

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, January 8, 2024 – 6:00 p.m.

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. 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. [2024-016](#) The minutes of the Planning and Zoning Commission meeting of December 4, 2023.

Attachments: [Official Meeting Minutes 23-1204](#)

4.B. [2024-019](#) A request for conditional approval of the Major Subdivision Plat of Morningside Ministries Terrace Homes, generally located southeast of Interstate 10 and Upper Balcones Road.
(C2-Transitional Commercial)

Attachments: [AIS - Morningside Ministries Terrace Homes](#)
[Att 1- Location and Aerial Map](#)
[Att 2 - Morningside Ministries Terrace Homes](#)

4.C. [2024-022](#) A request for a 30-Day time extension for Toyota of Boerne Major Development Plat located at 31205 Interstate 10 Frontage Road.

Attachments: [AIS 30-Day Ext Toyota of Boerne 01082024](#)
[Att 1 - Location Map](#)
[Att 2 - 30-day ext request](#)

5. REGULAR AGENDA:

5.A. [2024-026](#) Consider a request for a variance to the Unified Development Code, Chapter 8, Section 8.2(a), Watershed Protection Zones, for 524 Adler Street (KAD No. 14229). Take necessary action.

- II. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. ACTION

Attachments: [AIS - Northside Park Variance - 524 Adler Street](#)
[1 - 2009 Conceptual Master Plan](#)
[2 - NS Park Ex Cond Map Aerial Exhibit](#)
[3 - NS Park Pro Cond Map Aerial Exhibit](#)
[4 - NS Park Water Quality Areas Exhibit](#)

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

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 4th day of January, 2024 at 6:30 p.m.

s/s Heather Wood

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 830-248-1501.

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.