

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 1, 2026 – 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. [2026-197](#) Consider approval of the Minutes for the Planning and Zoning Commission Meeting of May 4, 2026.

Attachments: [MeetingMinutes-May4-2026](#)

B. [2026-191](#) Consider approval of the Commons of Menger Creek Unit 10 Preliminary Plat and Final Plat, generally located along Herff Road

southwest of Old San Antonio Road

Attachments: [AIS Commons of Menger Creek Unit Preliminary Plat](#)
[Attachment 1 Ariel View](#)
[Attachment 2 Zoning View](#)
[Attachment 3 Future Land Use View](#)
[Attachment 4 Environmental Constraints View](#)
[Attachment 5 Proposed Preliminary Plat](#)
[Attachment 6 Master Development Plan](#)

[2026-198](#) Consider approval for the Scenic Loop Road Business Major Development Plat located at 31905 Interstate 10.

Attachments: [AIS - Scenic Loop Road Major Development Plat](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constraints Map](#)
[Attachment 5 - Scenic Loop Road Business Major Development Plat](#)

5. REGULAR AGENDA:

A. [2026-199](#) Consider request to allow on-site sewage facility (OSSF) at 123 East Frederick Street (KCAD 36904)

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

B. [2026-200](#) Consider a request for a variance to Chapter 7-5.A.2, Access Separation Distances, of the Unified Development Code (UDC) for a property located at 8 Ranger Creek Road (KCAD 12937).

Attachments: [AIS - 8 Ranger Creek Rd - Dvwy](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Variance Application](#)
[Attachment 3 - Application Statement](#)
[Attachment 4 - Proposed Site Plan](#)
[Attachment 5 - Turn Analysis](#)

- C. [2026-201](#) Consider a request for variance to Chapter 7-3.B Required Street Improvements and 7-3.D, Fee in Lieu of Sidewalks, of the Unified Development Code (UDC) for a property located at 417 Hickman (KCAD 18982).

Attachments: [AIS - 417 Hickman - FILO Sidewalk](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - 417 Hickman PZ Variance Application](#)
[Attachment 3 - Letters of Support](#)
[Attachment 4 - Photos](#)
[Attachment 5 - Applicant Statement](#)
[Attachment 6 - Sidewalk Cost Estimate](#)

DISCUSSION:

[2026-192](#) Discuss a proposed Single Family Residential development located approximately 450 feet northwest of the intersection of Herff Road and Old San Antonio Road.

Attachments: [AIS -Commons at Menger Creek Discussion](#)
[Attachment 1- Conceptual Design](#)

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

A. Introduction of William Willingham, Planner II.

B. 2026 APA Texas Planning Conference on October 14-16, 2026 in Irving, Texas.

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 26th day of May, 2026 at 5:00 p.m.

s/s Misti Rains

Executive Assistant

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.