

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, September 9, 2019 – 6:00 p.m.**

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. APPROVAL OF MINUTES

[2019-881](#) Approval of Planning and Zoning Commission Minutes of the meetings held August 5, 2019.

**Attachments:** [19-0805 Meeting Minutes Sept0319](#)

3. CONFLICTS OF INTEREST

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)

5. PUBLIC HEARING

[2019-883](#) a. To consider the proposed rezoning of 0.5 acre at 32840 Interstate 10 West (KAD 26884) from I, Industrial District, to B-2, Highway Commercial District. (Kenneth W. Seamans).

**Attachments:** [Public Hearing - 32840 IH10 W - Rezoning Request](#)  
[Att 1 - 32840 IH 10 WEST - LOCATION MAP](#)  
[Att 2 - 32840 IH 10 WEST - AERIAL MAP](#)  
[Att 3 - 32840 IH10 WEST - CURRENT ZONING MAP](#)  
[Att 4 - 32840 IH10 WEST - PROPOSED ZONING MAP](#)  
[Att 5 - 32840 IH10 WEST - FUTURE LAND USE MAP](#)  
[Att 6 - I Uses](#)  
[Att 7 - B-2 Uses](#)

[2019-885](#)

Make recommendation to City Council regarding the proposed rezoning of 0.5 acre at 32840 Interstate 10 West (KAD 26884) from I, Industrial District, to B-2, Highway Commercial District. (Kenneth W. Seamans).

**Attachments:**

[Recommendation Summary - 32840 IH10 W - Rezoning Request](#)

[Att 1 - 32840 IH 10 WEST - LOCATION MAP](#)

[Att 2 - 32840 IH 10 WEST - AERIAL MAP](#)

[Att 3 - 32840 IH10 WEST - CURRENT ZONING MAP](#)

[Att 4 - 32840 IH10 WEST - PROPOSED ZONING MAP](#)

[Att 5 - 32840 IH10 WEST - FUTURE LAND USE MAP](#)

[Att 6 - I Uses](#)

[Att 7 - B-2 Uses](#)

PUBLIC HEARING

[2019-887](#)

a. To consider the proposed permanent zoning of 0.545 acre at 19 Old San Antonio Road (KAD 15817) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Amari Arvelene Ann).

**Attachments:**

[Public Hearing Summary - 19 Old San Antonio - Permanent Zoning Reque](#)

[Att 1 - 19 OLD SAN ANTONIO - LOCATION MAP](#)

[Att 2 - 19 OLD SAN ANTONIO - AERIAL MAP](#)

[Att 3 - 19 OLD SAN ANTONIO - FUTURE LAND USE MAP](#)

[Att 4 - 19 OLD SAN ANTONIO - CURRENT ZONING MAP](#)

[Att 5 - 19 OLD SAN ANTONIO - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

[2019-888](#)

Make recommendation to City Council regarding the proposed permanent zoning of 0.545 acre at 19 Old San Antonio Road (KAD 15817) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Amari Arvelene Ann).

**Attachments:**

[Recommendation Summary - 19 Old San Antonio - Permanent Zoning Rec](#)

[Att 1 - 19 OLD SAN ANTONIO - LOCATION MAP](#)

[Att 2 - 19 OLD SAN ANTONIO - AERIAL MAP](#)

[Att 3 - 19 OLD SAN ANTONIO - FUTURE LAND USE MAP](#)

[Att 4 - 19 OLD SAN ANTONIO - CURRENT ZONING MAP](#)

[Att 5 - 19 OLD SAN ANTONIO - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

PUBLIC HEARING

[2019-889](#)

a. To consider the proposed permanent zoning of 1.899 acres at 21 Old San Antonio Road (KAD 15816) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Obadia Jacob).

**Attachments:**

[Public Hearing Summary - 21 Old San Antonio - Permanent Zoning Reque](#)

[Att 1 - 21 OLD SAN ANTONIO - LOCATION MAP](#)

[Att 2 - 21 OLD SAN ANTONIO - AERIAL MAP](#)

[Att 3 - 21 OLD SAN ANTONIO - FUTURE LAND USE MAP](#)

[Att 4 - 21 OLD SAN ANTONIO - CURRENT ZONING MAP](#)

[Att 5 - 21 OLD SAN ANTONIO - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

[2019-890](#)

Make recommendation to City Council regarding the proposed permanent zoning of 1.899 acres at 21 Old San Antonio Road (KAD 15816) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Obadia Jacob).

**Attachments:**

[Recommendation Summary - 21 Old San Antonio - Permanent Zoning Rec](#)

[Att 1 - 21 OLD SAN ANTONIO - LOCATION MAP](#)

[Att 2 - 21 OLD SAN ANTONIO - AERIAL MAP](#)

[Att 3 - 21 OLD SAN ANTONIO - FUTURE LAND USE MAP](#)

[Att 4 - 21 OLD SAN ANTONIO - CURRENT ZONING MAP](#)

[Att 5 - 21 OLD SAN ANTONIO - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

PUBLIC HEARING

[2019-891](#)

a. To consider the proposed permanent zoning of 4.492 acres at 23 Old San Antonio Road (KAD 15828) and (KAD 15829) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Harpole Willis Jay).

**Attachments:**

[Public Hearing Summary - 23 Old San Antonio - Permanent Zoning Reque](#)

[Att 1 - 23 OLD SAN ANTONIO - LOCATION MAP](#)

[Att 2 - 23 OLD SAN ANTONIO - AERIAL MAP](#)

[Att 3 - 23 OLD SAN ANTONIO - FUTURE LAND USE MAP](#)

[Att 4 - 23 OLD SAN ANTONIO - CURRENT ZONING MAP](#)

[Att 5 - 23 OLD SAN ANTONIO - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

[2019-892](#)

Make recommendation to City Council regarding the proposed permanent zoning of 4.492 acres at 23 Old San Antonio Road (KAD 15828) and (KAD 15829) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Harpole Willis Jay).

**Attachments:**

[Recommendation Summary - 23 Old San Antonio - Permanent Zoning Rec](#)

[Att 1 - 23 OLD SAN ANTONIO - LOCATION MAP](#)

[Att 2 - 23 OLD SAN ANTONIO - AERIAL MAP](#)

[Att 3 - 23 OLD SAN ANTONIO - FUTURE LAND USE MAP](#)

[Att 4 - 23 OLD SAN ANTONIO - CURRENT ZONING MAP](#)

[Att 5 - 23 OLD SAN ANTONIO - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

PUBLIC HEARING

[2019-893](#)

a. To consider the proposed permanent zoning of 2.372 acres at 34 Herff Road (KAD 15868) and (KAD 34998) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Harpole Willis J).

**Attachments:**

[Public Hearing Summary - 34 Herff Road - Permanent Zoning Request](#)

[Att 1 - 34 HERFF ROAD - LOCATION MAP](#)

[Att 2 - 34 HERFF ROAD - AERIAL MAP](#)

[Att 3 - 34 HERFF ROAD - FUTURE LAND USE MAP](#)

[Att 4 - 34 HERFF ROAD - CURRENT ZONING MAP](#)

[Att 5 - 34 HERFF ROAD - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

[2019-894](#)

Make recommendation to City Council regarding the proposed permanent zoning of 2.372 acres at 34 Herff Road (KAD 15868) and (KAD 34998) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Harpole Willis J).

**Attachments:**

[Recommendation Summary - 34 Herff Road - Permanent Zoning Request](#)

[Att 1 - 34 HERFF ROAD - LOCATION MAP](#)

[Att 2 - 34 HERFF ROAD - AERIAL MAP](#)

[Att 3 - 34 HERFF ROAD - FUTURE LAND USE MAP](#)

[Att 4 - 34 HERFF ROAD - CURRENT ZONING MAP](#)

[Att 5 - 34 HERFF ROAD - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

PUBLIC HEARING

[2019-895](#)

a. To consider the proposed permanent zoning of 4.37 acres at 36 Herff Road (KAD 15865) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Harpole Willis Jay).

**Attachments:**

[Public Hearing Summary - 36 Herff Road- Permanent Zoning Request](#)

[Att 1 - 36 HERFF ROAD - LOCATION MAP](#)

[Att 2 - 36 HERFF ROAD - AERIAL MAP](#)

[Att 3 - 36 HERFF ROAD - FUTURE LAND USE MAP](#)

[Att 4 - 36 HERFF ROAD - CURRENT ZONING MAP](#)

[Att 5 - 36 HERFF ROAD - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

[2019-896](#)

Make recommendation to City Council regarding the proposed permanent zoning of 4.37 acres at 36 Herff Road (KAD 15865) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Harpole Willis Jay).

**Attachments:**

[Recommendation Summary - 36 Herff Road- Permanent Zoning Request](#)

[Att 1 - 36 HERFF ROAD - LOCATION MAP](#)

[Att 2 - 36 HERFF ROAD - AERIAL MAP](#)

[Att 3 - 36 HERFF ROAD - FUTURE LAND USE MAP](#)

[Att 4 - 36 HERFF ROAD - CURRENT ZONING MAP](#)

[Att 5 - 36 HERFF ROAD - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

PUBLIC HEARING

[2019-897](#)

a. To consider the proposed permanent zoning of 6.01 acres at 39 Herff Road (KAD 63556) and (KAD 63557) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Fellows Barbara K).

**Attachments:**

[Public Hearing Summary - 39 Herff Road- Permanent Zoning Request](#)

[Att 1 - 39 HERFF ROAD - LOCATION MAP](#)

[Att 2 - 39 HERFF ROAD - AERIAL MAP](#)

[Att 3 - 39 HERFF ROAD - FUTURE LAND USE MAP](#)

[Att 4 - 39 HERFF ROAD - CURRENT ZONING MAP](#)

[Att 5 - 39 HERFF ROAD - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

[2019-898](#)

Make recommendation to City Council regarding the proposed permanent zoning of 6.01 acres at 39 Herff Road (KAD 63556) and (KAD 63557) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Fellows Barbara K).

**Attachments:**

[Recommendation Summary - 39 Herff Road- Permanent Zoning Request](#)

[Att 1 - 39 HERFF ROAD - LOCATION MAP](#)

[Att 2 - 39 HERFF ROAD - AERIAL MAP](#)

[Att 3 - 39 HERFF ROAD - FUTURE LAND USE MAP](#)

[Att 4 - 39 HERFF ROAD - CURRENT ZONING MAP](#)

[Att 5 - 39 HERFF ROAD - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - B-1 Uses](#)

PUBLIC HEARING

[2019-899](#)

a. To consider the proposed permanent zoning of 5.079 acres at 31001 Interstate 10 West (KAD 12292) from R-A, Single-Family Residential - Agricultural District, to I, Industrial District (VBM Boerne Land LLC).

**Attachments:**

[Public Hearing Summary - 31001 IH10 West - Permanent Zoning Request](#)

[Att 1 - 31001 IH10 WEST - LOCATION MAP](#)

[Att 2 - 31001 IH10 WEST - AERIAL MAP](#)

[Att 3 - 31001 IH10 WEST - FUTURE LAND USE MAP](#)

[Att 4 - 31001 IH10 WEST - CURRENT ZONING MAP](#)

[Att 5- 31001 IH10 WEST - PROPOSED ZONING MAP](#)

[Att 6 - R-A Uses](#)

[Att 7 - I Uses](#)



[2019-900](#) Make recommendation to City Council regarding the proposed permanent zoning of 5.079 acres at 31001 Interstate 10 West (KAD 12292) from R-A, Single-Family Residential - Agricultural District, to I, Industrial District (VBM Boerne Land LLC).

**Attachments:** [Recommendation Summary - 31001 IH10 West - Permanent Zoning Requ](#)  
[Att 1 - 31001 IH10 WEST - LOCATION MAP](#)  
[Att 2 - 31001 IH10 WEST - AERIAL MAP](#)  
[Att 3 - 31001 IH10 WEST - FUTURE LAND USE MAP](#)  
[Att 4 - 31001 IH10 WEST - CURRENT ZONING MAP](#)  
[Att 5- 31001 IH10 WEST - PROPOSED ZONING MAP](#)  
[Att 6 - R-A Uses](#)  
[Att 7 - I Uses](#)

PUBLIC HEARING

[2019-901](#) a. To consider the use of an Automobile Service with Outside Storage in an I, Industrial District for 5.079 acres located at 31001 Interstate 10 West, (KAD 12292) (VBM Boerne Land LLC - Vic Vaughan, Toyota).

**Attachments:** [Public Hearing Summary - 31001 IH10 West Toyota Autobody - Use Requi](#)  
[Att 1 - 31001 IH10 WEST - LOCATION MAP](#)  
[Att 2 - 31001 IH10 WEST - AERIAL MAP](#)  
[Att 3 - 31001 IH10 WEST - ZONING MAP](#)  
[Att 4 - I Uses](#)

[2019-902](#) Make recommendation to City Council regarding the use of an Automobile Service with Outside Storage in an I, Industrial District for 5.079 acres located at 31001 Interstate 10 West, (KAD 12292) (VBM Boerne Land LLC - Vic Vaughan, Toyota).

**Attachments:** [Recommendation Summary - 31001 IH10 Toyota Autobody - Use Request](#)  
[Att 1 - 31001 IH10 WEST - LOCATION MAP](#)  
[Att 2 - 31001 IH10 WEST - AERIAL MAP](#)  
[Att 3 - 31001 IH10 WEST - ZONING MAP](#)  
[Att 4 - I Uses](#)

9. 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. The following final plat shall be approved unconditionally.

[2019-903](#) a. Esperanza Phase 1C (34 residential lots, and 5 open space lots)  
(KAD 50520)

**Attachments:** [Summary - Esperanza 1C Final Plat](#)  
[Att 1 - Esperanza 1C - Location Map](#)  
[Att 2 - Esperanza 1C - Final Plat](#)  
[Att 3 - Esperanza 1C - POD](#)

[2019-904](#) b. Esperanza Phase 2C (22 residential lots, and 5 open space lots)  
(KAD 15028)

**Attachments:** [Summary - Esperanza 2C Final Plat](#)  
[Att 1 - Esperanza 2C - Location Map](#)  
[Att 2 - Esperanza 2C - Final Plat](#)  
[Att 3 - ESPERANZA 2C - POD GDP](#)

DISCUSSION ITEMS

[2019-905](#) a. Update on workshop items

[2019-906](#) b. Potential additional meetings - workshop or discussion items

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

11. 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).**

\_\_\_\_\_  
Administrative Officer

**CERTIFICATION**

**I herby certify that the above notice of meeting was posted on the 5th day of  
September, 2019 by 5:00 p.m.**

\_\_\_\_\_  
Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The Police/Municipal Court 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.