

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
Wednesday, January 21, 2026 – 5:30 p.m.

1. CALL TO ORDER – 5:30 PM
2. CONFLICT OF INTEREST DECLARATION
3. DESIGNATE VOTING MEMBERS
4. APPROVE MINUTES OF NOVEMBER 19, 2025.
5. PUBLIC HEARINGS: This is the opportunity for visitors and guests to address the Zoning Board of Adjustment & Appeals on any issue, in compliance with local Government Code Section 551.007. The Zoning Board of Adjustment & Appeals may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General Opinion JC 0169).

2026-002 Receive comments on Variance No. 26-01, Dietert Addition, Lot PT 26, (604 Schweppe St.).

2026-003 Receive comments on Variance No. 26-02, Irons & Grahams Addition, Lot 186, (310 W. Theissen St.).

6. ITEMS FOR DISCUSSION/ACTION

2026-004 Consider Variance No. 26-01, A request from Zachary Rackler, requesting a variance to the City of Boerne UDC, Chapter 3, Section 3-5, to allow an existing accessory structure to encroach 2-feet into the required 5-foot side yard setback for Dietert Addition, Lot PT 26, (604 Schweppe St.).

2026-005 Consider Variance No. 26-02, A request from Brad & Christina Wells, requesting a variance to the City of Boerne UDC, Chapter 4, Section 4.4B, to allow an 8-foot fence at the rear of the property rather than the required 6-foot fence for Irons & Grahams Addition, Lot 186, (310 W. Theissen St.).

7. ADJOURNMENT

s/s Andrea Snouffer
Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 14th day of
January, 2026 by 5 p.m.

s/s Jessica Nelson
Recording Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling Jessica Nelson at 830-248-1538.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.