

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**Wednesday, January 31, 2018– 5:30 p.m.**

1. CALL TO ORDER – 5:30 PM

Meeting was called to order at 5:35 p.m.

2. APPROVE MINUTES OF SEPTEMBER 20, 2017

Vice Chair Lowry motioned to approve the minutes. Member Harris seconded the motion. All were in favor. Minutes were approved.

3. DESIGNATE VOTING MEMBERS

Chairman Kessler designated Alternate Member Cayman Gentry as the 5th voting member for tonight's hearing.

4. CONFLICT OF INTEREST DECLARATION

There were none.

5. PUBLIC HEARINGS:

Receive comments on Variance No. 18-01, Lester Subdivision  
(1430 S. Main St.)

City Attorney Kirsten Cohoon explained that the address is actually 1434 S. Main and the address was due to a scrivener's error in the notice. The notice was properly placed, however, and this error is not an issue.

Chris Turk began by explaining that five or six years ago when Herff Road was first being planned there was an initial concept to tie this road to Crosspoint. The county changed the route after looking at design and cost. City Staff felt it was prudent for future developments in this area to connect this road to Christus Parkway for good mobility and safety. We are building a bridge across Menger Creek now to tie into Christus Parkway and this will give traffic ability to move around. The final connection will come from Lot 2 of the Lester Subdivision. The City is under negotiations with Larry Lester to purchase portions

of Lot 2 for the purpose of building the street to make the connection. The parcel we are hear tonight to speak about is the smaller parcel. We are working with all property owners of the Lester Subdivision right now. All these properties are private access easements with private drainage in it. We would like to vacate and replat the whole Lester Subdivision and have these areas platted as City ROW where we would be responsible for the maintenance and have the right to work on this property. If we can accomplish this vacate and replat, then this remaining lot would become a non-conforming use lot. The lot is about 4,500 sq. ft. to 6,000 sq. ft, which is substandard in a B2 zone; you need to have a 10,000 sq ft. lot. The width of the lot is 30' and you should have 60' in width in a B2 zone. We are asking for a variance to the square footage and the width so that we can vacate and replat this. This lot will only be used as a parking lot, we can put this on the plat, and there will be no utilities to it. The smaller parcel will have to be sold with the larger parcel, it cannot be sold separately.

6. ITEMS FOR DISCUSSION/ACTION

Receive comments on Variance No. 18-01: A request from the City of Boerne, requesting a variance to the City of Boerne Zoning Ordinance to allow for a non-conforming lot of 4,663 sq. ft. and a width of approximately 30 feet in the Lester Subdivision (1430 S. Main St.).

Chair Kessler asked for any more comments or discussion. There were none. Secretary Terrian motioned to approve the variance for purpose of needed ROW, Member Harris seconded the motion. All were in favor. Variance was granted.

7. ADJOURNMENT

Meeting was adjourned at 5:47 p.m.

---

Chair

---

Secretary