

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, April 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. [2024-135](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of March 4, 2024.

**Attachments:** [24-0304 Official Meeting Minutes](#)

4.B. [2024-136](#) Consider a request for a 30-Day Time Extension of the Preliminary plat of Ranches at Creekside Unit 7 & 8 located southwest of the intersection of State Hwy 46 and the proposed

extension of Copper Creek.

**Attachments:** [AIS - Ranches at Creekside U7&8 - Preliminary - 031924](#)  
[Att 1- Ranches at Creekside Unit 7 & 8 - Location Map](#)  
[Att 2- Ranches at Creekside Units 7 and 8 Preliminary Plat 30 Day Time Ex](#)

5. REGULAR AGENDA:

**5.A.** [2024-137](#) Consider a request by Boerne Bible Evangelical Free Church to rezone approximately 3.47 acres from R1-M (Medium-density Residential District) and C2 (Transitional Commercial District) to CIV (Civic and Institutional District) for the property located at 1022 and 1026 East Blanco Road (KAD 38082, 24309, and 20065). Take necessary action.

- I. Staff presentation
- II. Public hearing
- III. Recommendation

**Attachments:** [AIS - Rezoning 1026 East Blanco Road](#)  
[Att 1 - Boerne Bible Evangelical Free Church Location Map](#)  
[Att 2 - Boerne Bible Evangelical Free Church Proposed Zone](#)  
[Att 4 - Resident Responses](#)  
[Att 5 - Rezoning Approval Criteria \(UDC Section 2.5.C.5.b\)](#)

**5.B.** [2024-138](#) Request for approval of a Historic Landmark Designation for 717 North Main Street. (KAD 19840) .

**Attachments:** [AIS - 717 North Main Street - Historic Landmark Application 20240402](#)  
[Att 1 - Location Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Application for Historic Designation\\_Memo](#)  
[Att 4 - HLC Official Meeting Minutes 20240305](#)

**5.C.** [2024-139](#) Consider a request for a variance to the Unified Development Code (UDC), Section 7.6 Water and Sewer for a property located along Cibolo Creek Northeast of Switchback Trail that intersects with IH-10 Frontage Road just south of Ranger Creek Road (KAD 49814)

**Attachments:**    [AIS - Sewer Main Extension Variance](#)  
[Att 1 - Draft Subdivision Plat](#)  
[Att 2 - BPC Water & Sewer Mains](#)

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

7. ADJOURNMENT

s/s Nathan Crane

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of March, 2024 at 5:30 p.m.

s/s Heather Wood

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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.