

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**Wednesday, May 20, 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 MARCH 18, 2026

5. 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).

6. PUBLIC HEARING:

**2026-173** Receive comments on Variance No. 26-06, Menger Springs Unit 3A, Block 1, Lot 250A (96 Cabin Springs).

7. ITEM FOR DISCUSSION/ACTION:

**2026-174** Consider Variance No. 26-06: A request from Brown & McDonald PLLC, on behalf of Jamin Kirkwood & Maria De Mar Perez-Cacheaux, requesting a variance to the City of Boerne UDC, Chapter 4, Section 4.B.1, to allow a 4-foot fence or wall in the front yard that would obscure vision above a height of 3-feet for Menger Springs Unit 3A, Block 1, Lot 250A, (96 Cabin Springs).

8. PUBLIC HEARING:

**2026-175** Receive comments on Variance No. 26-07, The Ranches at Creekside Unit 4A, Block 1, Lot 55, (175 Cimarron Creek).

9. ITEM FOR DISCUSSION/ACTION:

**2026-176** Consider Variance No. 26-07: A request from Rob Stefanic, on behalf of Travis Coats, requesting a variance to the City of Boerne UDC, Chapter 4, Section 4.2.C.1.D, to allow an accessory structure to encroach 2-feet 2-inches into the required 10-foot rear yard setback for The Ranches at Creekside Unit 4A, Block 1, Lot 55, (175 Cimarron Creek).

10. PUBLIC HEARING:

**2026-177** Receive comments on Variance No. 26-08, First Street for Oak Park Addition (1st), Block 2, Lots 1, 2, & 16, (305 Oak Park Dr.).

11. ITEM FOR DISCUSSION/ACTION:

**2026-178** Consider Variance No. 26-08: A request from Blaine Ty Matthews, on behalf of Danny Munoz requesting a variance to the City of Boerne UDC, Chapter 4, Section 4.3.A.6., to allow for an additional 10-foot-wide curb cut on First Street for Oak Park Addition (1st), Block 2, Lots 1, 2, & 16, (305 Oak Park Dr.).

12. PUBLIC HEARING:

**2026-179** Receive comments on Variance No. 26-09: Oak Park Addition (2nd), Block 5, Lot 3 (109 Roosevelt Ave.).

13. ITEM FOR DISCUSSION/ACTION:

**2026-180** Consider Variance No. 26-09: A request from Josh Pulliam, requesting a variance to the City of Boerne UDC, Chapter 4, Section 4.5.A.3, to not require a garage or carport for Oak Park Addition (2nd), Block 5, Lot 3 (109 Roosevelt Ave.).

14. PUBLIC HEARING:

**2026-181** Receive comments on Variance No. 26-10: Schertz Addition PT 148 & PT 146, and Beversdorff PT Lot 12 (212 S. Saunders St.).

15. ITEM FOR DISCUSSION/ACTION

**2026-182** Consider Variance No. 26-10: A request from Heather Bateman, on behalf of Jeff & Stephanie Anderson, requesting a variance to the City of Boerne UDC, Chapter 3, Section 3.5.B, to allow for an attached garage to encroach 8-feet into the required 20-foot south side yard setback for Schertz Addition PT 148 & PT 146, and Beversdorff PT Lot 12 (212 S. Saunders St.).

16. PUBLIC HEARING:

**2026-183** Receive comments on Variance No. 26-11: Schertz Addition PT 148 & PT 146, and Beversdorff PT Lot 12 (212 S. Saunders St.).

17. ITEM FOR DISCUSSION/ACTION:

**2026-184** Consider Variance No. 26-11: A request from Heather Bateman, on behalf of Jeff & Stephanie Anderson, requesting a variance to the City of Boerne UDC, Chapter 3, Section 3.5.B, to allow for an attached garage to encroach 10-feet into the required 20-foot rear yard setback for Schertz Addition PT 148 & PT 146, and Beversdorff PT Lot 12 (212 S. Saunders St.).

18. ADJOURNMENT

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s/s Andrea Huston  
Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 13th day of May,  
2026 by 5 p.m.

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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.