

To the Planning & Zoning Committee

In 2012 or 2013, we purchased the property at 413 Hickman St with plans to eventually expand the existing house, or tear down & build there.

In 2019, we began meeting with contractors and a house designer, Dave Morris. As we began trying to move ahead, we ran into P&Z issues because our lot had never been legally platted, even though we had a legal survey of the lot.

In January 2020, we - along with Dave Morris & Travis Roberson (who was serving as an “interpreter” for us as we could not wrap our minds around the issues) met with Laura & Rebecca at the City. We were told that we must submit a Major Development Plat that included renderings of everything we intended to do on the lot. The problem was that the “new UDC” was set to be approved at the February City Council meeting & if approved, it could change our plans - setbacks, building guidelines, etc. We were told that if we changed anything, we would have to re-submit another Major Development Plat. Basically- every time we did anything on our lot, it would mean getting re-platted.

We were also told in that meeting that there was most likely going to be a “Simple Platting” option in the new UDC that would allow the lot to be platted as it was for an administrative fee. So we waited...

In the meantime, we were the first home in Boerne to go through the Historic Commission to get approval for demo on a house over 30 years old (May of 2020)

Because of Covid delays, the new UDC was not approved until August 2021 (I believe that is the correct date.) The UDC did not include a “Simple Plat” option for us we were told by Laura & Rebecca. In the meantime, our neighbor passed away, and his wife decided to relocate. We purchased her house in the spring of 2022 with hopes of creating one larger lot on which to eventually build.

As we were working our way through the Major Development Plat requirements, someone at the City (I’m sorry I do not recall who) told us it would be much easier in the long run to create a subdivision because then we would not have to go through the re-platting process every time we did anything.

So we went the Subdivision route, thinking it would just make it easier on us to turn our 3 lots into 2 rather than 1.

Please note that we had 2 homes with garages & out-buildings on 3 lots that we platted into 2 lots. We shrunk rather than grew. We are not “developers” looking to subdivide & make money off of what we divided up. We are homeowners trying to figure out how to just build a house on our lot. We now understand that creating a subdivision has made us “developers” like whoever is behind Esperanza or Spencer Ranch, etc, but we are just building a house on our lot.

We have paid for traffic studies, geological surveys, drainage surveys, additional land surveys, engineering surveys, etc. Our home is now completed & we are eager to move in after 6 years.

In the midst of getting our plat, we found out that we WERE eligible for an administrative plat since the original surveys on both properties when we started all of this were from the 1950s, but representatives from the city told us our options were 1. Major Development Plat 2. Subdivision Plat.

We feel like we have been caught up in a lot of bureaucracy and changing guidelines that have not been to our advantage. We have persisted with our dream of building and living in the City of Boerne.

One of the things that drew us to the neighborhood - other than our many friends who are now living there - is the feeling that it is the old, original Boerne. The trees and landscaping that go right to the street. Adding a sidewalk would be completely out of place, as there is not one single sidewalk on Hickman, Phil Wilson, or in the neighborhood.

We respectfully ask that this P&Z commission please accept our request for a variance.

Thank you  
Steve & Nancye Drukker