

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

4.A. [2025-036](#) Consider approval of the minutes of the Special Called Planning and Zoning Commission meeting of January 13, 2025.

**Attachments:** [25-0113 Official Meeting Minutes](#)

4.B. [2025-077](#) Consider approval for Northside Community Park Major Subdivision Plat, generally located at 524 Adler Rd.

**Attachments:** [AIS - Northside Community Park Major Subdivision](#)  
[Attachment 1 - Aerial Map](#)  
[Attachment 2 - Future Land Use Map](#)  
[Attachment 3 - Zoning Map](#)  
[Attachment 4 - Environmental Constraints Map](#)  
[Attachment 5 - Major Subdivision Plat as of 2.25.2025](#)  
[Attachment 6 - Master Development Plan](#)

4.C. [2025-078](#) Consider approval for a 30-day time extension for Chase Bank Major Development Plat located at 441 W Bandera Rd.

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

5. REGULAR AGENDA:

5.A. [2025-079](#) Item Postponed - Consider a request for a Special Use Permit (SUP) to allow automobile parts and parts sales in the C2 Zoning District within Entrance Corridor Overlay District located at 1032 N Main St.

5.B. [2025-080](#) Consider a request to allow on-site sewage at 123 Frederick Street.

**Attachments:** [AIS - 123 Fredrick Street - Sewer Waiver](#)  
[Attachment 1 - Aerial Map](#)  
[Attachment 2 - Future Land Use Map](#)  
[Attachment 3 - Zoning Map](#)  
[Attachment 4 - Environmental Constraints](#)  
[Attachment 5 – Cost Estimates](#)  
[Attachment 6 – Property Survey](#)  
[Attachment 7 – Sewer Map](#)

6. DISCUSSION ITEMS

6.A. [2025-081](#) Discuss a potential request for a special use permit (SUP) to allow a drive-thru in SoBo District located at Commons at Menger Creek.

- Attachments:**    [AIS - Coffee Shop with Drive-thru](#)  
[Attachment 1 - Aerial Map](#)  
[Attachment 2 - Future Land Use Map](#)  
[Attachment 3 - Zoning Map](#)  
[Attachment 4 - Environmental Constraints Map](#)  
[Attachment 5 - Site Plan](#)

6.B.    [2025-082](#)            Discuss 2024 Citizen Survey Results

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

8. ADJOURNMENT

s/s Nathan Crane

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of February, 2025 at 5:00 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.

