

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, August 9, 2021 – 6:00 p.m.

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. 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. [2021-731](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 12, 2021.

Attachments: [21-0712 Official Meeting Minutes](#)

- 4.B. [2021-732](#) CONDITIONAL APPROVAL FOR THE FINAL REPLAT FOR BOERNE NORTH BUSINESS PARK, LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 19962, 19964, 19965, & 299569) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS - Boerne North Business Park Lot 2A Final Replat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Final Replat](#)

5. REGULAR AGENDA:

- 5.A. [2021-733](#) TO CONSIDER THE PROPOSED REZONING OF 0.794 ACRES LOCATED AT 32884 INTERSTATE HIGHWAY 10 WEST (KAD 26872) FROM I-2, LIGHT INDUSTRIAL, TO C-4, REGIONAL COMMERCIAL DISTRICT. (6A PROPERTIES, LP/ AARON A. ARNOLD)

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

Attachments: [AIS - 32884 IH10W - Rezone](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 4 - Future Land Use](#)

- 5.B. [2021-734](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 5 STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS, SECTION 5.11.010, ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS, A. ACCESS STANDARDS, TO ALLOW A STACKING DISTANCE OF 88 FEET FROM THE RIGHT-OF-WAY TO THE FIRST VEHICLE STOPPING POINT FOR ESPERANZA PHASE 2G (KAD NO. 14990, 14991, 15019, 15028, & 300730). TAKE NECESSARY ACTION.

Attachments: [AIS - Variance Gate Stacking Esperanza 2G](#)
[Att 1 - Aerial Map](#)
[Att 2 - Variance Application](#)
[Att 3 - Gate Detail](#)
[Att 4 - Gate Queue Analysis](#)
[Att 5- Esperanza Pod GDP](#)

- 5.C. [2021-735](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2G, 35.276 ACRES, 96 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, 4 NON-RESIDENTIAL LOTS, AND 10.62 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, 15028, & 300730). TAKE NECESSARY ACTION.

Attachments: [AIS Esperanza Ph 2G Prelim Plat](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3- Esperanza Pod GDP](#)
 [Att 4 - Esperanza 2G Prelim Plat](#)

- 5.D. [2021-736](#) CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 2, 56.868 ACRES, 225 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184). TAKE NECESSARY ACTION.

Attachments: [AIS - Corley Farms Unit 2 Prelim Plat](#)
 [Att 1 - Location Map](#)
 [Att 2- Aerial Map](#)
 [Att 3 - Corley Farms MPCP](#)
 [Att 4 - Corley Farms Unit 2 Prelim Plat](#)

- 5.E. [2021-737](#) UNABLE THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).

Attachments: [Summary - Untable](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Revised Plan](#)
 [Att 4 - Perspectives - The Elevate Townhome](#)

- 5.F. [2021-738](#) CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).

Attachments: [Summary - Stahl-Plant PUD Overlay](#)
 [Att 1 - Location Map](#)
 [Att 2 - New - Aerial Map](#)
 [Att 3 - Land Plan Exhibit](#)
 [Att 4 - Perspectives - The Elevate Townhome](#)

6. DISCUSSION ITEMS:

- 6.A. [2021-739](#) COMPREHENSIVE MASTER PLAN FUTURE UPDATE.
- 6.B. [2021-740](#) SHORELINE PARK UPDATE REGARDING DRAINAGE AND LID
FEATURES FOR THE DEVELOPMENT.

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

11. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 6th day of
August, 2021, at 5:00 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.