

CITY OF BOERNE  
PLANNING AND ZONING COMMISSION

VARIANCE APPLICATION

APPLICANT: Sean Bean PHONE NO. 210-602-5929  
PROPERTY ADDRESS: 8 Ranger Creek Rd, Boerne, Tx 78006  
LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_  
OWNER: \_\_\_\_\_ PHONE NO. \_\_\_\_\_  
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:

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

[Signature]  
(Owner's Signature)

4/30/2026  
(Date)

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1. Applicant is making a request from the Boerne Subdivision Ordinance (Article & Section No. Ch. 7-5. H. 2.)

Check one: (  ) Variance (  ) Appeal (  ) Special Exception

2. Describe request:

I am asking for a variance for a driveway  
entrance on Ranger Creek Rd. I am requesting one  
driveway that would be access for two lots. I would  
grant an easement to the residential lot to decrease the  
need for an additional driveway

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.

[Signature]  
(Applicant's Signature)

4/30/2026  
(Date)

## Answers for Zoning Variance Worksheet

- A. The subject property has unique physical and layout constraints that are not typical of surrounding parcels. Specifically, the configuration of adjacent lots, existing roadway access limitations, and/or frontage conditions prevent reasonable access from a single driveway location. Without the requested variance, the property cannot achieve practical access comparable to neighboring properties.
- B. The condition is not the result of actions by the applicant but rather the result of existing subdivision layout, prior development patterns, and/or roadway placement. The applicant did not create these conditions, and they are not driven by convenience but by necessity to allow access to the property.
- C. The requested variance represents the minimum deviation necessary to provide safe and functional access to the property. The additional driveway is limited in scope and designed to comply with all other applicable standards to the greatest extent possible.
- D. The variance will not alter, negate, or negatively impact compliance with other provisions of the Zoning Ordinance. The proposed driveway will be constructed in accordance with applicable design and safety standards and will not interfere with utilities, drainage, or roadway function.
- E. The requested variance remains consistent with:
  - a. **The goals and policies of the Master Plan**, by enabling reasonable and functional use of the property;
  - b. **The purposes of the subdivision regulations**, by ensuring safe and adequate access;
  - c. **The intent of the standards**, as the regulation was not intended to create inaccessible or unusable lots.
  - d. In this case, strict application of the standard is impractical, and the variance allows equal or better achievement of these objectives.
- F. The variance will not have an adverse effect on adjacent or future landowners. The additional driveway will be designed to minimize impacts such as traffic, visibility, and drainage, and will be consistent with residential use patterns in the area.
- G. The variance will not negatively impact efficient development of the surrounding area. Instead, it supports sound planning principles by ensuring the property remains accessible and usable, which is fundamental to orderly development.
- H. Granting the variance will **improve** public health, safety, and welfare by ensuring safe and reliable access for residents, visitors, and emergency services. Denial of the variance would create unsafe or impractical access conditions.

**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.

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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.

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

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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.

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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.

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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.

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

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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.



8 Ranger Creek Rd, Boerne TX 78006, United States

320.08 ft Ranger Creek Rd

320.08 ft

Ranger Creek Rd

321.08 ft

Ranger Creek Rd

321.08 ft

Ranger Creek Rd

Oak Acres Ln

Oak Acres Ln

Oak Acres Ln

Oak Acres Ln





Studio S  
ARCHITECTS  
STUDIO & ARCHITECTS  
11000 W. HIGHTWAY 190  
SUITE 2010  
BOERNE, TX 78006

**RANGER CREEK  
METAL BUILDING**  
RANGER CREEK  
BOERNE, TX 78006

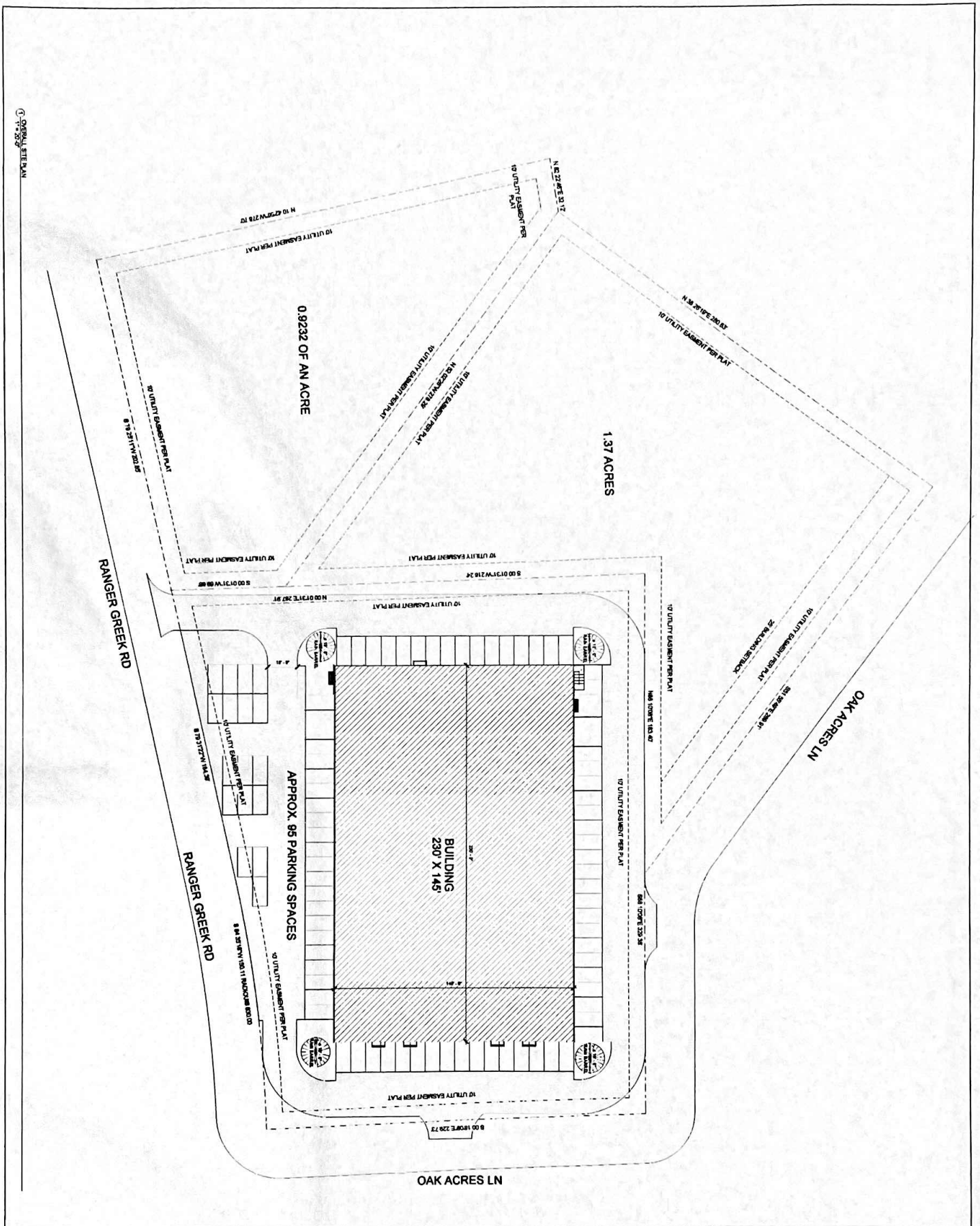
No.	Description	Date
1		

**BEAN  
OVERALL  
SITE PLAN**

Project Number: 2026 - 106  
Date: 04.08.2026  
Drawn by: ER  
Checked by: HS

**A1.00**

OVERALL SITE PLAN  
11-15-20



**SEAN E BEAN**  
**OR KEMBLE M BEAN**  
8414 TRIPLE CROWN  
BOERNE, TX 78015

1195

30-9/1140

31

4/30/2025

Date

 CHECK ARMOR  
FRAUD PROTECTION

Pay to the  
Order of City of Boerne

\$ Five hundred

no  
100's

Dollar's



Photo  
Safe  
Deposit  
Details on back



www.frostbank.com

For Variance App - E Ranges Cook

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