

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
Wednesday, November 19, 2025 – 5:30 p.m.

1. CALL TO ORDER – 5:30 PM
2. ADMINISTER OATH OF OFFICE FOR NEW ALTERNATE MEMBER LAURA AVERY.
3. CONFLICT OF INTEREST DECLARATION
4. DESIGNATE VOTING MEMBERS
5. APPROVE MINUTES OF OCTOBER 1, 2025
6. PUBLIC COMMENTS: 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).

7. PUBLIC HEARINGS:

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| 2025-586 | Receive comments on Variance No. 25-06, Tower at Boerne Subdivision, Lot 3, (1591 S. Main St.). |
| 2025-587 | Receive comments on Appeal No. 25-07, Irons & Grahams Addition, Lot 65, (202 Yoalana St.). |

8. ITEMS FOR DISCUSSION/ACTION

- | | |
|-----------------|--|
| 2025-588 | Consider Variance No. 25-06, A request from Brown & McDonald PLLC, on behalf of Nine-Zero LLC, requesting a variance to UDC Chapter 5, Section 6.B.3.D, to allow on-site parking to be up to 3 feet 2 inches from an adjacent residential lot rather than the required 15 feet for Tower at Boerne Subdivision, Lot 3, (1591 S. Main St.). |
| 2025-589 | Consider Appeal No. 25-07, A request from Tyler Persyn & Ben Adam, on behalf of CMJCW Investments LLC, requesting an appeal to IRC Section R105.1 and the City of Boerne Chief Building |

Official's interpretation of the requirement to obtain a building permit for Irons & Grahams Addition, Lot 65, (202 Yoalana St.).

9. ADJOURNMENT

s/s Michael G. Mann
Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 13th day of November, 2025 by 5 p.m.

s/s Andrea Snouffer
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 Andrea Snouffer 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.