AGENDA ITEM SUMMARY

District Impacted

☐ 1 = Wolosin
☐ 2 = Woolard
☐ 3 = Scott
☐ 4 = Boddie
☐ 5 = Macaluso
☐ All

Agenda Date	*July 12, 2021*
Requested Action	DISCUSSION ITEM C
Contact Person	Laura Haning, Director of Planning and Community Development
Background Information	The recommendation to Council from the Planning and Zoning Commission included modifying language in the UDC to remove the directive term "shall" with regard to the Comprehensive Master Plan. The Commission expressed their desire to maintain flexibility with regard to zoning that does not always align with the Future Land Use Plan. Staff conferred with the consulting attorney for the UDC and Mick McKamie regarding this language. State law requires that cities that have a land use plan, must (shall) follow that plan. Therefore "shall" may not be changed in the UDC. There is some built in flexibility within the existing language though that does accommodate some flexibility. There is also a more appropriate way of handling the issues that the Commission is concerned about which can amend the land use plan concurrently with a zoning request. Predictability for the community is necessary when cities plan. This was one of our first goals in updating the UDC; providing predictability for the development community, which does also include anyone that wants to develop or build on their property. Providing that predictability is important. Being responsive to market changes in a fast growing community like Boerne is also important. Those changes can happen more quickly than our typical updates to the Comprehensive Master Plan does. We'll discuss how to handle that in detail at the meeting.

Item Justification	[ ] Legal/Regulatory Obligation [ ] Infrastructure Investment [ ] Reduce Costs [ ] Customer Demand [ ] Increase Revenue [ ] Service Enhancement [ ] Drive Down Risk [ ] Process Efficiency [ ] Master Plan [ ] Other: _____ Recommendation _____
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.