

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, April 7, 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. [2025-163](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of March 3, 2025.

Attachments: [25-0303 Official Meeting Minutes](#)

4.B. [2025-164](#) Consider approval for Esperanza 3H Major Subdivision

Preliminary Plat a 81-lot single family subdivision, generally located northeast of Esperanza Boulevard and Fortuna Street. (extra territorial jurisdiction)

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

- 4.C. [2025-165](#) Consider approval for The Birch at Spencer Ranch Phase 3 Final Plat a 70-lot single family subdivision generally located to the west of Spencer Road and north of State Highway.

- Attachments:** [AIS - The Birch at Spencer Ranch Phase 3 Final Plat](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Environmental Constraints](#)
[Attachment 4 - MPCP Spencer Ranch Oct0118](#)
[Attachment 5 - Spencer Ranch Phase 3 Final Plat](#)
[Attachment 6 - Birch at Spencer Ranch Phase 3 Preliminary Plat](#)

- 4.D. [2025-166](#) Consider approval for a 30-day time extension for Chase Bank Major Development Plat located at 441 West Bandera Road.

- 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. [2025-167](#) A request for a Special Use Permit (SUP) to allow automobile parts and parts sales (O’Reilly Auto Parts) in the C2 Zoning District within the Entrance Corridor Overlay District located at 1032 North Main Street.

Attachments: [AIS - Special Use Permit - O'Reilly - 1032 North Main Street](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constraints](#)
[Attachment 5 - Special Use Permit Project Narrative](#)
[Attachment 6 - Site Plan and Elevations](#)
[Attachment 7 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)

6. DISCUSSION ITEM:

6.A. [2025-168](#) Discuss future land use and proposed development of 727A Johns Road.

Attachments: [AIS - 727A Johns Road Discussion](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constraints](#)

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

7.A. [2025-169](#)

- 1.) Impact Fee Advisory Board Meeting will be held on May 5, 2025, at 5:30 p.m. in the Boerne City Hall Council Chambers.
- 2.) Planning and Permitting + Code Compliance are hosting a peanut butter drive to support Boerne's Blessings in a Backpack program (through April 30th).
- 3.) Meeting Video Transcription

8. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 3rd day of April,
2025 at 6:00 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.