

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 3, 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. [2024-272](#) Administer oaths of office to Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Carlos Vecino

Attachments: [AIS - Oaths of Office](#)

4. [2024-273](#) Consider election of vice-chair and secretary

Attachments: [AIS - Election of Vice-Chair and Secretary](#)

5. 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)

6. 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.

6.A. [2024-265](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of May 6, 2024.

Attachments: [Official Meeting Minutes 24-0506](#)

6.B. [2024-266](#) A request for final plat approval for Esperanza Phase 3E, generally located at Esperanza Boulevard and Fortuna. (Extra Territorial Jurisdiction)

Attachments: [AIS Esperanza 3E FP - 20240603](#)
[Att 1 - Location Map Aerial Map](#)
[Att 2 - Approved Pod General Master Development Plan Phase 3 & 4](#)
[Att 3 - Approved Preliminary Plat Esperanza 3E approved 11062023](#)
[Att 4 - Proposed Final Plat Esperanza 3E](#)

7. REGULAR AGENDA:

7.A. [2024-269](#) Consider a request for a variance to Chapter 8, Section 8.1 Floodplain Management and Chapter 8, Section 8.2 Watershed Protection Zones, of the Unified Development Code for a property located at 109 Ammann Road (KAD 11864 & 310823. (Extraterritorial Jurisdiction)

Attachments: [AIS - Bridge Fellowship DPZ and Local Floodplain Variance](#)
[Bridge Fellowship - Site Pictures](#)

7.B. [2024-267](#) Consider the proposed amendments to the Unified Development Code adopted on November 24, 2020, including but not limited to:

1. Section 2.1.E - Public notice
2. Section 2.6.7 - ETJ plat exemptions
3. Section 3.5 - Dimensional standards for base zoning districts
4. Section 3.7 - Permitted use tables
5. Chapter 3 - Overlay districts related to pylon signs
6. Section 5.6.B.3 - Onsite parking for non-residential properties
7. Section 7.5 - Roadway access design standards
8. Section 8.2 - Environmental Design - watershed protection related to low impact development requirements
9. Chapter 9 - Signs related to pole and pylon signs

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

Attachments: [AIS - 2024 UDC Amendments PZ 6-3-24](#)
[UDC 2024 Amendments 5-30-24](#)
[UDC Updates - Signs - 5.30.24 335pm](#)

8. DISCUSSION ITEMS:

- 8.A.** [2024-268](#) Proposed amendments to the Unified Development Code -
Appendix D. - Dark Sky Regulations

9. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:
Section 551.071 – Consultation with attorney regarding open meetings law

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

11. ADJOURNMENT

s/s Nathan Cane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 31st day of May,
2024 at 3:00 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.