

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 2, 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. OATHS OF OFFICE

- 3.A.** [2025-239](#) Administer oaths of office - Commissioner Bill Bird and Commissioner Cody Keller.

Attachments: [AIS - OATHS OF OFFICE](#)

4. ELECTIONS

- 4.A.** [2025-240](#) Consider election of vice chair and secretary.

Attachments: [AIS - ELECTION OF VICE-CHAIR AND SECRETARY](#)

5. 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)

6. 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.

6.A. [2025-236](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of May 5, 2025.

Attachments: [Minutes 25-0505](#)

6.B. [2025-242](#) Consider approval of Corley Farms Unit #5 Major Subdivision Final Plat generally located north of Corley Road and west of Vallerie Lane within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.

Attachments: [AIS Corley Farms U5 Major Subdivision Plat](#)
[Attachment 1 - Aerial Map - Corley Farms Unit #5](#)
[Attachment 2 - Future Land Use Map - Corley Farms Unit #5](#)
[Attachment 3 - Environmental Constraints - Corley Farms Unit #5](#)
[Attachment 4 - Corley Farms Unit #5 Major Subdivision Final Plat - 5.29.21](#)

7. REGULAR AGENDA:

7.A. [2025-237](#) Public Hearing on a proposed zoning change request from a HOL-Interim Zoning District to R3-D - Duplex Residential Zoning District within the SIC - Scenic Interstate Corridor Overlay District for a 6.46 acre tract of land, located at 727A Johns Road.

Attachments: [AIS 727A Johns Road Discussion Final](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constaints](#)
[Attachment 5 - Draft Subdivision Layout](#)
[Attachment 6 - Written Correspondence](#)
[Attachment 7 - UDC Sec. 2-5.C.5 Approval Criteria](#)
[Attachment 8 - April 7, 2025 Planning & Zoning Commissio Meeting Minu](#)

- 7.B. [2025-238](#) Public Hearing on a request for a Special Use Permit (SUP) to allow a drive-thru in the C2 - Transitional Commercial Zoning District within the SOBO - South Boerne Overlay District at Common of Menger Unit 11, Lot 11A, generally located near the northeast corner of Gallant Fox and Herff Road.

Attachments: [AIS - SUP](#)
[Att 1 - Aerial Map](#)
[Att 2- Future Land Use Map](#)
[Att 3 - Zoning Map](#)
[Att 4- Environmental Constraints](#)
[Att 5- Project Narrative](#)
[Att 6 - Site Plan](#)
[Att 7 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)

- 7.C. [2025-241](#) Major Development Plat approval for Big Country #104 generally located at the southwest corner of Spencer Ranch Blvd and State Highway 46 within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.

Attachments: [AIS Big Country #104 Major Development Plat](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constraints](#)
[Attachment 5 - Big Country 104 Subdivision Plat](#)
[Attachment 6 – Minutes of the June 7, 2021, Planning and Zoning Commi](#)
[Attachment 7 –Big Country Property – Distinction from Spencer Ranch Su](#)

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

- TML Land Use Essentials Conference

9. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 29th day of May,
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.