

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday - September 14, 2026 – 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

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

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)

[2026-399](#) SECTION 551.071 - CONSULTATION WITH THE CITY ATTORNEY
(REZONING PROCEDURES)

3. RECONVENE INTO OPEN SESSION: Commission will take any necessary action relating to the Executive Session as described above.

4. 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)

5. 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.

[2026-398](#) CONSIDER APPROVAL OF THE MINUTES FOR THE PLANNING AND

ZONING COMMISSION MEETING OF AUGUST 3, 2026.

Attachments: [UnofficialMeetingMinutes8-3-2026](#)

6. REGULAR AGENDA:

[2026-375](#) HOLD A PUBLIC HEARING AND MAKE A RECOMMENDATION ON A PROPOSED PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 6.5 ACRES OF LAND LOCATED AT 727A JOHNS ROAD.

Attachments: [AIS 727A Johns Road PUD](#)
[Attachment 1- Aerial Exhibit](#)
[Attachment 2- Future Land Use Map](#)
[Attachment 3- Zoning Exhibit](#)
[Attachment 4- Environmental Constraints](#)
[Attachment 5- PUD Packet](#)
[Attachment 6- Written Correspondence](#)
[Attachment 7 - UDC Sec. 2-5.C.5 Approval Criteria](#)
[Attachment 8- Previously Reviewed PUD](#)
[Attachment 9 - Peak Hour Trip Generation & Turn Lane Evaluation](#)

[2026-396](#) HOLD A PUBLIC HEARING AND MAKE A RECOMMENDATION TO REZONE APPROXIMATELY 13.4 ACRES OF LAND FROM HOL (HOLDING) DISTRICT TO C-3 COMMUNITY COMMERCIAL DISTRICT, GENERALLY LOCATED ALONG THE 31300-31400 BLOCK OF IH-10 (POTENTIAL AUTO DEALERSHIP).

Attachments: [AIS - 31300 Block IH-10 Rezone Final](#)
[Attachment 1 – Aerial Map](#)
[Attachment 2 – Future Land Use Map](#)
[Attachment 3 – Zoning Map](#)
[Attachment 4 – Environmental Constraints](#)
[Attachment 5 - Application packet](#)
[Attachment 6 - UDC Sec. 2-5 Approval Criteria](#)

[2026-397](#) HOLD A PUBLIC HEARING AND MAKE A RECOMMENDATION FOR A SPECIAL USE PERMIT (SUP) TO ALLOW AUTOMOBILE SALES WITH ACCESSORY AUTOMOBILE SERVICE GENERALLY LOCATED AT THE 31300-31400 BLOCK OF IH-10 (POTENTIAL AUTO DEALERSHIP).

Attachments: [AIS - 31300 Block IH-10 SUP Final](#)
[Attachment 1 – Aerial Map](#)
[Attachment 2 – Future Land Use Map](#)
[Attachment 3 – Zoning Map](#)
[Attachment 4 – Environmental Constraints](#)
[Attachment 5 - Project Narrative and Site Plan](#)
[Attachment 6 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)

[2026-395](#) CONSIDER A REQUEST TO ALLOW ON-SITE SEWAGE FACILITY (OSSF) AT PROPERTY GENERALLY LOCATED AT 102 FREY (A10441 - SURVEY 183 J SMALL 4.24 ACRES, (2.94 AC IN AB 298 SUR 180) (KCAD 50290).

Attachments: [AIS 102 Frey Sewer Waiver](#)
[Attachment 1 – Aerial Map](#)
[Attachment 2 – Environmental Constraints Map](#)
[Attachment 3 – Sewer Map](#)
[Attachment 4 – Cost Estimates](#)
[Attachment 5 – Proposed OSSF Layout](#)
[Attachment 6 – Photos](#)

[2026-373](#) HOLD A PUBLIC HEARING AND MAKE A RECOMMENDATION TO THE CITY COUNCIL ON AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED ON NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO CHAPTER 1 - GENERAL PROVISIONS; CHAPTER 2 - GENERAL PROCEDURES; CHAPTER 3 - ZONING; CHAPTER 4 - RESIDENTIAL SITES; CHAPTER 5 - NONRESIDENTIAL SITES; CHAPTER 8 - ENVIRONMENTAL DESIGN; APPENDIX A - DEFINITIONS; AND APPENDIX D - DARK SKY REGULATIONS.

Attachments: [AIS 2026 UDC Amendments](#)
[Attachment 1- Proposed Amendment](#)
[Attachment 2- Feedback Comparison Table](#)

7. DISCUSSION:

[2026-400](#) COMMISSIONER CITY EMAIL USE

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

9. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 8th day of
September 8, 2026 at 5:00 p.m.

s/s Misti Rains

Executive Assistant

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.