

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

1. CALL TO ORDER – 6:00 PM

ROLL CALL

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. COMMENTS FROM BEN THATCHER, CITY MANAGER FOR BOERNE.

4. ACKNOWLEDGEMENT OF RECENTLY RESIGNED PLANNING AND ZONING
COMMISSIONERS, JOE DAVIS, PAULA HAYWARD AND CAL CHAPMAN.

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)

*The Planning and Zoning Commission will allot a maximum of 30 minutes for
Public Comments. Presentations will be limited to 3 minutes per speaker.*

6. CONSENT AGENDA: All items listed below within the Consent Agenda are
considered to be routine by the Planning and Zoning Commission and may be enacted
with one motion. There will be no separate discussion of items unless a Commission
Member or citizen so requests, in which event the item may be moved to the general
order of business and considered in its normal sequence.

6.A. [2020-411](#) CONSIDER THE MINUTES OF THE REGULAR PLANNING AND
ZONING COMMISSION MEETING OF JUNE 1, 2020.

Attachments: [PZ 01-June-2020 Official Meeting Minutes \(1\)](#)

7. PUBLIC HEARING

7.A. [2020-412](#) CONSIDER THE PROPOSED USE REQUEST FOR A RESTAURANT
WITH A DRIVE-THRU LOCATED AT 101 SOUTH MAIN STREET

(KAD 19960) IN A B-3, CENTRAL BUSINESS DISTRICT (PATRICE MAINZ).

- Attachments:** [Summary - 101 South Main Street - Public Hearing](#)
[Att 1 - 101 S. Main Street - Aerial Map](#)
[Att 2 - 101 S. Main Street - Zoning Map](#)
[Att 3 - Black Rifle Drive Thru Exhibit](#)
[Att 4 - TIA - Traffic Impact Analysis Threshold Worksheet 200616](#)
[Att 5 - Table of Use B-3](#)

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

- 8.A. [2020-413](#) MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED USE REQUEST FOR A RESTAURANT WITH A DRIVE-THRU LOCATED AT 101 SOUTH MAIN STREET (KAD 19960) IN A B-3, CENTRAL BUSINESS DISTRICT (PATRICE MAINZ).

- Attachments:** [Summary - 101 S. Main Street](#)
[Att 1 - 101 S. Main Street - Aerial Map](#)
[Att 2 - 101 S. Main Street - Zoning Map](#)
[Att 3 - Black Rifle Drive Thru Exhibit](#)
[Att 4 - TIA - Traffic Impact Analysis Threshold Worksheet 200616](#)
[Att 5 - Table of Use B-3](#)

9. ACTION ITEMS:

- 9.A. [2020-414](#) CONSIDER CONDITIONAL APPROVAL OF THE DEVELOPMENT PLAT FOR TOYOTA OF BOERNE, LOT 1A, 17.823 ACRES LOCATED AT 31205 IH-10 WEST (KAD NO. 47908, 62028, 12290.) TAKE NECESSARY ACTION.

- Attachments:** [Summary - Toyota of Boerne Dev Plat](#)
[Att 1 - AERIAL MAP Toyota of Boerne](#)
[Att 2 - 20200622 TOB Dealership Plat \(Final\)](#)

10. DISCUSSION ITEM:

10.A. UNIFIED DEVELOPMENT CODE TIMELINE UPDATE

10.B. PROCEDURES FOR PLANNING AND ZONING COMMISSION MEETINGS

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

12. 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 INCLUDING IF THEY MEET THE QUALIFICATIONS IN SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION REGARDING REAL PROPERTY), 551.073 (DELIBERATION REGARDING GIFTS), 551.074 (PERSONNEL/OFFICERS), 551.076 (DELIBERATION REGARDING SECURITY DEVICES), AND SECTION 551.087 (DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS) OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. (If needed)

13. ADJOURNMENT

s/s Laura Talley

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 2nd day of July, 2020 at 5:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

Boerne City Hall 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 830-249-9511.

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.