

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, January 10, 2022 – 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. INTRODUCTION OF SUSAN FRIAR, P&Z COMMISSIONER

3. CONFLICTS OF INTEREST

4. 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)

5. CONSENT AGENDA:

- A. [2022-144](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR COMMONS AT MENDER CREEK UNIT 7 PRELIMINARY PLAT, 5.05 ACRES, 3 NON-RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.38 ACRES OF RIGHT-OF-WAY (KAD NO. 39338).

Attachments: [AIS Commons at MC Un 7 22-0110](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Request 30-Day Extension](#)
 [Att 4 - Commons of Menger Creek Unit 7 Plat 10-21-21](#)
 [Att 5 - Approved Commons at Menger Creek Feb2018](#)
 [Att 6 - Memo Review 1 Comments CMC Unit 7](#)
 [Att 7 - Redlines CMC Unit 7](#)

- B. [2022-145](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR CORLEY FARMS UNIT 3, 49.658 ACRES, 155 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 7.33 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 307737, AND 307739).

Attachments: [AIS Corley Farms Unit 3 Prelim Plat 22-0110](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - 30-Day Time Extension Request](#)
 [Att 4 - Corley Farms Unit 3 Prelim Plat](#)
 [Att 5 - 2021-05-11-Biedenharn Development Agreement Exhibit G](#)
 [Att 6 - Memo Review 1 Comments Corley Farms Unit 3 Prelim Plat](#)
 [Att 7 - Redlines Corley Farms Unit 3 Prelim Plat](#)

- C. [2022-179](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR ONE SEVEN BUSINESS PARK, 4.224 ACRES, 2 NON-RESIDENTIAL LOTS AND 0.056 ACRES OF RIGHT-OF-WAY (KAD NO. 14889 AND 14890) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS One Seven Busi Park Prelim Plat 22-0110](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - One Seven Busi Park Prelim Plat](#)

- D. [2022-176](#) CONSIDER DISAPPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1A FINAL PLAT, 7.33 ACRES, 1 NON-RESIDENTIAL LOT, AND 4.71 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605, 63687, & 14916) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS Birch at Spencer Ranch Ph 1A Final Plat](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Birch Ph 1A Final Plat](#)
 [Att 4 - MPCP Spencer Ranch Oct0118](#)
 [Att 5 - Memo Review 2 Comments Birch 1A Final Plat](#)
 [Att 6 - Redlines](#)

- E. [2022-177](#) CONSIDER DISAPPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.27 ACRES, 59 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.61 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS Birch at Spencer Ranch Ph 1B Final Plat](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Birch 1B Final Plat](#)
 [Att 4 - MPCP Spencer Ranch Oct0118](#)
 [Att 5 - Memo Review 2 Comments Birch 1B Final Plat](#)
 [Att 6 - Redlines Birch 1B Final Plat](#)

- F. [2022-178](#) CONSIDER DISAPPROVAL FOR SHORELINE PARK PHASE 6 FINAL PLAT, 25.88 ACRES, 64 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 5.16 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 12851, 12852, 302218, 302219, AND 305752) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

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

6. REGULAR AGENDA:

- A. [2022-149](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR SHORT-TERM RENTAL IN A R1-L, LOW-DENSITY RESIDENTIAL DISTRICT LOCATED AT 176 BENTWOOD DRIVE (BENTWOOD UNIT 1 LOT 11, 1.03 ACRES, KAD 19585) (LESTER RIOS).

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

Attachments: [AIS 176 Bentwood - SUP STR](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Zoning Map](#)
[Att 3 - Street View](#)
[Att 4 - 21-1221 B.O.N.D. Report](#)

- B. [2022-150](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR SHORT-TERM RENTAL IN A R1-M, MEDIUM-DENSITY RESIDENTIAL DISTRICT LOCATED AT 113 WANDA STREET (MOOSEHEAD MANOR LOT PT 6, 0.303 ACRES, KAD 24349) (LENORE OCKERBERG).

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

Attachments: [AIS 113 Wanda - SUP STR](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Zoning Map](#)
[Att 3 - Street View](#)
[Att 4 - 21-1221 B.O.N.D. Report](#)

- C. [2022-154](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR SHORT-TERM RENTAL IN A R1-L, LOW-DENSITY RESIDENTIAL DISTRICT LOCATED AT 402 HERFF STREET (IRONS & GRAHAMS ADDITION LOT 163 AND 164, 0.3815 ACRES, KAD 23583) (VIVA GETAWAYS, LLC/ HENRY MUNOZ).

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

Attachments: [AIS 402 Herff St - SUP STR](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Zoning Map](#)
[Att 3 - Street View](#)
[Att 4 - 21-1221 BOND Report](#)

- D. [2022-159](#) CONSIDER THE PROPOSED ZONING OF 27.7 ACRES LOCATED AT 1670 RIVER ROAD FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (A10298 - SURVEY 180 M I LEAL, 27.7 ACRES, KAD 14141, 14142, AND 14143) (JEREMY WILLIAMS/ EMBREY)

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

Attachments:

[AIS 1670 RR](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed Zoning Map](#)
[Att 4 - Table of Uses R4-L HOL](#)
[Att 5 - Overlay District - 1670 RR](#)
[Att 6 - UDC - Overlay - Entrance Corridors](#)
[Att 7 - Master Plan](#)
[Att 8 - Boerne Champion 46 PDD w note](#)
[Att 9 - Site Plan w/ Aerial & Detention Ponds](#)
[Att 10 - Presentation Boerne Champion 46 - 12.3.21 B](#)
[Att 11 - 21-1019 BOND Report - 1670 River Road](#)
[Att 12 - 21-1215 BOND Report - 1670 River Road](#)
[Att 13 - Proposed Thoroughfare plan](#)

- E. [2022-160](#) TO CONSIDER THE PLANNED DEVELOPMENT DISTRICT FOR 27.7 ACRES LOCATED AT 1670 RIVER ROAD (A10298 - SURVEY 180 M I LEAL, 27.7 ACRES, KAD 14141, 14142, AND 14143) (JEREMY WILLIAMS/ EMBREY)

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

Attachments:

[AIS 1670 RR](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed Zoning Map](#)
[Att 4 - Table of Uses R4-L HOL](#)
[Att 5 - Overlay District - 1670 RR](#)
[Att 6 - UDC - Overlay - Entrance Corridors](#)
[Att 7 - Master Plan](#)
[Att 8 - Boerne Champion 46 PDD w note](#)
[Att 9 - Site Plan w/ Aerial & Detention Ponds](#)
[Att 10 - Presentation Boerne Champion 46 - 12.3.21 B](#)
[Att 11 - 21-1019 BOND Report - 1670 River Road](#)
[Att 12 - 21-1215 BOND Report - 1670 River Road](#)
[Att 13 - Proposed Thoroughfare plan](#)

- F. [2022-161](#) CONSIDER THE PROPOSED REZONING OF 6.69 ACRES LOCATED AT 25 CASCADE CAVERNS FROM C3, COMMUNITY COMMERCIAL DISTRICT, TO R4-B, BUNGALOW COURT DISTRICT (MILLER'S SUBDIVISION BLK 2, LOT 2, KAD 24323) (LOQ DEVELOPMENT LLC).

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

Attachments: [AIS Moondancer](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed Zone R4B](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - Table of Uses](#)
[Att 6 - Site Plan - 12212021](#)
[Att 7 - Row Elevation](#)
[Att 8 - 21-1116 BOND Report](#)

- G. [2022-162](#) CONSIDER THE PROPOSED ZONING OF 3.04 ACRES LOCATED AT 6 NORTH STAR FROM HOL, HOLDING, TO R4-B, BUNGALOW COURT DISTRICT (MILLER'S SUBDIVISION BLK PT 3, KAD 24324) (LOQ DEVELOPMENT LLC).

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

Attachments: [AIS Moondancer](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed Zone R4B](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - Table of Uses](#)
[Att 6 - Site Plan - 12212021](#)
[Att 7 - Row Elevation](#)
[Att 8 - 21-1116 BOND Report](#)

- H. [2022-166](#) TO CONSIDER THE PLANNED UNIT DEVELOPMENT FOR 9.73 ACRES LOCATED AT 25 CASCADE CAVERNS AND 6 NORTH STAR (MILLER'S SUBDIVISION BLK 2 LOT 2, AND BLK PT 3, KAD 24323 AND 24324) (LOQ DEVELOPMENT LLC).

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

Attachments: [AIS Moondancer](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed Zone R4B](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - Table of Uses](#)
[Att 6 - Site Plan - 12212021](#)
[Att 7 - Row Elevation](#)
[Att 8 - 21-1116 BOND Report](#)

- I. [2022-167](#) CONSIDER THE PROPOSED ZONING OF 10.02 ACRES LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST FROM HOL, HOLDING, TO R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT (A10310 - SURVEY 178 A LOCKMAR, 10.02 ACRES, KAD 14386) (KILLEN, GRIFFIN & FARRIMOND, PLLC/ ROB KILLEN)

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

Attachments:

[AIS-36025 IH10-Z SUP](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial ETJ Map](#)
[Att 2 - Aerial Zoning Map](#)
[Att 3 - Proposed Zone - 36025 IH-10 W](#)
[Att 4 - Table of Uses R4U-Hol](#)
[Att 5 - Overlay District - 36025 IH 10](#)
[Att 6 - SI Overlay District with subareas - 36025 IH 10](#)
[Att 7 - UDC Overlay Information - SI](#)
[Att 8 - Master Plan - 36025](#)
[Att 9 - Bluff View MF - Preliminary Site Plan](#)
[Att 10 - 21-1116 BOND Report](#)
[Att 11 - Multifamily Boerne 12.21.2021 - Clean copy](#)

- J. [2022-171](#) CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR
MULTI-FAMILY DEVELOPMENT WITH OVER 18 UNITS PER ACRE
IN A R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT
LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST (A10310 -
SURVEY 178 A LOCKMAR, 10.02 ACRES, KAD 14386) (KILLEN,
GRIFFIN & FARRIMOND, PLLC/ ROB KILLEN)

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

Attachments:

[AIS-36025 IH10-Z SUP](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial ETJ Map](#)
[Att 2 - Aerial Zoning Map](#)
[Att 3 - Proposed Zone - 36025 IH-10 W](#)
[Att 4 - Table of Uses R4U-Hol](#)
[Att 5 - Overlay District - 36025 IH 10](#)
[Att 6 - SI Overlay District with subareas - 36025 IH 10](#)
[Att 7 - UDC Overlay Information - SI](#)
[Att 8 - Master Plan - 36025](#)
[Att 9 - Bluff View MF - Preliminary Site Plan](#)
[Att 10 - 21-1116 BOND Report](#)
[Att 11 - Multifamily Boerne 12.21.2021 - Clean copy](#)

- K. [2022-172](#) TO CONSIDER THE PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, PROCEDURES, CHAPTER 3, ZONING, CHAPTER 4, RESIDENTIAL SITES, CHAPTER 5, NONRESIDENTIAL SITES, CHAPTER 6, SUBDIVISION DESIGN, CHAPTER 7, INFRASTRUCTURE DESIGN, CHAPTER 8, ENVIRONMENTAL DESIGN, SPECIFICALLY SECTION 8.3, TREE PRESERVATION AND 8.9 LOWER GLENROSE AQUIFER, CHAPTER 9, SIGNAGE AND APPENDICES A, DEFINITIONS

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

Attachments: [AIS UDC](#)
[Att 1 - UDC - FUTURE EDITS VERSION - LAURA 01.07.22](#)

- L. [2022-180](#) CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 3 PRELIMINARY PLAT, 22.62 ACRES, 70 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 3.35 ACRES OF RIGHT-OF-WAY (KAD NO. 307605) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS Birch at Spencer Ranch Ph 3 Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Birch Ph 3 Prelim Plat](#)
[Att 4 - MPCP Spencer Ranch Oct0118](#)

7. DISCUSSION ITEMS:

A. SHORT TERM RENTALS – CREATION OF A SUBCOMMITTEE TO DETERMINE CRITERIA FOR CONSIDERATION.

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

9. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 7th day of January,
2022 at 6:00 p.m.

s/s Krystal Brown

Secretary

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.