Design for KLM Texas Real Estate & Seven Vistas Development; Case Manager: Holly Mullins)*

(D) **Case #Z14-011:** Hold a public hearing and consider a request for variances to Sections 3.3-9(b)(iv) and 5.1-3(b) to allow a proposed commercial building to encroach up to six (6) feet into the 20-foot rear yard setback and to allow 32 off-street parking spaces rather than the minimum of 39 required off-street parking spaces at 1200 IH 35 North in the "C-3" Commercial District.

*(Applicant: OrangeStone NB Holdings, LLC (Hussain Nathoo); Case Manager: Matt Greene)*

**5. ADJOURNMENT**

C E R T I F I C A T I O N

I hereby certify that the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels Municipal Building, New Braunfels, Texas on this the 16 day of May, 2014, at 12:00 p.m.



Patrick Aten, City Secretary  
City of New Braunfels

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 work days prior to the meeting so that appropriate arrangements can be made.

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