

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, November 1, 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. [2021-900](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 4, 2021.

Attachments: [21-1004 Official Meeting Minutes](#)

4.B. [2021-901](#) 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: [Summary - Esperanza 3A Prelim Plat 30 Day Time Extension](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request Esperanza 3A Time Extension](#)
[Att 4 - Esperanza Ph 3A Preliminary Plat](#)

- 4.C. [2021-902](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3C PRELIMINARY PLAT GENERALLY LOCATED NORTHEAST OF THE PROPOSED INTERSECTION OF ESPERANZA BOULEVARD AND SPLENDIDO (KAD NO. 14990, 14991, 15019, AND 15028). TAKE NECESSARY ACTION.

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

- 4.D. [2021-903](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3D PRELIMINARY PLAT GENERALLY LOCATED SOUTH OF THE PROPOSED INTERSECTION OF GALISTEO AND BESITO (KAD NO. 14990, 15028, 42994, AND 45852). TAKE NECESSARY ACTION.

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

5. REGULAR AGENDA:

- 5.A. [2021-904](#) *ITEM TEMPORARILY WITHDRAWN* TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR AUTOMOBILE SALES IN A C3-SI, COMMUNITY COMMERCIAL - SCENIC INTERSTATE CORRIDOR DISTRICT, GENERALLY LOCATED AT IH10 WEST AND THE NORTH SIDE OF REGENT BOULEVARD (A10730- SURVEY 185 J M MCCULLOUGH, KAD 17392, 7.402 ACRES). (GUNN AUTOMOTIVE GROUP

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

Attachments: [Summary - Honda Dealership - Withdrawn](#)

- 5.B. [2021-905](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR MEDICAL OFFICE IN A O1, NEIGHBORHOOD OFFICE DISTRICT, LOCATED AT 1002 EAST BLANCO ROAD (HIGHLAND HOMES BLK PT 1, KAD 298100). (ANTONIO CAVAZOS-ESCOBAR).

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

Attachments: [Summary - 1002 East Blanco Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning Map](#)
[Att 3 - Future Land Use Map - 1002 E Blanco Rd](#)
[Att 4 - Table of Uses O1](#)

- 5.C. [2021-906](#) 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: [Summary - 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](#)
[Att 6 - Table of Uses C1](#)
[Att 7 - Table of Uses R4-U](#)
[Att 8 - Heritage Corridor Overlay District](#)
[Att 9 - Revised Site Plan](#)
[Att 10 - B.O.N.D. Report 21-0921](#)

- 5.D. [2021-908](#) CONSIDER THE PRELIMINARY PLAT FOR SHORELINE PARK PHASE 5, 9.61 ACRES, 54 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 2.0 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 and 302218).
TAKE NECESSARY ACTION

Attachments: [Summary - Shoreline Park Ph 5 Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Approved Master Plan - Dec0417 with corrected Note](#)
[Att 4 - Shoreline Park Ph 5 Prelim Plat](#)
[Att 5 - Memo Review 1 Comments Shoreline Park Ph 5 Prelim Plat](#)
[Att 6 - Review 1 Redlines](#)

- 5.E. [2021-907](#) UNCONDITIONAL APPROVAL FOR THE DEVELOPMENT PLAT FOR COREA, 6.510 ACRES LOCATED AT 240 STATE HIGHWAY NO. 46 (KAD NO. 38969) AS IS PROVIDED BY SECTION 6, PLAT APPROVAL OPTIONS, A., OF THE DEVELOPMENT PLAT REGULATIONS. TAKE NECESSARY ACTION.

Attachments: [Summary - Corea Development Plat](#)
[Att 1- Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Corea Development Plat](#)

- 5.F. [2021-926](#) CONSIDER THE RESUBMITTAL OF THE PRELIMINARY PLAT FOR 502 S SCHOOL ST, 4.8328 ACRES, 12 RESIDENTIAL LOTS, 2 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: [AIS 502 S School Prelim Plat 20211101](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Preliminary Plat](#)
[Att 4 - PZ Disapproved Prelim Plat](#)
[Att 5 - Memo Review 7 Comments](#)
[Att 6 - Redline 502 S School](#)

5.G. [2021-909](#) 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: [Summary - 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.H. [2021-910](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3C, 59.956 ACRES, 58 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 4.339 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, AND 15028). TAKE NECESSARY ACTION

Attachments: [Summary - Esperanza Ph 3C Prelim Plat](#)
[Att 1 - Location Map 3C](#)
[Att 2 - AERIAL MAP Esperanza 3C](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - 2021-10-1 Preliminary Plat Esp 3C](#)
[Att 5 - Memo Review 1 Comments Esperanza Ph 3C Prelim Plat](#)
[Att 6 - Redline Review 1 Esperanza 3C](#)

5.I. [2021-911](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3D, 53.078 ACRES, 146 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 10.827 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028, 42994, AND 45852). TAKE NECESSARY ACTION.

Attachments: [Summary - Esperanza Ph 3D Prelim Plat](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
 [Att 4 - 2021-09-30 Prelim Plat 3D](#)
 [Att 5 - Memo Review 1 Comments Esperanza Ph 3D Prelim Plat](#)
 [Att 6 - Redline Review 1 Esperanza 3D](#)

- 5.J. [2021-912](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION
ORDINANCE 2007-56, ARTICLE 3 PLANNING AND COMMUNITY
DESIGN STANDARDS, SECTION 3.04.002, BLOCK SIZE AND
ARRANGEMENT, A. BLOCK SIZES, TO EXCEED THE MAXIMUM
BLOCK STANDARDS SPECIFIED IN TABLE 3-12 FOR
HIGHWAY/COMMERCIAL CENTER FOR MENDER PLACE LOT 4A
LOCATED AT 115 CHRISTUS PARKWAY (KAD NO. 42559). TAKE
NECESSARY ACTION.

Attachments: [Summary - Variance Block Length Menger Place Lot 4A 20211101](#)
 [Att 1 - Location Map](#)
 [Att 2- Aerial Map](#)
 [Att 3- City of Boerne Variance REQ Menger Place Subdivision Replat](#)
 [Att 4 - 211028 - Site Plan](#)
 [Att 5 - Menger Place Amending Lots 1A 2A 3A 4A Final Recored Plat Sep08](#)

6. DISCUSSION ITEMS:

6.A. PLAT SUBMITTAL CALENDAR

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

8. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 29th day of
October, 2021 at 5:30 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.