

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, May 4, 2020 – 6:00 p.m.

Due to the COVID-19 pandemic, this meeting is being held telephonically only as allowed by the Governor of Texas during this public health emergency. Please do not attend the meeting in person.

You may join the Planning and Zoning Commission Meeting:

Join Zoom Meeting

<https://zoom.us/j/97903412351>

Dial in Toll Free: 1-888-788-0099

Or 1-877-853-5247

Meeting ID: 979 0341 2351

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. Statement of Rules to apply for Public Comments by the Chairman.

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)

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(Attorney General Opinion – JC-0169)*

The Planning and Zoning Commission will allot a maximum of 30 minutes for Public

Comments. Presentations will be limited to 3 minutes per speaker.

5. CONSENT AGENDA

[2020-313](#) CONSIDER THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF MARCH 2, 2020

Attachments: [P & Z MEETING MARCH 2, 2020](#)

[2020-314](#) CONSIDER THE MINUTES OF THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF MARCH 25, 2020.

Attachments: [Minutes 20-0325](#)

6. PUBLIC HEARING-TO HEAR COMMENTS ON THE FOLLOWING:

[2020-315](#) CONSIDER THE PROPOSED REZONING OF 0.341 ACRES LOCATED AT 602 FREY STREET (KAD 18988) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO O, OFFICE DISTRICT. (BURTON AND JOYCE SPONHALTZ)

Attachments: [Summary - 602 Frey - Public Hearing](#)

[Att 1 - Location Map](#)

[Att 2 - Future Land Use](#)

[Att 3 - Current Zoning](#)

[Att 4 - Proposed Zoning](#)

[Att 5 - R-1 Uses](#)

[Att 6 - O Uses](#)

[2020-316](#) CONSIDER THE ZONING OF 5.155 ACRES OF TXDOT RIGHT-OF-WAY TO B-2, HIGHWAY COMMERCIAL (IH-10 "SURPLUS NORTH" TRACT THAT ADJOINS THE FUTURE BUC-EES DEVELOPMENT LOCATED AT 33375 IH-10 WEST). (APPLICANT, STAN BEARD, BUC-EES FOR STATE OF TEXAS, TXDOT)

Attachments: [Summary - TxDOT - Public Hearing](#)

[Att 1 - Location Map](#)

[Att 2 - TxDOT ROW Zoning Map](#)

[Att 3 - Future Land Use Map](#)

[Att 4 - Current Zoning Map](#)

[Att 5 - Proposed Zoning Map](#)

[Att 6 - B-2 Uses](#)

7. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARINGS:

[2020-317](#) MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED REZONING OF 0.341 ACRES LOCATED AT 602 FREY STREET (KAD 18988) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO O, OFFICE DISTRICT. (BURTON AND JOYCE SPONHALTZ).

Attachments: [Summary - 602 Frey - Recommendation](#)
[Att 1 - Location Map](#)
[Att 2 - Future Land Use](#)
[Att 3 - Current Zoning](#)
[Att 4 - Proposed Zoning](#)
[Att 5 - R-1 Uses](#)
[Att 6 - O Uses](#)
[Att 7 - Street View](#)

[2020-318](#) MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED ZONING OF 5.155 ACRES OF TXDOT RIGHT-OF-WAY TO B-2, HIGHWAY COMMERCIAL. (IH-10 "SURPLUS NORTH" TRACT THAT ADJOINS THE FUTURE BUC-EES DEVELOPMENT LOCATED AT 33375 IH-10 WEST) (APPLICANT, STAN BEARD, BUC-EES FOR STATE OF TEXAS, TXDOT)

Attachments: [Summary - Recommendation](#)
[Att 1 - Location Map](#)
[Att 2 - Future Land Use](#)
[Att 3 - Current Zoning Map](#)
[Att 4 - Proposed Zoning Map](#)
[Att 5 - B-2 Uses](#)

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

9. 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 ABOVE AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

10. ADJOURNMENT

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

s/s Laura Talley

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 1st day of May, 2020 at 3:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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 830-249-9511.

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.