

**AGENDA**  
**SPECIAL CALLED PLANNING AND ZONING COMMISSION WORKSHOP**  
**BOERNE CITY HALL**  
**447 North Main Street**  
**Monday, May 10, 2021 – 6:00 p.m.**

1. CALL TO ORDER – 6:00 PM

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)

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. 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.     [2021-457](#)            CONSIDER MOTION TO AMEND ACTION TAKEN ON MAY 3RD TABLING CONSIDERATION OF THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ORDER THAT THE CREATIVE ALTERNATIVE ITEM BE TAKEN UP FOR CONSIDERATION ON MAY 10, 2021. TAKE NECESSARY ACTION.

**Attachments:**     [AIS Untable Creative Alternatine - Carpenter Creative Alternative](#)

4.     [2021-458](#)            CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION.

**Attachments:**    [AIS Creative Alternative - 33565 IH-10](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Revised Site Plan](#)  
[Att 4 - Google Earth Image](#)

5.     [2021-459](#)     DISCUSSION REGARDING THE REVISED CITYWIDE ZONING MAP AND THE UNIFIED DEVELOPMENT CODE (UDC) CHAPTERS 1-9 TO SPECIFICALLY INCLUDE THE ZONING TABLE OF USES AND THE OVERLAY DISTRICTS.

**Attachments:**    [Downtown At-A-Glance FINAL](#)  
[Entrance Corridors At-A-Glance FINAL](#)  
[Heritage Corridors At-A-Glance FINAL](#)  
[Historic District At-A-Glance FINAL](#)  
[River Road At-A-Glance FINAL](#)  
[Scenic Interstate Corridor At-A-Glance FINAL](#)  
[SOBO At-A-Glance FINAL](#)

6. 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).

Laura Haning

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 7th day of May,  
2021 at 5:20 p.m.

Heather Wood

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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.