

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, July 10, 2023 – 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 BELOW AS AUTHORIZED BY TEXAS GOVERNMENT 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. REGULAR AGENDA

- 4.A. [2023-530](#) MAJOR SUBDIVISION APPROVAL FOR A TWO LOT SUBDIVISION FOR THE BLUFFVIEW MULTI-FAMILY DEVELOPMENT GENERALLY LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST.

Attachments: [AIS Bluff View MF Maj Subd Plat](#)
[Att 1- Location Map Bluffview MF](#)
[Att 2- Aerial of Bluffview MF](#)
[Att 3- Maj Subd Plat Bluffview MF](#)
[Att 4- Bluff-View MF Major Subdivision Plat Redlines](#)
[Att 5 - Excerpt of Minutes 23-0605](#)
[Att 6 - SUP Ord 22-0110](#)

- 4.B. [2023-531](#) AN AMENDMENT TO AN APPROVED VARIANCE TO CHAPTER 8, SECTION 8.2(A) WATERSHED PROTECTION ZONES, THE UNIFIED

DEVELOPMENT CODE FOR PRINCIPLE HYUNDAI LOCATED AT
32499 INTERSTATE HIGHWAY 10.

Attachments:

[AIS - Principle Hyundai Variance 230710](#)
[Att 1 - Location Map](#)
[Att 2 - DPZ MAP Principle Hyundai 230706](#)
[Att 3 - Approved Variance Site Plan](#)
[Att 4 - Proposed Variance Site Plan](#)
[Att 5 - 230707 - Amended Variance Request Letter current](#)
[Att 6 - Official Meeting Minutes 22-0404](#)
[Att 7 - Proposed Planting Plan](#)
[Att 8 - Excerpt of Minutes 22-0404](#)
[Att 9 - UDC Variance Info](#)

4.C. [2023-532](#)

DEVELOPMENT PLAT APPROVAL FOR AN AUTOMOBILE
DEALERSHIP (PRINCIPLE HYUNDAI), GENERALLY LOCATED AT
32499 INTERSTATE HIGHWAY 10.

Attachments:

[AIS - Principle Hyundai MajDevPlat 230710](#)
[Att 1 - Location Map](#)
[Att 2 - AERIAL MAP Principle Hyundai 230410](#)
[Att 3 - Principle Hyundai Maj Dev Plat 20230612](#)
[Att 4 - Staff Review Memo Principle Hyundai 230622](#)
[Att 5 - PZ Cond Approval Maj Dev Plat Principle Hyundai 230605](#)
[Att 6 - PZ Disapproval Maj Dev Plat Principle Hyundai 230626](#)
[Att 7 - Excerpt of Minutes 23-0501](#)
[Att 8 - Excerpt of Minutes 23-0605](#)
[Att 9 - Excerpt of Minutes 22-0404](#)

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

6. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 7th day of July,
2023 at 5:45 p.m.

s/s Heather Wood

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.