

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, January 9, 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. [2023-136](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 5, 2022.

Attachments: [Official Meeting Minutes 22-1205](#)

4.B. [2023-139](#) CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.63 ACRES, 59 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.96 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605) AS IS PROVIDED BY

ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION
ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S
REVIEW MEMO.

Attachments: [AIS - Birch at Spencer Ranch Ph 1B FP 230109](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Birch at Spencer Ranch Ph 1B 230109](#)
 [Att 4 - MPCP Spencer Ranch Oct0118](#)
 [Att 5 - Staff Memo](#)

- 4.C. [2023-140](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR
 ESPERANZA PHASE 3A FINAL PLAT (KAD NO. 14990, 15028, AND
 45852). TAKE NECESSARY ACTION.

Attachments: [AIS - 30 Day Time Ext Esperanza 3A FP 230109](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Esperanza 3A Final Plat 221216](#)
 [Att 4 - Esperanza Pod GDP Ph 3 and 4 APPROVED 2021-06-07](#)
 [Att 5 - Esperanza Ph 3A final plat- 30 day extension request](#)
 [Att 6 - Memo Review 1 Comments Esperanza 3A FP](#)
 [Att 7 - Redlines Esperanza 3A 230106](#)

- 4.D. [2023-141](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR
 REGENT PARK UNIT 1, PHASE 5B PRELIMINARY PLAT (KAD NO.
 294048). TAKE NECESSARY ACTION.

Attachments: [AIS - 30 Time Ext Regent Park Un 1 Ph 5B Prelim 230109](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 4 - Regent Park Master Plan Mylar May0117](#)
 [Att 3 - Regent Park Un1 Ph 5B 221014](#)
 [Att 5 - 30-Day Time Ext Regent Park Unit 1 Ph5B Prelim Plat](#)
 [Att 6 - Memo Review 1 Comments Regent Park Un 1 Ph 5B 221104](#)
 [Att 7 - Redlines Regent Pak Un1 Ph5B 221104](#)

5. REGULAR AGENDA:

- 5.A. [2023-142](#) CONSIDER A REQUEST FOR A VARIANCE TO THE UNIFIED
 DEVELOPMENT CODE, CHAPTER 8, SECTION 8.2(A). WATERSHED

PROTECTION ZONES, FOR 514 IRONS STREET (KAD NO. 63969).
TAKE NECESSARY ACTION.

Attachments: [AIS - Variance 514 Irons DPZ 230109](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - DPZ 514 Irons Exhibit A](#)
 [Att 3 - Variance DPZ Request 514 Irons St 221221](#)

6. DISCUSSION ITEMS:

- 6.A. [2023-143](#) PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT
CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT
NOT LIMITED TO AMENDMENTS TO CHAPTER 1, GENERAL
PROVISIONS, CHAPTER 2, PROCEDURES, CHAPTER 3, ZONING,
CHAPTER 4, RESIDENTIAL SITES, CHAPTER 5, NONRESIDENTIAL
SITES, CHAPTER 6, SUBDIVISION DESIGN, CHAPTER 7,
INFRASTRUCTURE DESIGN, CHAPTER 8, ENVIRONMENTAL
DESIGN, CHAPTER 9, SIGNAGE, AND APPENDICES.

Attachments: [AIS - UDC](#)

- 6.B. [2023-144](#) SHORT-TERM RENTALS

Attachments: [AIS - STR](#)

- 6.C. [2023-145](#) UPDATE ON THE CITY'S TREE RESTORATION FUND.

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

8. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 6th day of January,
2023 at 4:30 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.