

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, July 1, 2024 – 6:00 p.m.

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main, 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. [2024-318](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of June 3, 2024.

Attachments: [PZ Official Meeting Minutes 24-0603](#)

4.B. [2024-319](#) A request for the reconsideration of the preliminary plat approval for The Birch at Spencer Ranch Phase 3 generally located to the

west of Spencer Road and north of State Highway 46 (KAD NO. 307605)

Attachments: [AIS - The Birch at Spencer Ranch Phase 3 Prelim Plat Final](#)
[Attachment 1 - Vicinity Map](#)
[Attachment 2 - Birch at Spencer Ranch Phase 3 Preliminary Plat](#)
[Attachment 3 - MPCP Spencer Ranch Oct0118](#)
[Attachment 4 - Preliminary Plat Reconsideration Request Letter](#)

4.C. [2024-320](#) A request for final plat approval for Ranches at Creekside, Unit 5, generally located at 125 State Highway 46.

Attachments: [AIS - Ranches at Creekside Unit 5 Final Plat](#)
[Att 1 - Location map - Ranches at Creekside Unit 5](#)
[Att 2 - Ranches at Creekside Unit 5 Final Plat](#)
[Att 3 - Ranches at Creekside Master Plan - approved 8.05.19](#)
[Att 4 - Ranches at Creekside Unit 5 Plat review 2](#)
[Att 5 - Preliminary Plat Approval Letter](#)

5. REGULAR AGENDA:

5.A. [2024-321](#) Consider a request to rezone 6 tracts consisting of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10, legally described as A10441 - Survey 183 J Small 5.534 acres (KCAD 15889), A10441 - Survey 183 J Small 5.218 acres (KCAD 15846), A10730 - Survey 185 J M Mccullough 4.66 acres (KCAD 17397), A10730 - Survey 185 J M Mccullough 0.65 acres (KCAD 17398), A10247 - Survey 186 S Hewes 0.34 acres (KCAD 13723), And A10730 - Survey 185 J M Mccullough 0.21 acres (KCAD 17405); Kendall County, Texas, from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).

- I. Staff Presentation
- II. Public Hearing
- III. Recommendation

- Attachments:** [AIS I 10 Rezoning -24001 Final](#)
[Attachment 1 Rezoning Application with Exhibits](#)
[Attachment 2 Future Land Use Map](#)
[Attachment 3 C3Rezone](#)
[Attachment 4 Citizen Comments](#)
[Attachment 5 Section 2.5 C 5](#)

5.B. [2024-322](#) Consider a request for a variance to Chapter 8.1(D)(3)(i)(i),
Floodplain Management, of the Unified Development Code for a
property located at 303 James St (KAD 19788).

- Attachments:** [AIS - 303 James Floodplain Variance](#)
[Attachment A Variance Application](#)
[Attachment B Site Plan](#)

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

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 27th day of June,
2024 at 5:30 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.