

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, February 5, 2024 – 6:00 p.m.**

**A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main, Boerne, TX 78006.**

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 there is a Commission member or citizen request, in which event the item may be moved to the general order of business and considered in its normal sequence.

**4.A.**     [2024-057](#)             Consider approval of the minutes of the Special Called Planning and Zoning Commission meeting (site visit) of January 8, 2024.

**Attachments:**     [24-0108 Official Meeting Minutes \(Site Visit\)](#)

**4.B.**     [2024-041](#)             Consider approval of the minutes of the Special Called Planning and Zoning Commission meeting of January 8, 2024.

**Attachments:**     [PZ Official Meeting Minutes 24-0108](#)

5. REGULAR AGENDA:

- 5.A.     [2024-058](#)             A request for approval for Toyota of Boerne Major Development Plat located at 31205 Interstate 10 Frontage Road.

**Attachments:**     [AIS - Toyota of Boerne 02052024](#)  
                              [Att 1 - Location Map](#)  
                              [Att 2 - Toyota of Boerne - Plat 01222024](#)  
                              [Att 3 - Toyota of Boerne Development Plat Rec Sep2020](#)  
                              [Att 4 - Drainage Conformance Letter](#)  
                              [Att 5 - Toyota of Boerne - rec 2005](#)

6. DISCUSSION ITEMS:

- 6.A.     [2024-059](#)             Presentation of the Urban Corridor Design and Enhancement Guide presented by Lissette Jimenez, Parks and Recreation Director.
- 6.B.     [2024-060](#)             Public Meeting Notification.
- 6.C.     [2024-061](#)             Recent Council Action Review, Boerne Neighborhood Discussion (BND) Meetings, and Development Application Status.
- 6.D.     [2024-075](#)             February 20, 2024, Boerne Neighborhood Discussion Meeting: Commons at Menger Creek Unit 11 - Christian Brothers Automotive
- 6.E.     [2024-076](#)             Introduction of Sara Varvarigos, Planner II.

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

8. ADJOURNMENT

s/s Nathan Crane

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 1st day of  
February, 2024 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.