

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE CITY HALL 447 NORTH MAIN STREET
Monday, October 5, 2020
4:00 p.m.

1. CALL TO ORDER – 4:00 PM
2. 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)
3. WORKSHOP TO DISCUSS THE UPDATES TO THE UNIFIED DEVELOPMENT CODE.
4. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.
5. 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)
6. ADJOURNMENT.

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL 447 NORTH MAIN STREET
Monday, October 5, 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. 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: 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 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.

4.A. [2020-567](#) CONSIDER THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF AUGUST 31, 2020

Attachments: [Official Meeting Minutes August 31, 2020](#)

5. REGULAR AGENDA:

5.A. [2020-568](#) TO CONSIDER THE PROPOSED PERMANENT ZONING OF 8.5345 ACRES LOCATED AT 103 OLD SAN ANTONIO ROAD (KAD 38831) FROM R-A, RESIDENTIAL AGRICULTURAL, TO R-4, MULTIFAMILY RESIDENTIAL DISTRICT (William G. Graham, Fraser H. Graham, John J. Laroche).

- I STAFF PRESENTATION
- II PUBLIC HEARING

Attachments: [Summary - 103 Old San Antonio Road](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Current Zoning](#)
[Att 4 - Proposed Zoning - 103 Old San Antonio](#)
[Att 5 - Future Land Use Map](#)

6. EXECUTIVE SESSION UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE – THE PLANNING AND ZONING COMMISSION WILL ADJOURN INTO EXECUTIVE SESSION TO CONSULT WITH THE CITY ATTORNEY REGARDING LEGAL MATTERS RELATED TO THE CONDITION OF APPROVAL FOR SHORELINE PARK PHASE 3 & 4 PRELIMINARY PLAT.

7. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATED TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

8. [2020-569](#) Consider the preliminary plat for Shoreline Park, Phase 6, 26.685 acres, 64 residential lots, 6 open space lots, and 4.74 acres of right-of-way (KAD No. 12852, 302218, and 302219). Take necessary action.

Attachments: [Summary - Shoreline Park Phase 6](#)
[Att 1 - Shoreline Park Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Shoreline Park Phase 6 Preliminary Plat](#)
[Att 4 - Approved Master Plan](#)

9. [2020-570](#) Consider the preliminary plat for Buc-ee's #41, 29.22 acres, 2 nonresidential lots, 1 open space lot, and 1.991 acres of right-of-way (KAD No. 15922 and 15923). Take necessary action.

Attachments: [Summary - Buc-ees](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Buc-ees Preliminary Plat](#)

10. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

11. 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)

12. ADJOURNMENT

s/s Laura Talley

Administrative Officer

CERTIFICATION

**I herby certify that the above notice of meeting was posted on the 2nd day of
October, 2020 at 4:00 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.