

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, May 3, 2021 – 6:00 p.m.

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. [2021-403](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 5, 2021.

Attachments: [21-0405 OfficialMeetingMinutes](#)

4.B. [2021-404](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 19, 2021.

Attachments: [21-0419 Special Called Official Meeting Minutes](#)

4.C. [2021-405](#) THE AMENDED MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MARCH 1, 2021.

Attachments: [21-0301 AMENDED Official Meeting Minutes](#)

5. REGULAR AGENDA:

5.A. [2021-406](#) TO CONSIDER THE PROPOSED REZONING OF 0.996 ACRES LOCATED BETWEEN 115 STAHL AND 400 ROSEWOOD (KAD NO. 63697) FROM B-2, HIGHWAY COMMERCIAL DISTRICT, TO R-3 HIGH-DENSITY RESIDENTIAL DISTRICT (JAY PARKER/ TROPHY PROPERTIES).

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

Attachments: [Summary - Stahl-Plant Rezone](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Current Zoning](#)
[Att 4 - Proposed Zoning](#)
[Att 5 - Master Plan - Future Land Use](#)
[Att 6 - PUD Plan-The Elevate Townhome Development](#)
[Att 7 - Perspectives - The Elevate Townhome](#)

5.B. [2021-407](#) TO CONSIDER THE PROPOSED REZONING OF 0.302 ACRES LOCATED AT 606 FREY STREET (KAD 18989) FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (JAMES S. SCHUEPBACK).

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

Attachments: [Summary - 606 Frey Street](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 4 - Master Plan - Future Land Use](#)
[Att 5 - Survey](#)
[Att 6 - Street View](#)

5.C. [2021-408](#) UNTABLE THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET.

Attachments: [AIS - Untable Creative Alternative](#)

5.D. [2021-409](#) CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT),

1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET. TAKE NECESSARY ACTION.

Attachments: [AIS Creative Alternative](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Site Plan](#)
[Att 4 - Landscape Plan](#)
[Att 5 - Perspective views of Racer Car Wash in Boerne, TX - 43021](#)

5.E. [2021-410](#) CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION.

Attachments: [AIS Creative Alternative](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Site Plan](#)
[Att 4 - Perspectives](#)
[Att 5 - Google Earth](#)

5.F. [2021-411](#) CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA SF-8, SF-9, AND SF-10. TAKE NECESSARY ACTION

Attachments: [AIS Esperanza Pod GDP SF8 SF9 SF10 20210503](#)
[Att 1 - AERIAL MAP Esperanza Pod GDP SF8 SF9 SF10](#)
[Att 2 - Esperanza Pod GDP SF8 SF9 SF10 20210429](#)
[Att 3 - Exhibit D Master GDP - Various Individual Sub-Exhibits as of 3rd An](#)

5.G. [2021-412](#) CONSIDER THE PRELIMINARY PLAT FOR BIRCH AT SPENCER RANCH PHASE 2, 19.41 ACRES, 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOT, AND 3.57 ACRES OF RIGHT-OF-WAY (KAD NO. 14916, 63687, 152739). TAKE NECESSARY ACTION

Attachments: [AIS Birch at Spencer Ranch Ph 2 Prelim Plat 20210503](#)
[Att 1- Location Map Birch at Spencer Ranch Phase 2 Preliminary Plat_Pag](#)
[Att 2 - AERIAL MAP Birch at Spencer Ranch Ph 2](#)
[Att 3 - Master Planned Community Plan Approve-Signed Oct0118](#)
[Att 4 - Birch at Spencer Ranch Phase 2 Preliminary Plat](#)

5.H. [2021-414](#) TO CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) INCLUDING BUT NOT LIMITED TO CITYWIDE REZONING, OVERLAY DISTRICTS AND DEVELOPMENT PROCESSES.

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Attachments: [Table of Use - Commercial Zoning - Edited 4-30-2021](#)

6. DISCUSSION ITEMS:

6.A. [2021-415](#) AN OVERVIEW OF THE PROPOSED AMENDMENTS TO THE CITY OF BOERNE UDC TREE PRESERVATION PRESENTED BY RYAN BASS, ENVIRONMENTAL PLANNER AND URBAN FORESTER.

6.B. [2021-418](#) HOLIDAY CONFLICTS WITH REGULAR SCHEDULED PLANNING AND ZONING COMMISSION MEETINGS.

7. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:

7.A. [2021-419](#) SECTIONS 551.071 - CONSULTATION WITH ATTORNEY REGARDING LEGAL MATTERS RELATED TO THE ADOPTION OF THE UNIFIED DEVELOPMENT CODE.

8. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATED TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

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

10. ADJOURNMENT

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).

Laura Haning

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 30th day of April, 2021 at 5:00 p.m.

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.