

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**447 North Main Street**  
**Monday, April 5, 2021 – 6:00 p.m.**

**Due to the COVID-19 pandemic, this meeting is being held telephonically only as allowed by the Governor of Texas during this public health emergency. Please do not attend the meeting in person. See attached detailed instructions on how to join the meeting and speak.**

You may join the Planning and Zoning Commission Meeting from your phone or computer:

Join Zoom Meeting by computer:

<https://us02web.zoom.us/j/89736918839>

Meeting ID: 897 3691 8839

Passcode: 9511

Dial in:

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 897 3691 8839

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 CHAPTER 551 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. RECOGNITION OF RECENTLY RESIGNED PLANNING AND ZONING COMMISSIONER,  
RICKY GLEASON.

4. ADMINISTER OATH OF OFFICE TO LUCAS HILER

5. 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)

6. CONSENT AGENDA:

- A. [2021-288](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION  
MEETING OF FEBRUARY 25, 2021.

**Attachments:** [Official Meeting Minutes 21-0225](#)

- B. [2021-289](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION  
MEETING OF MARCH 1, 2021.

**Attachments:** [Official Meeting Minutes 21-0301](#)

- C. [2021-290](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION  
MEETING OF MARCH 15, 2021.

**Attachments:** [Official Meeting Minutes 21-0315](#)

7. DISCUSSION ITEMS:

A. LEGISLATIVE UPDATE

8. REGULAR AGENDA:

- A. [2021-346](#) CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD)  
PLAN FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH  
PLANT STREETS (BETWEEN 115 STAHL STREET AND 400

ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

**Attachments:** [Summary - Stahl/Plant PUD Plan](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map Plant](#)  
[Att 3 - Site PUD Plan-The Elevate Townhome Development REV-210330](#)  
[Att 4 - Perspectives - The Elevate Townhome Devt 20.0724](#)

- B. [2021-347](#) TO CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 6.479 ACRES LOCATED IN THE COMMONS AT MENDER CREEK ON OLD SAN ANTONIO ROAD (KAD 300529) (ALAN NAUL/ J-B BOERNE REALTY, LP).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

**Attachments:** [Summary - Old San Antonio PUD - April 2021](#)  
[Att 1 - Location Map](#)  
[Att 2 - Plan 2.09.2021](#)

- C. [2021-348](#) CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET.

**Attachments:** [AIS Creative Alternative - 1376 S Main Street](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Proposed Plan](#)  
[Att 4 - Proposed Landscape Plan](#)  
[Att 5 - Perspective Views](#)

- D. [2021-349](#) CONDITIONAL APPROVAL FOR THE DEVELOPMENT PLAT FOR SPENRATH, 2.523 ACRES LOCATED AT 38875 INTERSTATE

HIGHWAY 10 (KAD NO. 12908) AS IS PROVIDED BY SECTION 6,  
PLAT APPROVAL, B.1., OF THE DEVELOPMENT PLAT  
REGULATIONS

**Attachments:** [AIS Spenrath Development Plat 20210405](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Spenrath Development Plat 20210326](#)

E. [2021-350](#) CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED  
DEVELOPMENT CODE (UDC) REGARDING ZONING AND OVERLAY  
DISTRICTS.

I. STAFF PRESENTATION  
II. PUBLIC HEARING

**Attachments:** [Summary - Zoning - April 2021](#)

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

10. ADJOURNMENT

s/s Laura Haning

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 1st day of April,  
2021 at 5:30 p.m.

s/s Heather Wood

\_\_\_\_\_  
Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**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.