

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, December 4, 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. 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. [2023-819](#) The minutes of the Planning and Zoning Commission meeting of November 6, 2023.

Attachments: [Official Meeting Minutes 23-1106](#)

4.B. [2023-811](#) A request for the approval of the Preliminary Plat of Esperanza Phase 4B, generally located northeast of State Highway 46 and Milagro Drive. (Extra-Territorial Jurisdiction)

Attachments: [AIS - Esperanza 4B](#)
[Att 1- Location and Aerial Map](#)
[Att 2- Esperanza Phase 4B Preliminary Plat](#)
[Att 3-Esperanza Pod GDP Ph 3 and 4 PH 4B](#)

- 4.C. [2023-820](#) A request for a 30-Day time extension for of the Major Subdivision Plat of Morningside Ministries Terrace Homes, generally located southeast of Interstate 10 and Upper Balcones Road. (C2-Transitional Commercial)

Attachments: [AIS - 30-Day Time Ext Morningside Ministries](#)
[Att 1- Location and Aerial Map.](#)
[Att 2- Morningside Ministries - Terrace Homes 30 Day Time Extension](#)

5. REGULAR AGENDA:

- 5.A. [2023-812](#) Consider a request for a proposed special use permit (SUP) for automobile sales in a C3 - EC (Community Commercial, Entrance Corridor Overlay District) and C4-EC (Regional Commercial, Entrance Corridor Overlay District) at 31905 Interstate Highway 10 West (A10097 - Survey 170 A Cruz 10.47 acres, KAD 48805 and 12233) (Benito Soto and Scott Crabtree)

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

Attachments: [AIS - 31905 IH 10 - SUP Automobile Sales 12042023 - V1](#)
[Att 1 - Zoning Map](#)
[Att 2 - Overlay District Map](#)
[Att 3 - Future Land Use Map](#)
[Att 4 - NEW Conceptual Site Plan](#)
[Att 5 - Table of Uses](#)
[Att 6 - Auto-oriented Commercial Description](#)
[Att 7 - Section 3.17 - Scenic Interstate Corridor District](#)
[Att 8 - B.O.N.D. Report - 31905 IH 10 W - HONDA](#)
[Att 9 - Criteria for Approval SUP](#)
[Att 10 - Previous Site Plan](#)

- 5.B. [2023-813](#) Consider a request for a special use permit (SUP) for a

drive-through as part of a coffee shop on a C1 - HC
(Neighborhood Commercial Heritage Corridor Overlay District),
located at 12 Herff Road (KAD 15815).

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

Attachments:

[AIS - 12 Herff Road - SUP Drive-thru](#)
[Att 1 - Location Map - 12 Herff Road](#)
[Att 2 - Zoning Map](#)
[Att 3 - Overlay District Map](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - Table of Uses C1](#)
[Att 6 - NEW Site Layout - 12 Herff Road](#)
[Att 7 - Criteria for Approval SUP](#)
[Att 8 - B.O.N.D. Report - 12 Herff Road](#)
[Att 9 - Traffic Study](#)

6. DISCUSSION ITEMS:

- 6.A. [2023-828](#) Feedback from members who attended the 2023 American Planning Association Texas Chapter Conference.
- 6.B. [2023-829](#) 2024 American Planning Association Texas Chapter Conference: October 16th - 18th in Allen, Texas

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

- 7.A. [2023-830](#) City of Boerne Boards and Commissions Appreciation Open House - December 7th at 6:00 p.m. - 8:00 p.m. at City Hall Lobby.

8. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 30th day of
November, 2023 at 5:30 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.