

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING**  
**CITY COUNCIL CHAMBERS**  
**447 N. Main St.**  
**Boerne, TX 78006**  
**Wednesday, June 16, 2021 – 5:30 p.m.**

1. CALL TO ORDER – 5:30 PM
2. ADMINISTER OATH OF OFFICE FOR NEWLY APPOINTED BOARD MEMBERS
3. ELECTION OF A NEW VICE CHAIR
4. CONFLICT OF INTEREST DECLARATION
5. DESIGNATE VOTING MEMBERS
6. APPROVE MINUTES OF MAY 19, 2021
7. PUBLIC HEARINGS:

<b>2021-568</b>	Receive comments on Variance No. 21-06, Lot 1, Block 2, Sunrise Addition, 603 Plant Ave., (Proposed 101 Short St.).
<b>2021-569</b>	Receive comments on Variance No. 21-07, Lot 1, Block 2, Sunrise Addition, 603 Plant Ave., (Proposed 105 Short St.).
<b>2021-570</b>	Receive comments on Variance No. 21-08, Lot 1, Block 2, Sunrise Addition, 603 Plant Ave. (Proposed 105 Short St.).
<b>2021-571</b>	Receive comments on Variance No. 21-09, 502 S. School St.
8. ITEMS FOR DISCUSSION/ACTION

<b>2021-572</b>	Consider Variance No. 21-06: A request from Graciela Mitchell, requesting a variance to the City of Boerne Zoning Ordinance, Article 5, Table 5-2, to allow a rear setback encroachment of 4.4-feet, for Lot 1, Block 2, Sunrise Addition, 603 Plant Ave. (Proposed 101 Short St.).
<b>2021-573</b>	Consider Variance No. 21-07: A request from Sonja Gutierrez, requesting a variance to the City of Boerne Zoning Ordinance, Article 5, Table 5-2, to allow a front setback encroachment of 7.8-feet for Lot 1, Block 2, Sunrise Addition, 603 Plant Ave.

(Proposed 105 Short St.).

**2021-574**

Consider Variance No. 21-08: A request from Sonja Gutierrez, requesting a variance to the City of Boerne Zoning Ordinance, Article 5, Table 5-2, to allow a rear setback encroachment of 4-feet for proposed Lot 1, Block 2, Sunrise Addition, 603 Plant Ave. (Proposed 105 Short St.).

**2021-575**

Consider Variance No. 21-09: A request from John Friesenhahn, on behalf of Imagine Built Homes, Ltd., requesting a variance to the City of Boerne Zoning Ordinance, Article 5, Table 5-2, to allow all proposed lots to be deemed as standard lots, instead of a mix of low-density and standard lots, to create a subdivision of 502 S. School St.

**9. ADJOURNMENT**

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s/s Michael G. Mann  
Administrative Officer

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 11th day of June at  
5:00 p.m.

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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 located at the front entrance to 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.