

AGENDA
PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE CITY HALL
447 North Main Street
Monday, March 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. See attached detailed instructions on how to join the meeting and speak; you may also visit the City of Boerne website at boerne-tx.gov to view instructions.

You may join the Planning and Zoning Commission Meeting from your phone or computer:

Join Zoom Meeting by computer:

<https://us02web.zoom.us/j/89162327102>

Meeting ID: 891 6232 7102

Passcode: 9511248

Dial in Toll Free: 1-877-853-5247

Or 1-888-788-0099

Meeting ID: 891 6232 7102

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

4.A. [2021-214](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 1, 2021.

Attachments: [Official Meeting Minutes 21-0201](#)

4.B. [2021-220](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR E BANDERA, 2.493 ACRES, 6 RESIDENTIAL LOTS AND 0.034 ACRES OF RIGHT-OF-WAY (KAD NO. 300528) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS E Bandera Final Plat 20210301](#)
[Att 1- Location Map](#)
[Att 2- Aerial Map](#)
[Att 3 - Master Development Plan - Approved Feb122018](#)
[Att 4 - E Bandera Final Plat](#)

5. REGULAR AGENDA:

5.A. [2021-225](#) TO CONSIDER THE PROPOSED REZONING OF 0.3616 ACRES LOCATED AT 303 HERFF STREET (KAD 23540, IRONS & GRAHAMS ADD LOT 109) FROM R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT, TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT (ABEL AND PATRICIA GUTIERREZ).

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

Attachments: [AIS - 303 Herff - Rezoning](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Current Zoning](#)
[Att 4 - Proposed Zoning](#)
[Att 5 - FLU Map](#)
[Att 6 - Zoning Description](#)
[Att 7 - Zoning Use Table R2-R4](#)
[Att 8 - Site Plan](#)

5.B. [2021-226](#) TO CONSIDER THE PROPOSED ADOPTION OF THE REVISED ZONING MAP AND AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC).

Attachments: [Summary - Zoning - Mar 2021](#)
[Att 1 - New Zoning Districts](#)
[Att 2 - Proposed Amendments to Table of Uses - Commercial](#)

5.C. [2021-227](#) CONSIDER THE PRELIMINARY PLAT FOR BENT TREE UNIT 3, 40.04 ACRES, 25 RESIDENTIAL LOTS, 2 OPEN SPACE LOT, AND 2.77 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 13824). TAKE NECESSARY ACTION.

Attachments: [AIS Bent Tree Unit 3 Prelim Plat 20210301](#)
[Att 1 - Location Map Bent Tree Unit 3 Preliminary Plat Page 1](#)
[Att 2 - Aerial Map Bent Tree Unit 3](#)
[Att 3 - Bent Tree Master Development Plan 20210208](#)
[Att 4 - Bent Tree Unit 3 Preliminary Plat](#)

5.D. [2021-240](#) CONSIDER THE PRELIMINARY PLAT FOR REGENT PARK UNIT 9, 89.182 ACRES, 110 RESIDENTIAL LOTS, 7 OPEN SPACE LOT, AND 8.688 ACRES OF RIGHT-OF-WAY (KAD NO. 291871, 291872, and 306990). TAKE NECESSARY ACTION.

Attachments: [AIS Regent Park Unit 9 Prelim Plat 20210301](#)
[Att 1 - Location Map Regent Park](#)
[Att 2 - Aerial Map Regent Park Unit 9](#)
[Att 3 - Regent Park Master Plan Mylar May0117](#)
[Att 4 - Regent Park Unit 9 Preliminary Plat](#)

6. DISCUSSION ITEM:

6.A. PROPOSED ADOPTION OF THE REVISED CITYWIDE ZONING MAP, POSSIBLE ADDITIONAL NOTIFICATION(S) TO BE SENT TO PROPERTY OWNERS OF CURRENT SPECIFIC ZONING CLASSIFICATION(S) AND ALLOWABLE USE(S) AND PROPOSED REVISIONS TO SAME, AND REVIEW PROCESSES AVAILABLE UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) TO PROPERTY OWNERS HAVING QUESTIONS/CONCERNS RELATED THERETO.

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

8. ADJOURNMENT

Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 26th day of February, 2021 at 5:00 p.m.

Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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.