

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, August 31, 2020 – 6:00 p.m.

Facial Coverings Will Be Required

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.)

MOMENT OF SILENCE

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

4.A. [2020-509](#) CONSIDER THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF AUGUST 3, 2020.

Attachments: [Minutes 20-0803](#)

4.B. [2020-510](#) CONDITIONAL APPROVAL OF THE FINAL PLAT FOR ESPERANZA PHASE 2F, 79.12 ACRES, 255 RESIDENTIAL LOTS, 17 OPEN SPACE LOTS, AND 16.279 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028, & 45852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [Summary - Esperanza Ph 2F Final Plat](#)
[Att 1 - Esperanza Phase 2F - Location Map](#)
[Att 2 - Aerial Map Esperanza 2F](#)
[Att 3 - Esperanza Phase 2F Final Plat](#)
[Att 4 - Esperanza Phase 2F - PODS](#)

5. EXECUTIVE SESSION UNDER SECTION 551.071 OF THE TEXAS LOCAL GOVERNMENT CODE FOR CONSULTATION WITH THE CITY ATTORNEY REGARDING LEGAL MATTERS RELATED TO THE BIRCH AT SPENCER RANCH SUBDIVISION.

6. REGULAR AGENDA:

6.A. [2020-511](#) TO CONSIDER PERMANENT ZONING OF 0.829 ACRES LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876) FROM R-A, RESIDENTIAL AGRICULTURAL, TO B-2, HIGHWAY COMMERCIAL DISTRICT (Chad and Kerri Properties LP).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED PERMANENT ZONING OF 0.829 ACRES LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876) FROM R-A, RESIDENTIAL AGRICULTURAL, TO B-2, HIGHWAY COMMERCIAL DISTRICT (Chad and Kerri Properties LP).

Attachments: [Summary - 33565 IH 10 Zoning](#)
[Att 1 - 33565 IH 10 Location Map](#)
[Att 2 - 33565 IH 10 Current Zoning](#)
[Att 3 - 33565 IH 10 Proposed Zoning](#)
[Att 4 - 33565 IH 10 FLU](#)
[Att 5 - Zoning Description RA and B2](#)
[Att 6 - Zoning Use Table RA and B2](#)
[Att 7 - Street View](#)

6.B. [2020-512](#) TO CONSIDER THE PROPOSED PERMANENT ZONING OF 0.374 ACRES LOCATED AT 33875A INTERSTATE HIGHWAY 10 (KAD 33907) FROM R-A, RESIDENTIAL AGRICULTURAL, TO B-2, HIGHWAY COMMERCIAL DISTRICT (Denis and Jill Goulet).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED PERMANENT ZONING OF 0.374 ACRES LOCATED AT 33875A INTERSTATE HIGHWAY 10 (KAD 33907) FROM R-A, RESIDENTIAL AGRICULTURAL, TO B-2, HIGHWAY COMMERCIAL DISTRICT (Denis and Jill Goulet).

Attachments: [Summary - 33875A IH 10 Zoning](#)
[Att 1 - 33875A IH 10 Location Map](#)
[Att 2 - 33875A IH 10 Current Zoning](#)
[Att 3 - 33875A IH 10 Proposed Zoning](#)
[Att 4 - 33875A IH 10 FLU](#)
[Att 5 - Zoning Description RA and B2](#)
[Att 6 - Zoning Use Table RA and B2](#)
[Att 7 - Street View](#)

7. [2020-513](#) CONSIDER A VARIANCE REQUEST TO SUBDIVISION ORDINANCE ARTICLE 5, SECTION 5.11.003, CERTAIN STREETS EXCLUDED THAT WOULD ALLOW FOR A PRIVATE STREET BE ALLOWED ON A THOROUGHFARE LOCATED AT 10 SPENCER ROAD (Matkin-Hoover Engineering & Surveying for the owner, Forestar (USA) Real Estate Group, Inc.)

Attachments: [Summary - Spencer Ranch](#)
[Att 1 - Variance Application 20200522](#)
[Att 2 - Master Plan](#)
[Att 3 - Thoroughfare Plan 2019](#)

8. [2020-514](#) CONSIDER THE PRELIMINARY PLAT FOR SHORELINE PARK, PHASES 3 & 4, 16.13 ACRES, 78 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 3.05 ACRES OF RIGHT-OF-WAY (KAD NO. 302217, 302218, 12851, AND 12852). TAKE NECESSARY ACTION.

Attachments: [Summary - Shoreline Park Phases 3 and 4 Preliminary Plat](#)
[Att 1 - Shoreline Park Location Map](#)
[Att 2 - Shoreline Park Phase 3&4 Aerial Map](#)
[Att 3 - Shoreline Park Phase 3 & 4 Preliminary Plat](#)
[Att 4 - Approved Master Plan](#)

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

9.A. BRIEF UPDATE ON STATUS OF UNIFIED DEVELOPMENT CODE.

10. ADJOURNMENT

s/s Laura Talley

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of August, 2020 at 5:10 p.m.

s/s Shelby Allen

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 830-249-9511.

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.