MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, November 2, 2020 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

ROLL CALL

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. 2020-626 THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 5, 2020.

Attachments: Minutes 20-1005

4.B. 2020-628 CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR SHORELINE PARK PHASE 2, 8.05 ACRES, 37 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 1.48 ACRES OF RIGHT-OF-WAY (KAD NO. 302217) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments:
AIS Shoreline Park Phase 2 Final Plat 20201102
Att 1 - Location Map Shoreline Park Phase 2 Final Plat
Att 2 - Aerial Map - Shoreline Park Phase 2
Att 3 - Shoreline Park Phase 2 Final Plat
Att 4 - Approved Shoreline Park Master Plan - Dec0417 with corrected Nc

4.C. 2020-630 CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR BENT TREE UNIT 2, 37.448 ACRES, 29 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 3.37 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 13824) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments:
AIS Bent Tree Unit 2 Final Plat 20201102
Att 1 - Location Map
Att 2 - Aerial Map
Att 3- Bent Tree Unit 2 Final Plat
Att 4 - Phasing Plan Bent Tree Unit 2 20200310

5. REGULAR AGENDA:

5.A. 2020-632 TO CONSIDER PERMANENT ZONING OF 8.5345 ACRES LOCATED AT 103 OLD SAN ANTONIO ROAD (KAD 38831) FROM R-A, RESIDENTIAL AGRICULTURAL, TO R-4, MULTIFAMILY RESIDENTIAL DISTRICT (William G. Graham, Fraser H. Graham, John J. Laroche).

1. STAFF PRESENTATION

II. PUBLIC HEARING

Attachments:
Summary - 103 Old SA updated
Att 1 - Location Map
Att 2 - Aerial Map
Att 3 - Current Zoning - 103 Old San Antonio
Att 4 - Proposed Zoning - 103 Old San Antonio
Att 5 - Future Land Use Map

5.B. 2020-633 TO CONSIDER THE PROPOSED REZONING OF 0.494 ACRES LOCATED AT 115 STAHL STREET (KAD 20028) FROM R-3 HIGH-DENSITY RESIDENTIAL DISTRICT, TO R-4 MULTIFAMILY

RESIDENTIAL DISTRICT (BICHOUSE LLC, GERHARD M. SCHRUF).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments: Summary - 115 STAHL STREET
Att 1 - Location Map
Att 2 - Current Zone
Att 3 - Proposed Zone - 115 Stahl Street
Att 4 - Future Land Use
Att 5 - Proposed Development

5.C. 2020-634 TO CONSIDER THE PROPOSED PERMANENT ZONING OF 5.01 ACRES LOCATED AT 30 CASCADE CAVERNS ROAD (KAD 25666) FROM R-A, RESIDENTIAL AGRICULTURAL DISTRICT, TO B-1 HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (LAS CASCADAS HOLDINGS).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments: Summary - 30 CASCADE CAVERNS
Att 1 - Location Map
Att 2 - Current Zone - 30 Cascade Caverns
Att 3 - Proposed Zone - 30 Cascade Caverns
Att 4 - Future Land Use
Att 5 - Aerial View
Att 6 - The Property

6. 2020-635 CONSIDER THE PRELIMINARY PLAT FOR REGENT PARK UNIT 5, 15.854 ACRES, 35 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 4.847 ACRES OF RIGHT-OF-WAY (KAD NO. 291871). TAKE NECESSARY ACTION.

Attachments: AIS Regent Park Unit 5 Preliminary Plat
Att 1 - Location Map
Att 2 - Aerial Map Regent Park Unit 5
Att 3 - Regent Park Unit 5 Plat
Att 4 - Regent Park Master Plan

7. 2020-636 CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.008 EXPIRATION OF PLAT APPROVAL FOR SIENA COURT GARDEN HOMES PRELIMINARY PLAT. TAKE NECESSARY ACTION.

Attachments: AIS Siena Court
Att 1 - 235 Frey Aerial Map
Att 2 - Location Map
Att 3 - Siena Court Preliminary Plat

8. 2020-637 TO CONSIDER THE ADOPTION OF A UNIFIED DEVELOPMENT CODE, REPEALING AND REPLACING ALL ORDINANCES PERTAINING TO LAND DEVELOPMENT, ZONING AND SIGNAGE.

I. STAFF PRESENTATION

II. PUBLIC HEARING

Attachments: AIS UDC
Boerne Unified Development Code

9. DISCUSSION ITEM:

9.A. 2020-638 PRESENTATION FROM TROY DORMAN, DIRECTOR OF WATER RESOURCES WITH HALFF ASSOCIATES, REGARDING SHORELINE PARK.

Attachments: Shoreline Park - Discussion AIS

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

11. THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

12. ADJOURNMENT

https://boernetx.new.swagit.com/vide

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Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 30th day of October, 2020 at 4:00 p.m.

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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.