

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, October 4, 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. [2021-823](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 13, 2021.

Attachments: [21-0913 Official Meeting Minutes](#)

- 4.B. [2021-824](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR BENT TREE UNIT 3, 40.04 ACRES, 25 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 2.77 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 13824) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS Bent Tree Unit 3 Final Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Bent Tree Master Final Development Plan](#)
[Att 4 - Bent Tree Unit 3 Plat](#)

- 4.C. [2021-825](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3A PRELIMINARY PLAT GENERALLY LOCATED NORTHWEST OF THE PROPOSED INTERSECTION OF ESPERANZA BOULEVARD AND SPLENDIDO (KAD NO. 14990, 45852, AND 15028). TAKE NECESSARY ACTION.

Attachments: [AIS - Esperanza 3A Prelim Plat 30 Day Time Extension](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request 30-Day Time Extension for Esperanza Ph 3A Preliminary P](#)
[Att 4 - Esperanza Ph 3A Preliminary Plat](#)

5. REGULAR AGENDA:

- 5.A. [2021-826](#) TO CONSIDER THE PROPOSED REZONING OF 1.0672 ACRES LOCATED AT 128 ARANSAS PASS (SUNRISE ADDITION BLK 6 LOT 15, 19, 20 & PT 21, KAD 26712) FROM R2-M RR, MODERATE DENSITY RESIDENTIAL RIVER ROAD OVERLAY, TO C2 RR, TRANSITIONAL COMMERCIAL RIVER ROAD OVERLAY. (ROBERT S. THORNTON L.P.)

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

Attachments: [AIS -128 Aransas Pass - Rezone](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 4 - R2-M Table of Uses](#)
[Att 5 - C-2 Table of Uses](#)
[Att 6 - Concept Plan](#)
[Att 7 - Overlay District](#)
[Att 8 - Future Land Use](#)
[Att 9 - 21-0826 BOND Report](#)

- 5.B. [2021-827](#) TO CONSIDER THE PROPOSED REZONING OF 0.564 ACRES LOCATED AT 1002 EAST BLANCO ROAD (HIGHLAND HOMES BLK PT 1, KAD 298100) FROM O1, NEIGHBORHOOD OFFICE DISTRICT, TO C1, NEIGHBORHOOD COMMERCIAL DISTRICT. (ANTONIO CAVAZOS-ESCOBAR)

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

Attachments: [AIS - 1002 East Blanco Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning Map](#)
[Att 3 - Proposed Zoning Map](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - Table of Uses C1 and O1](#)
[Att 6 - 21-0921 BOND Report](#)

- 5.C. [2021-828](#) TO CONSIDER THE PROPOSED REZONING AND SPECIAL USE PERMIT FOR 1.9 ACRES LOCATED AT 21 OLD SAN ANTONIO ROAD (A10441 - SURVEY 183 J SMALL, KAD 15816), REZONING THE PROPERTY FROM C1-HC, NEIGHBORHOOD COMMERCIAL - HERITAGE CORRIDOR DISTRICT, TO R4-U-HC, URBAN MULTI-FAMILY RESIDENTIAL - HERITAGE CORRIDOR DISTRICT, AND CONSIDERING A SPECIAL USE PERMIT FOR MULTI-FAMILY DEVELOPMENT WITH EIGHTEEN UNITS OR LESS PER ACRE. (GUILLERMO CAVAZOS)

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

Attachments: [AIS - 21 Old San Antonio Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Overlay District](#)
[Att 4 - Proposed Zoning](#)
[Att 5 - Future Land Use Map](#)
[Att 6 - Table of Uses C1](#)
[Att 7 - Table of Uses R4-U](#)
[Att 8 - Heritage Corridor Overlay District](#)
[Att 9 - Proposed Site Plan](#)
[Att 10 - 21-0921 BOND Report](#)

- 5.D. [2021-829](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR A DRIVE-THRU FACILITY LOCATED AT 1313 AND 1361 SOUTH MAIN STREET (WAL-MART SHOPPING CENTER BLK 1 LOT 1 AND LOT 2C (REPLAT), KAD 27528 AND KAD 27529, 7.708 ACRES) IN A C3-EC, COMMUNITY COMMERCIAL - ENTRANCE CORRIDOR DISTRICT. (MICHAEL K. GARROTT).

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

Attachments: [AIS - 1313 and 1361 South Main Street](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning Map](#)
[Att 3 - Overlay District Map](#)
[Att 4 - Table of Uses C3](#)
[Att 5 - Entrance Corridors](#)
[Att 6 - Development Impact Report](#)
[Att 7 - Proposed Site Plan](#)
[Att 8 - 21-0921 BOND Report](#)

- 5.E. [2021-830](#) 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 LESS THAN 100 FEET FROM THE RIGHT-OF-WAY TO THE FIRST VEHICLE

STOPPING POINT FOR ESPERANZA PODS SF-11A, SF-11B, SF-11C, SF-12A, SF-12B, SF-12C, SF-14A, SF-14B, SF-15, SF-16A, SF-16B, SF-17A, SF-17B, SF-18A, SF-18B, SF-18C, SF-19A, SF-19B, SF-19C, SF-20A, SF-20B, AND SF/MF-21 (KAD NO. 14990, 14991, 15019, 15028, 42994, 45473, & 45852). TAKE NECESSARY ACTION.

Attachments: [AIS - Variance Gate Stacking Esperanza](#)
[Att 1- Aerial Map](#)
[Att 2 - Overall Variance Request Signed](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)

- 5.F. [2021-831](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3A, 21.687 ACRES, 49 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 4.713 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 45852, and 15028). TAKE NECESSARY ACTION.

Attachments: [AIS - Esperanza Ph 3A Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 2021-06-07](#)
[Att 4 - Esperanza 3A Preliminary Plat](#)
[Att 5 - Memo Review 1 Comments Esperanza Ph 3A Prelim Plat](#)
[Att 6 - Esperanza 3A Prelim Plat Review 1 Redlines](#)

- 5.G. [2021-842](#) CONSIDER THE PRELIMINARY PLAT FOR 502 S SCHOOL ST, 4.9106 ACRES, 12 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.883 ACRES OF RIGHT-OF-WAY LOCATED AT 502 S. SCHOOL ST. (KAD NO. 14381 & 14412). TAKE NECESSARY ACTION.

Attachments: [Summary - 502 South School Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Preliminary Plat](#)
[Att 4 - Memo Review 5 Comments](#)
[Att 5 - Review 5 Redlines 502 S School St](#)

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

7. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 1st day of October,
2021 at 12:00 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.