







**SUBJECT PROPERTY**  
The Birch  
at Spencer Ranch

Current Zoning  
HOL - Interim  
Holding

Proposed Zoning  
R2-N  
Neighborhood  
Residential

**Legend**

-  Parcels
- Boerne Zoning**
-  R4-U
- Overlay Districts**
-  Entrance Corridor
-  Scenic Interstate Corridor

