

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, March 4, 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. [2024-090](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of February 5, 2024.

Attachments: [24-0205 Official Meeting Minutes](#)

4.B. [2024-104](#) Consider a request for a 30-Day Time Extension of the Preliminary plat of Ranches at Creekside Unit 7 & 8 located southwest of the intersection of State Hwy 46 and the proposed

extension of Copper Creek.

Attachments: [AIS - Ranches at Creekside U7&8 - Preliminary](#)
[Att 1- Ranches at Creekside Unit 7 & 8 - Location Map](#)
[Att 2- Ranches at Creekside Units 7 and 8 Preliminary Plat 30 Day Time Ex](#)

5. REGULAR AGENDA

5.A. [2024-105](#) Consider a request for a variance to Chapter 8, Section 8.2(a) Watershed Protection Zones, of the Unified Development Code to allow for construction within drainage protection zones for a property located at 101 Village Cove (KAD 39576). Take necessary action.

Attachments: [AIS - 101 Village Cove DPZ Variance](#)
[Att 1 - Aerial Map](#)
[Att 2 - DPZ Variance Exhibit 101 Village Cove](#)
[Att 3 - LID Letter](#)
[Att 4 - Site Plan with Mitigations](#)

5.B. [2024-106](#) Consider a request for a special use permit for an accessory dwelling unit on a R2-M (Moderate Density Residential District) located at 101 Village Cove (KAD 39576). Take necessary action.

- I. Staff presentation
- II. Public hearing
- III. Recommendation

Attachments: [AIS - 101 Village Cove SUP 03042024](#)
[Att 1 - Zoning Map](#)
[Att 2 - Site Survey](#)
[Att 3 - Site Plan](#)
[Att 4 - B.N.D. Report - 101 Village Cove - SUP for Accessory Dwelling](#)
[Att 5 - Residents Responses received by Feb 28, 2024](#)
[Att 6 - DPZ Variance Exhibit 101 Village Cove](#)
[Att 7 - Special Use Permit Approval Criteria 2.5.D.-2](#)

6. DISCUSSION ITEMS

6.A. [2024-107](#) Presentation, overview of the city's environmental program objectives with a focus on water conservation, surface water

quality, urban forestry and dark skies.

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 29th day of February, 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.