

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, February 3, 2020 – 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

[2020-172](#) Consider the minutes of the Planning and Zoning Commission for
the meeting held January 6, 2020.

Attachments: [20-0106 Meeting Minutes Jan2820](#)

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. DISCUSSION

[2020-173](#) a. Unified Development Code - items for future workshop, date
for future workshop and timeline for adoption

6. PUBLIC HEARING

[2020-174](#)

a. To consider the proposed rezoning of 0.35 acres located at 32828 Interstate Highway 10 West (KAD 26885) from I, Industrial District to B-2, Highway Commercial District (Christine Jacques).

Attachments:

[Summary - Public Hearing](#)

[Att 1 - 32828 IH 10 - Location Map](#)

[Att 2 - 32828 IH 10 - Aerial Map](#)

[Att 3 - 32828 IH 10 - I - Current Zoning Map](#)

[Att 4 - 32828 IH 10 - B-2 - Proposed Zoning Map](#)

[Att 5 - 32828 IH 10 - Future Land Use Map](#)

[Att 6 - I Uses](#)

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

7. [2020-175](#)

Make recommendation to City Council regarding the proposed rezoning of 0.35 acres located at 32828 Interstate Highway 10 West (KAD 26885) from I, Industrial District to B-2, Highway Commercial District (Christine Jacques).

Attachments:

[Summary - Make Recommendation](#)

[Att 1 - 32828 IH 10 - Location Map](#)

[Att 2 - 32828 IH 10 - Aerial Map](#)

[Att 3 - 32828 IH 10 - I - Current Zoning Map](#)

[Att 4 - 32828 IH 10 - B-2 - Proposed Zoning Map](#)

[Att 5 - 32828 IH 10 - Future Land Use Map](#)

[Att 6 - I Uses](#)

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

8. PUBLIC HEARING

[2020-176](#)

a. To consider the use Retirement Community in a B-2 Highway Commercial District, for 6.479 acres on Old San Antonio Road (KAD 300529) (Hunt Propriety).

Attachments:

[Summary - Retirement Community - Public Hearing](#)

[Att 1 - Old San Antonio Rd - Location Map](#)

[Att 2 - Old San Antonio Rd - Aerial Map](#)

[Att 3 - Old San Antonio Rd - B-2 - Current Zoning](#)

[Att 4 - Old San Antonio Rd - Site Plan](#)

[Att 5 - Old San Antonio Rd - Rendering](#)

9. [2020-177](#)

Make recommendation to City Council regarding the proposed use Retirement Community in a B-2 Highway Commercial District, for 6.479 acres on Old San Antonio Road (KAD 300529) (Hunt Propriety).

Attachments:

[Summary - Retirement Community - Recommendation](#)

[Att 1 - Old San Antonio Rd - Location Map](#)

[Att 2 - Old San Antonio Rd - Aerial Map](#)

[Att 3 - Old San Antonio Rd - B-2 - Current Zoning](#)

[Att 4 - Old San Antonio Rd - Site Plan](#)

[Att 5 - Old San Antonio Rd - Rendering](#)

[Att 6 - Approved Master Development Plan - Feb122018](#)

[Att 7 - Sobo Regulating Plan](#)

10. [2020-178](#)

Consider the Preliminary Plat for E. Bandera Residential (7 residential lots, 1 open space lot, 0.034 acre of right-of-way) (2.493 acres) (KAD No. 300528). Take necessary action.

Attachments:

[Summary - E. Bandera Residential - Preliminary Plat](#)

[Att 1 - E. Bandera - Location Map](#)

[Att 2 - Prelim Plat E Bandera Residential PZ 20200203](#)

[Att 3 - Master Development Plan - Approved Feb122018](#)

11. DISCUSSION

[2020-179](#)

a. Potential additional meetings - workshop or discussion items

[2020-180](#)

b. Process improvements

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

13. 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 hereby certify that the above notice of meeting was posted on the 31st day of January, 2020 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.