

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**447 North Main Street**  
**Monday, June 7, 2021 – 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 ABOVE 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. 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. [2021-536](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MAY 3, 2021.

**Attachments:** [21-0503 Official Meeting Minutes](#)

4.B. [2021-537](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION WORKSHOP OF MAY 10, 2021.

**Attachments:** [21-0510 Official Meeting Minutes](#)

4.C. [2021-538](#) THE MINUTES OF THE SPECIAL CALLED OPEN HOUSE OF MAY 24, 2021.

**Attachments:** [21-0524 Open House](#)

- 4.D [2021-539](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR FREYSTADT SUBDIVISION, 1.546 ACRES, 2 NONRESIDENTIAL LOTS AND 0.038 ACRES OF RIGHT-OF-WAY (KAD NO. 18975) LOCATED AT 614 FREY STREET AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

**Attachments:** [AIS Freystadt Subdivision Final Plat](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Final Plat](#)

5. REGULAR AGENDA:

- 5.A. [2021-540](#) TO CONSIDER THE PROPOSED REZONING OF 0.678 ACRES LOCATED AT THE CORNER OF OAK PARK AND SECOND STREET (PART OF KAD NO. 24880) FROM R-1, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO R-D DUPLEX RESIDENTIAL DISTRICT (ROBERT S. THORNTON L.P./ TRAVIS ROBERSON).

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

**Attachments:** [Summary - 110 Second Street](#)  
[Att 1 - Location Map](#)  
[Att 2 - Current Zone](#)  
[Att 3 - Proposed Zone](#)  
[Att 4 - Future Land Use](#)  
[Att 5 - Zoning Description R1 RD](#)  
[Att 6 - Zoning Use Table R1 RD](#)  
[Att 7 - Site Survey](#)  
[Att 8 - Proposed Site Plan](#)

- 5.B. [2021-543](#) 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. TAKE NECESSARY ACTION.

**Attachments:** [AIS Creative Alternative - 1376 S Main Street](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Site Plan- 2021-05-19](#)  
[Att 4 - Landscape Plan- 2021-05-21](#)  
[Att 5 - Perspective Views](#)  
[Att 6 - Material and Signage Legend](#)  
[Att 7 - Noise Information](#)

5.C. [2021-544](#) CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA PHASES 3 & 4. TAKE NECESSARY ACTION.

**Attachments:** [AIS Esperanza Pod GDP Phases 3 and 4](#)  
[Att 1- Aerial Map](#)  
[Att 2 - 2021-06-04 - Esperanza GDP](#)

5.D. [2021-545](#) CONSIDER THE PRELIMINARY REPLAT FOR BOERNE NORTH BUSINESS PARK LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 19962, 19964, 19965, & 299569). TAKE NECESSARY ACTION.

**Attachments:** [AIS Boerne North Busi Park Lot 2A Prelim Plat 20210607](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Preliminary Plat Boerne North Busi Pk Lot 2A](#)

5.E. [2021-546](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 3 PLANNING AND COMMUNITY DESIGN STANDARDS, SECTION 3.04.004 B FOR A 2.241 ACRE TRACT GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 46 AND COUGHRAN ROAD (KAD NO. 307594) (UP ENGINEERING + SURVEYING)

**Attachments:** [AIS Big Country Driveway Variance 20210607](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Variance Application](#)  
[Att 3 - Proposed SH46 Plan Set](#)  
[Att 4 - Close up](#)

5.F. [2021-547](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.003

NOTICE OF ADMINISTRATIVELY COMPLETE APPLICATION FOR SCENIC LOOP ROAD SUBDIVISION LOCATED AT SCENIC LOOP ROAD AND SOPHIA CIRCLE (KAD NO. 12225). TAKE NECESSARY ACTION.

**Attachments:** [AIS Scenic Loop Rd Subd Time Extension](#)  
[Att 1- Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Request Time Extension](#)  
[Att 4 - Scenic Loop Rd Subd Preliminary Plat Submittal Dec0519](#)

5.G. [2021-548](#) CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) INCLUDING BUT NOT LIMITED TO CITYWIDE REZONING, OVERLAY DISTRICTS AND DEVELOPMENT PROCESSES.

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

**Attachments:** [Summary- June 2021](#)  
[Downtown At-A-Glance Revised 6-4-21](#)  
[Entrance Corridors At-A-Glance Revised 6-4-21](#)  
[Heritage Corridors At-A-Glance Revised 6-4-21](#)  
[Historic District At-A-Glance Revised 6-4-21](#)  
[River Road At-A-Glance Revised 6-4-21](#)  
[Scenic Interstate Corridor At-A-Glance Revised 6-4-21](#)

6. DISCUSSION ITEMS:

6.A. [2021-549](#) DISCUSSION REGARDING PARKING FOR 114 HERFF ROAD FOR A PROPOSED LAS PALAPAS (KEVIN LOVE).

**Attachments:** [AIS Discussion item - 114 Herff - Las Palapas](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Proposed site plan](#)

6.B. [2021-550](#) UPDATE ON THE DRAINAGE MASTER PLAN, DRAINAGE PROTECTION ZONE MAP AND DISCUSSION ON DRAINAGE IN GENERAL.

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

8. 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 4th day of June, 2021 at 5:00 p.m.

s/s 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 830-248-1501.**

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.