

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, February 6, 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. [2023-170](#) THE MINUTES OF THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF JANUARY 23, 2023.

Attachments: [Official Meeting Minutes 23-0123](#)

4.B. [2023-171](#) 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 3 - Regent Park Un1 Ph 5B 221014](#)
[Att 4 - Regent Park Master Plan Mylar May0117](#)
[Att 5 - Regent Park Unit 1 Ph 5B - 30 day extension request](#)
[Att 6 - Memo Review 1 Comments Regent Park Un 1 Ph 5B 221104](#)
[Att 7 - Redlines Regent Park Un1 Ph5B 221104](#)

- 4.C. [2023-172](#) CONSIDER APPROVAL FOR SCR PROPERTIES DEVELOPMENT
PLAT, 5.78 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 45847).

Attachments: [AIS - SCR Properties](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map SCR Properties](#)
[Att 3 - Dev Plat SCR Properties 230123](#)

- 4.D. [2023-173](#) CONSIDER CONDITIONAL APPROVAL FOR ESPERANZA PHASE 3A
FINAL PLAT, 23.270 ACRES, 49 RESIDENTIAL LOTS, 6 OPEN SPACE
LOT, 0.596 ACRES OF PUBLIC RIGHT-OF-WAY, AND 3.992 ACRES
OF -PRIVATE RIGHT-OF-WAY (KAD NO. 14990, 15028, and
45852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF
THE SUBDIVISION ORDINANCE.

Attachments: [AIS - Esperanza 3A Final Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map Esperanza 3A](#)
[Att 3 - Esperanza 3A Final Plat](#)
[Att 4 - Esperanza Pod GDP Ph 3 and 4 APPROVED 2021-06-07](#)

5. REGULAR AGENDA:

- 5.A. [2023-177](#) 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](#)

[UDC - Abbreviated Edits](#)

[Edits - UDC Full Document](#)

5.B. [2023-178](#)

TO CONSIDER THE REQUESTED CHANGE IN ZONING FROM C1-HC, NEIGHBORHOOD COMMERCIAL HERITAGE CORRIDOR OVERLAY DISTRICT, TO C2-HC, TRANSITIONAL COMMERCIAL HERITAGE CORRIDOR OVERLAY DISTRICT, ON 4.349 ACRES LOCATED AT 12 HERFF ROAD (A10441 - SURVEY 183 J SMALL, KAD 15815) (WOODMONT BOERNE ACADEMY LLC)

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

Attachments:

[AIS - 12 Herff Road - Zone and Special Use Permit](#)

[Att 1 - Location Map](#)

[Att 2 - Current Zone Map](#)

[Att 3 - REQUESTED Zone Map - SUP Location](#)

[Att 4 - Table of Uses C1 C2](#)

[Att 5 - Overlay District Map](#)

[Att 6 - Heritage Corridor Overlay District](#)

[Att 7 - Site Plan for SUP](#)

[Att 8 - Schematic Elevations](#)

[Att 9 - 22-0920 B.O.N.D. Report - 12 Herff Road](#)

5.C. [2023-179](#)

TO CONSIDER THE REQUESTED SPECIAL USE PERMIT (SUP) FOR A DAYCARE FACILITY IN A C2-HC, TRANSITIONAL COMMERCIAL HERITAGE CORRIDOR OVERLAY DISTRICT, ON +/- 1 ACRE, OUT OF 4.349 ACRES, LOCATED AT 12 HERFF ROAD (A10441 - SURVEY 183 J SMALL, KAD 15815) (WOODMONT BOERNE ACADEMY LLC)

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

Attachments: [AIS - 12 Herff Road - Zone and Special Use Permit](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zone Map](#)
[Att 3 - REQUESTED Zone Map SUP](#)
[Att 4 - Table of Uses C1 C2](#)
[Att 5 - Overlay District Map](#)
[Att 6 - Heritage Corridor Overlay District](#)
[Att 7 - Site Plan for SUP](#)
[Att 8 - Schematic Elevations](#)
[Att 9 - 22-0920 B.O.N.D. Report - 12 Herff](#)

6. DISCUSSION ITEMS:

6.A. [2023-176](#) MOBILITY MASTER PLAN

Attachments: [Summary - Mobility Master Plan](#)
[DRAFT Boerne Mobility Master Plan Report](#)

6.B. [2023-166](#) MAJOR THOROUGHFARE PLAN

Attachments: [Summary - Major Thoroughfare Plan](#)
[Proposed Thoroughfare Plan](#)

6.C. [2023-167](#) SHORT-TERM RENTAL

Attachments: [STR ordinance 2.03.2023](#)

6.D. [2023-168](#) ENGINEERING DESIGN MANUAL

Attachments: [Summary - Engineering Design Manual](#)

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 3rd day of
February, 2023 at 6:00 p.m.

s/s Krystal Brown

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.