

CITY OF BOERNE  
PLANNING AND ZONING COMMISSION

VARIANCE APPLICATION

APPLICANT: Stephen C. & Nancy S. Drukker PHONE NO. 210-269-8920

PROPERTY ADDRESS: 417 Hickman St

LOT: 2 BLOCK: \_\_\_\_\_ SUBDIVISION: 413 & 417 Hickman

OWNER: \_\_\_\_\_ PHONE NO. \_\_\_\_\_  
(If different from Applicant) nancyedrukker@gmail.com

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:  
404 O'Grady St. Boerne TX 78006

Owner is giving \_\_\_\_\_ authority to represent him/her at the hearing.  
(Applicant)

\_\_\_\_\_  
(Owner's Signature) (Date)

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1. Applicant is making a request from the Boerne Subdivision Ordinance  
(Article & Section No. UDC 7-3 D & 7-3 B)

Check one:  Variance  Appeal  Special Exception

2. Describe request:

There are NO sidewalks in the neighborhood, Not on Hickman, Hosack, Landa, Schweppe, Roeder, Phil Wilson etc. None - not even Veteran's Park or the park on the corner of Roeder & Hickman. Many homes in the neighborhood have structures, landscaping etc near the street where

3. Applicant hereby requests this case be reviewed by the Planning and Zoning Commission for a decision. I do hereby certify that the above statements are true and correct.

over

[Signature]  
(Applicant's Signature)

5-15-2026  
(Date)

7-3.2B

less than 50% of the block(s) face . . .  
on which the property is located has a  
sidewalk - yes none on Hickman or  
Phil Wilson

7-3.2C There are no sidewalks in the vicinity  
and it is unlikely that there will be  
development nearby that would require  
installation of sidewalks

Sidewalks would be placed. A sidewalk on  
our property would dead-end into our  
neighbor's carport.

I have photos of all the streets in  
the neighborhood to show this.

Part of what makes this neighborhood  
inviting is the old, funky, unique character -  
a random sidewalk on a new home that  
goes to nowhere does not fit the tone  
of the neighborhood. We loved the unique-  
ness of this area when we bought  
413 Hickman in 2013.

We have statements from neighbors  
in favor of us not putting in a sidewalk

**CITY OF BOERNE  
PLANNING & ZONING COMMISSION**

**ZONING VARIANCE WORKSHEET**

**Commission's Power to Grant Variances.**

The Planning and Zoning Commission may grant a variance from the requirements of this ordinance when, in the Commission's judgment, the application of a subdivision standard to a particular property or project meets the required findings of section 2.06.002 of the Subdivision Ordinance.

**Procedures for Variances.**

The subdivider shall submit to the City Manager a written application for each variance which is requested, 14 days prior to the meeting at which the variance is to be considered, along with the appropriate filing fee established by City Council. The Planning and Zoning Commission shall not consider any action on the variance request until this fee has been paid. The findings of the Commission, together with the specific facts upon which such findings are based, shall be incorporated into the minutes of the Commission meeting at which the variance is granted.

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

**Findings Required for Variances.**

A variance to the standards in the subdivision ordinance may be granted where the Planning and Zoning Commission finds that the following conditions exist:

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

Don't think so

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- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

 

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- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

Not having a sidewalk will align us with every home & property on Hickman, Phil Wilson, Roeder, Landa, Schweppc etc.

We would be the only house with a sidewalk to nowhere (except into a neighbors carport)

D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.

NO

E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:

1. The goals and policies of the Master Plan;
2. The purposes of these regulations; and
3. The intent of the standards.

We have a legal plat, an approved building plan & the house is complete. less than 50% of the block face on which the property is located has a sidewalk 7-3.D.2.

F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

no - many neighbors have stated they do Not want sidewalks

G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

NO ~~there~~ - there are NO sidewalks in the vicinity & it is unlikely (see below)

H. Will the variance adversely impact the general health, safety and welfare of the public.

NO

Each subdivision standard for which a variance is requested shall be specifically identified as a Note on the final plat.

### Conditions.

In granting approval of a subdivision with a variance, the Planning Commission may prescribe conditions to secure the objectives and interest of the City, and to enforce the purpose and intent of these regulations. In granting a variance, the Commission shall prescribe only conditions that it deems necessary to or desirable in the public interest.

(G) that there will be development nearby that would require installation of sidewalks (7.3.D.2.c) to install sidewalks on Hickman or Phil Wilson would require changing the width of the street, removing property owner's landscaping, mail boxes and other structures (carports fences etc) and re-doing all the utility poles <sup>huge trees</sup> / gas meters etc. This is an old established neighborhood in downtown Boerne