

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, September 9, 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. [2024-479](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of August 5, 2024.

Attachments: [Official Meeting Minutes 24-0805](#)

4.B. [2024-480](#) A request for final plat approval for 502 South School Street a twelve-lot single family subdivision generally located at Hosack

and School Street.

Attachments: [AIS - 502 South School Street - 20240909 Final](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Zoning View](#)
[Attachment 3 - Future Land Use Map](#)
[Attachment 4 - Board of Adjustment Application](#)
[Attachment 5 - Approval Preliminary Plat 502 S School 20211207](#)
[Attachment 6 - 502 S. School St. Final Plat](#)

- 4.C. [2024-481](#) A request for final plat approval for Corley Farms Unit 4 Subdivision a 127-lot single family subdivision generally located North Corley Road and west of Vallerie Lane. (Extra Territorial Jurisdiction)

Attachments: [AIS - Corley Farms U4 9.5.2024](#)
[Attachment 1 - Corley Farms U4 Vicinity Map](#)
[Attachment 2 - Corely Farms U4 Floodplains and DPZ Map](#)
[Attachment 3 - Corley Farms Master Plan \(January 2024 Version\)](#)
[Attachment 4 - Final Plat - Corley Farms Unit 4 9.5.2024](#)

5. REGULAR AGENDA

- 5.A. [2024-471](#) Consider a request for a variance to Section 2.12.2, throat length, of the Engineering Design Manual for a property located at 612 River Road (KAD 26667).

Attachments: [AIS - 612 River Throat Length Variance](#)
[Variance Application 612 River](#)
[Variance Exhibit 612 River](#)
[612 River Site Photos](#)

- 5.B. [2024-473](#) Consider a request for a variance to Chapter 8.2, Drainageway Protection Zones, of the Unified Development Code for a property located at 612 River Road (KAD 26667).

Attachments: [AIS - 612 River DPZ Variance](#)
[Variance Application 612 River](#)
[Variance Exhibit 612 River](#)
[612 River Site Photos](#)

6. DISCUSSION ITEMS

6.A. [2024-483](#) Short Term Rental Report

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

8. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 5th day of
September, 2024 at 6:00 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.