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

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, in compliance with Texas Government Code Section 551.007. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Texas Government Code Section 551.042)

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.

a. 2026-398 Consider Approval of the Minutes for the Planning and Zoning Commission Meeting of August 3, 2026.

Attachments: UnofficialMeetingMinutes8-3-2026

b. 2026-464 Consider approval of Minutes for the Planning and Zoning

Commission Meeting September 14, 2026.

Attachments: UnofficialMeetingMinutes9-14

c. 2026-474 Consider approval for Corley Farms Crossing Unit #15 & 16 Preliminary Plat generally located along Homestead Ridge and west of Scenic Loop Road within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.

Attachments: AIS Corley Farms Crossing Unit 15 & 16 Prelim Plat
Attachment 1 - Corley Farms Crossing Unit 15 & 16 Aerial Map
Attachment 2 - Corley Frams Crossings Unit 15 & 16 Environmental
Attachment 3 - Master Plan
Attachment 4 - Corley Farms Crossing, Units 15 & 16 - Major- Preliminary

5. REGULAR AGENDA:

a. 2026-473 Discuss a potential request for a mixed-use development known as Menger Creek Village on approximately 49 acres generally located northeast of the intersection of Main Street and Herff Road and northeast of the intersection of Old San Antonio Road and Herff Road.

Attachments: Menger Creek Village
Boerne - Commercial Retail Concept #1
Boerne - Commercial Retail Concept #2

b. 2026-475 Establish 2027 Planning and Zoning Commission meeting dates.

Attachments: AIS - 2027 PZ Meeting Dates
Attachment 1 - Proposed 2027 P&Z Meeting Calendar

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

a. 2026-476 2027 National Planning Conference in Houston, TX on May 15-18, 2027.

7. ADJOURNMENT

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 27th day of October, 2026 at 5:00 p.m.

_____

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.