

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF ADJUSTMENTS**  
**VARIANCE REQUEST: COMPREHENSIVE ZONING ORDINANCE**

The City of Castroville Zoning Board of Adjustments will meet to consider the following request:

Address: 609 Hwy 90 W

Applicant: Phil Altmaier

Property Owner: Leon Springs Holdings, LLC

Legal Description: Approximately 0.16 acres of land, situated within the Corporate Limits of the City of Castroville being portions of Lots 5, 6, and 7, Block 6, Range 5, of the City of Castroville, according to a plat thereof recorded in Plat Book 1 on Page 124 of the Plat Records of Medina County.  
Parcel #R13481

Zoning: C-H, Central Commercial District

**A variance is being requested at the above referenced property for relief from the Comprehensive Zoning Ordinance, Article III *Height, Yard, Lot Area, Lot Width, and Lot Depth Regulations*, Section 1 *Table of Requirements* to allow encroachments into the required building setbacks as follows:**

- 1) a five (5) foot encroachment into the required five (5) foot Side Yard,**
- 2) a five (5) foot encroachment into the required ten (10) foot Rear Yard, and**
- 3) a twenty (20) foot encroachment into the required twenty-five (25) foot Front Yard**

**The encroachment is being requested to permit an addition to the existing commercial building on the property.**

The Zoning Board of Adjustments will hold a public hearing on **July 17, 2017 at 6:00 p.m.** in the Council Chambers at City Hall, 1209 Fiorella, Castroville, Texas for the purpose of considering this request. The public is invited to attend.