

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, November 3, 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.

- A. [2025-555](#) CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 8, 2025 AND MEETING OF OCTOBER 6, 2025.

Attachments: [P&ZMinutes.25.0908](#)
 [P&ZMinutes.25.1006](#)

- B. [2025-557](#) CONSIDER APPROVAL FOR ESPERANZA 3H MAJOR SUBDIVISION FINAL PLAT, GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND FORTUNA STREET. (EXTRA TERRITORIAL JURISDICTION)

Attachments: [AIS Esperanza 3H Final Plat](#)
[Attachment 1 – Aerial Map](#)
[Attachment 2 – Future Land Use Map](#)
[Attachment 3 – Environmental Constraints Map](#)
[Attachment 4 – Proposed Major Subdivision Final Plat](#)
[Attachment 5 – POD General Master Development Plan Phase 3 & 4](#)

- C. [2025-558](#) CONSIDER APPROVAL FOR SIENA COURT GARDEN HOMES FINAL PLAT GENERALLY LOCATED NORTHEAST OF DALLEY STREET AND FREY STREET.

Attachments: [AIS Siena Court Final Plat - NC Final](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Environmental Constraints Map](#)
[Attachment 4 -Final Plat](#)
[Attachment 5 - Approved Preliminary Plat](#)
[SienaGH CCR revised 10212025](#)

5. REGULAR AGENDA:

- A. [2025-559](#) CONSIDERATION OF A REQUEST TO RATIFY THE ZONING DESIGNATION OF C3 – SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), AS DETERMINED THROUGH LEGAL REVIEW OF THE UNIFIED DEVELOPMENT CODE, FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON IH-10 WEST. THIS TRACT, KNOWN AS THE IH-10 “SURPLUS NORTH” TRACT, ADJOINS THE FUTURE BUC-EE’S DEVELOPMENT AT 33375 IH-10 WEST.

Attachments: [AIS -Buc-ee's Zoning Ratification Final - 20251103 Final](#)
[Attachment #1 - Aerial Map](#)
[Attachment #2 - Future Land Use Map](#)
[Attachment #3 - Zoning Map](#)
[Attachment #4 - Environmental Constraints Map](#)
[Attachment #5 - Written Responses](#)
[Attachment #6 - Bucees 380 Development Agreement](#)
[Attachment #7 - Ordinance No. 2020-18 - B-2 Zoning Pre-UDC](#)
[Attachment #8 - C3 Zoning Determination Letter](#)
[Attachment #9 - Buc-ee's Project Briefing 2025.08.27 Final](#)
[Attachment #10 - Commercial Zoning District Comparison](#)

- B. [2025-560](#) CONSIDER APPROVAL ON THE 2026 PLANNING AND ZONING
COMMISSION MEETING DATES.

Attachments: [AIS - 2026 PZ Meeting Dates](#)
[2026-Planning Calendar](#)

6. DISCUSSION ITEMS:

- A. [2025-561](#) DISCUSS TEXAS AMERICAN PLANNING AWARDS.

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

8. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of
October, 2025 at 2:15 p.m.

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.