

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**Wednesday, April 17, 2019 – 5:30 p.m.**

Members Present: Scott Lowry, Jim Terrian, Tom Harris, and Alan Thompson.

Staff Present: Michael Mann, Andrea Rivera, Laura Talley, and Barrett Squires.

**1. CALL TO ORDER – 5:30 PM**

Meeting was called to order at 5:42 p.m.

**2. APPROVE MINUTES OF NOVEMBER 14, 2018**

All were in favor to approve the minutes.

**3. DESIGNATE VOTING MEMBERS**

Chair Lowry designated all present members to vote.

**4. CONFLICT OF INTEREST DECLARATION**

There were none.

**5. PUBLIC HEARINGS:**



Receive comments on Variance No. 19-02, Moosehead Manor Lot 4A (228 Bess St.).

Receive comments on Variance No. 19-01, Moosehead Manor Lot 4A (228 Bess St.).

James Adams approached and asked the Board to postpone the hearing due to the fact that only four board members were present. The Board accepted his request to reschedule the hearing for both variances.

**6. ITEMS FOR DISCUSSION/ACTION**

Consider Variance No. 19-02: A request from James & Sherri Jo. Adams, requesting a variance to the City of Boerne Zoning Ordinance Article 3 Section 04.002.H, to allow for home occupancy utilization of 50% of the gross floor area rather than the required 25% for all residential districts for Moosehead Manor Lot 4A (228 Bess St.).

No action was taken.

Consider Variance No. 19-01: A request from James & Sherri Jo. Adams, requesting a variance to the City of Boerne Zoning Ordinance Article 5, Section 4, Table 5-2, to allow for a detached accessory structure front setback that is behind the front building line rather than the required 5-foot setback from rear of building line as required for an estate lot for Moosehead Manor Lot 4A (228 Bess St.).

No action was taken.

**7. ADJOURNMENT**



Meeting was adjourned at 5:46 p.m.

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Chair

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Secretary