

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, December 2, 2024 – 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. [2024-622](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of November 4, 2024.

Attachments: [Official Meeting Minutes 24-1104](#)

4.B. [2024-623](#) Consider approval for Esperanza Phase 4B Final Plat, generally

located south of Splendido and east of Galisteo.
(Extra-Territorial Jurisdiction)

Attachments: [AIS - Esperanza 4B - Final Plat 2024.12.02](#)
[Att 1 - Location Map](#)
[Att 2 - Future Land Use Map](#)
[Att 3 - Proposed Final Plat](#)
[Att 4 - Esperanza Pod GDP Ph 3 and 4 PH 4B](#)

4.C. [2024-624](#) Consider approval for Esperanza Phase 4C Preliminary Plat generally located north of Highway 46 along Galisteo Drive.
(Extra-Territorial Jurisdiction)

Attachments: [AIS - Esperanza 4C - Prelim Plat 2024.12.02 Final](#)
[Att 1 - Location Map](#)
[Att 2 - Future Land Use Map](#)
[Att 3 - Proposed Preliminary Plat](#)
[Att 4 - Approved Pod General Master Development Plan Phase 3 & 4](#)

5. REGULAR AGENDA:

5.A. [2024-626](#) Untable and consider zoning change request from a HOL-Interim zoning district to R2-M Moderate Density Residential Zoning District for a 71.12 acre tract of land, generally located at the southwest intersection of Spencer Ranch and Highway 46, in the City of Boerne, Kendall County, Texas (KAD: 307605; A10360 - Survey 179 Newton & Taylor 71.12 acres)

Attachments: [AIS - Spencer Ranch Rezone 12.02.2024](#)
[Att 1 - Aerial Map](#)
[Att 2 - Zoning Map](#)
[Att 3 - Future Land Use Map](#)
[Att 4 - Spencer Ranch Master Community Plan - Oct 2018](#)
[Att 5 - Approval Criteria - Section 2.5.C.5](#)
[Att 6 - 500 ft. Notice Buffer](#)
[Att 7 - Conceptual Development Plan from 2021 Development Agreement](#)
[Att 8 - Spencer Ranch Plats Conditions for Approval](#)
[Att 9 - Community Responses](#)
[Att 10 - Annexation Phasing Map](#)

- 5.B. [2024-627](#) Consider the City of Boerne Planning & Zoning Commission Rules of Decorum and Subcommittee Guidelines.

Attachments: [Subcommittee Guidelines.draft.10.31.24](#)

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

6.A. City of Boerne Boards and Commissions Appreciation Open House - December 11th at 6:00 p.m. - 8:00 p.m. at City Hall Lobby.

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 27th day of November, 2024 at 4:00 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.

