

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, May 5, 2025 – 6:00 p.m.

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main St., Boerne, TX 78006

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the consent agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless there is a Commission member or citizen request, in which event the item may be moved to the general order of business and considered in its normal sequence.

4.A. [2025-203](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of April 7, 2025.

Attachments: [25-0407 Official Meeting Minutes](#)

4.B. [2025-192](#) Consider approval for Chase Major Development Plat located at

441 West Bandera Road.

Attachments: [AIS - 441 West Bandera Road - Chase Major Development Plat](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constraints Map](#)
[Attachment 5 - Chase Major Development Plat](#)

- 4.C. [2025-193](#) Consider approval for Cibolo Vista Major Subdivision Plat generally located east of Interstate 10 W and south of N Main Street.

Attachments: [AIS - Cibolo Vista Major Subdivision Plat](#)
[Attachment 1 – Aerial Map](#)
[Attachment 2 – Future Land Use Map](#)
[Attachment 3 – Zoning Map](#)
[Attachment 4 – Environmental Constraints](#)
[Attachment 5 – Cibolo Vista Major Subdivision Plat](#)

5. REGULAR AGENDA:

- 5.A. [2025-194](#) Consider a request for a Special Use Permit (SUP) to allow for a drive-thru in the C2 - Transitional Commercial Zoning District within the SoBo - South Boerne Overlay District located at 20 Old San Antonio Road (Commons at Menger Creek Unit 11 Lot - 11A).

Attachments: [AIS - Coffee Shop with Drive-thru](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2- Future Land Use Map](#)
[Attachment 3 - Existing Zoning](#)
[Attachment 4 - Environmental Constraints](#)
[Attachment 5 - Project Narrative](#)
[Attachment 6 - Site Plan](#)
[Attachment 7 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)

6. DISCUSSION ITEMS:

- 6.A. [2025-195](#) Annual Report Presentation

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

- 7.A. [2025-196](#) Recognition of Service - Terry Lemoine
- 7.B. [2025-197](#) 2025 Board and Commission Members
- 7.C. [2025-204](#) Introduction of Summer Intern - Foster Simonsen

8. ADJOURNMENT

s/s Francesca "Franci" Linder

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 1st day of May,
2025 at 6:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.

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.