

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, February 1, 2021 – 6:00 p.m.

Due to the COVID-19 pandemic, this meeting is being held telephonically only as allowed by the Governor of Texas during this public health emergency. Please do not attend the meeting in person.

You may join the Planning and Zoning Meeting:

Join Zoom Meeting by computer:

<https://us02web.zoom.us/j/84231352416?>

pwd=Y2N3ckVES2FHNHVySGdqUDBaS0FNUT09

Meeting ID: 842 3135 2416

Passcode: 2499511

or dial by phone:

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 842 3135 2416

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 ABOVE AS AUTHORIZED BY CHAPTER 551 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. [2021-148](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JANUARY 4, 2021

Attachments: [Official Meeting Minutes 21-0104](#)

4.B. [2021-149](#) THE MINUTES OF THE JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP OF JANUARY 21, 2021

Attachments: [Official Meeting Minutes Joint CC/PZ 21-0121](#)

5. REGULAR AGENDA:

5.A. [2021-150](#) TO RECONSIDER THE RECOMMENDATION OF THE PROPOSED REZONING OF 5.53 ACRES LOCATED AT 134 GARDEN STREET (KAD NOS. 20006 AND 20007) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO RN-1, NEIGHBORHOOD RESIDENTIAL DISTRICT AND LEAVING THE R-1 ZONING FOR 1.8 ACRES LOCATED AT 119 AND 125 ADLER STREET (KAD NO. 20009 AND 20010) AND A SMALL NORTHWEST PORTION OF 134 GARDEN STREET. (TOTAL PROJECT OF 7.33 ACRES - GREENWAY COTTAGE BUILDERS, LLC/ DAVE LUCIANI).

I. STAFF PRESENTATION

II. MAKE RECOMMENDATION

Attachments: [Summary - 134 Garden St - Feb 1, 2021](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Current Zoning](#)
[Att 4 - Proposed Zoning](#)
[Att 5 - Future Land Use Map](#)
[Att 6 - Option A with divided zoning](#)
[Att 7 - Option B](#)

- 5.B. [2021-151](#) TO CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 6 DRAINAGE AND FLOOD HAZARDS, SECTION 03.005 DRAINAGEWAY PROTECTION ZONE FOR A 10.015 ACRES PARCEL LOCATED AT 38, 38A AND 38B SCENIC LOOP ROAD (KAD NO. 12228, 12230) (CIVIL TECH PLLC).
- I. STAFF PRESENTATION
II. TAKE ACTION

Attachments: [Summary - Variance](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Applicant Photos-Exhibits](#)

- 5.C. [2021-152](#) TO CONSIDER THE PROPOSED ADOPTION OF THE CITY OF BOERNE ENGINEERING DESIGN MANUAL.
- I. STAFF PRESENTATION
II. PUBLIC HEARING
III. MAKE RECOMMENDATION

Attachments: [Summary - EDM - Feb 2021](#)
[Att 1 - Engineering Design Manual](#)

- 5.D. [2021-153](#) TO CONSIDER THE PROPOSED ADOPTION OF THE REVISED CITYWIDE ZONING MAP AND AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) CHAPTERS 1 - 9 TO ALSO INCLUDE THE ZONING TABLE OF USES AND OVERLAY DISTRICTS.
- I. STAFF PRESENTATION
II. PUBLIC HEARING

Attachments: [Summary - Zoning - Feb 2021](#)
[Att 1 - New Zoning Districts](#)

6. DISCUSSION ITEM:

- 6.A. [2021-158](#) SUBCOMMITTEE TO CONSIDER NOISE ISSUES NEAR RESIDENTIAL AREAS
- 6.B. [2021-159](#) FUTURE COMMUNITY ENGAGEMENT MEETINGS - NEW CONCEPTS

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

8. ADJOURNMENT

s/s Laura Talley

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 28th day of January, 2021 at 5:00 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 830-249-9511.

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.