

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, November 4, 2024 – 6:00 p.m.

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main St., 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.)

Moment of Silence

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. [2024-556](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of October 7, 2024.

Attachments: [Official Meeting Minutes 24-1007](#)

- 4.B. [2024-557](#) Consider approval for Esperanza Phase 3F Final Plat, generally located northeast of Esperanza Boulevard and Dulce Vista. (Extra-Territorial Jurisdiction)

Attachments: [AIS - Esperanza 3F - Final Plat](#)
[Att 1 - Aerial Location Map](#)
[Att 2 - Future Land Use Map](#)
[Att 3 - Final Plat - Esperanza 3F](#)
[Att 4 - Approved Pod General Master Development Plan Phase 3 & 4](#)

- 4.C. [2024-564](#) Consider approval for a 30-day time extension for Esperanza Phase 4C Preliminary Plat generally located north of Highway 46 along Galisteo Drive. (Extra-Territorial Jurisdiction)

Attachments: [AIS - Esperanza 4C Prelim Plat Time Ext](#)
[Att 1 - Aerial Location Map](#)
[Att 2 - Future Land Use Map](#)
[Att 3 - 30 Day Time Ext Request](#)

5. REGULAR AGENDA:

- 5.A. [2024-558](#) Zoning change request from a HOL-Interim zoning district to R2-M Moderate Density Residential Zoning District for a 71.12 acre tract of land, generally located at the southwest intersection of Spencer Ranch and Highway 46, in the City of Boerne, Kendall County, Texas (KAD: 307605; A10360 - Survey 179 Newton & Taylor 71.12 acres).

Attachments: [AIS - Spencer Ranch Rezone](#)
[Att 1 - Vicinity Map](#)
[Att 2 - Zoning Map](#)
[Att 3 - Future Land Use Map](#)
[Att 4 - Spencer Ranch Master Community Plan - Oct 2018](#)
[Att 5 - Approval Criteria - Section 2.5.C.5](#)
[Att 6 - 500 ft. Buffer](#)

- 5.B. [2024-559](#) Consider the proposed amendments to the Unified Development Code adopted on November 24, 2020, as follows:

1. Section 2.11.B.9 - Historic Preservation Partial Tax Exemption
2. Section 3.11.G.1.a - Historic Overlay District Related to Signs

Attachments: [AIS - 2024 UDC Amendments HL](#)
[Att 1 - Proposed UDC Updates - Historic District and Historic Landmark](#)

- 5.C. [2024-565](#) Consider the proposed amendments to the Code of Ordinances adopted on January 9, 2024, including but not limited to:
1. Chapter 14 - Section 14-139. - Amplified sound.
 2. Chapter 14 - Section. 14-142. - Method of sound measurement

Attachments: [AIS - Noise Ordinance Updates Final](#)
[Att 1 - Proposed Code of Ordinance Amendments](#)

- 5.D. [2024-566](#) Consider the proposed amendments to the Unified Development Code adopted on November 24, 2020 regarding regulations for mobile food units (MFU) and mobile food parks, as follows:
1. Chapter 3 - Zoning
 2. Chapter 5 - Nonresidential Sites
 3. Appendix A - Definitions

Attachments: [AIS - Food Truck UDC Amendments](#)
[Att 1 - Proposed UDC Amendments](#)

- 5.E. [2024-560](#) Establish 2025 Planning and Zoning Commission meeting dates.

Attachments: [AIS - 2025 PZ Meeting Dates](#)
[2025-Planning Calendar](#)

6. DISCUSSION ITEMS:

- 6.A. [2024-571](#) Discuss subcommittee guidelines for Planning and Zoning Commission

Attachments: [Subcommittee Guidelines.draft.10.31.24](#)

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 31st day of
October, 2024 at 6:30 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.