

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Wednesday, March 30, 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. 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: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE PLANNING AND ZONING COMMISSION AND MAY BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS UNLESS A COMMISSIONER OR CITIZEN SO REQUESTS, IN WHICH EVENT THE ITEM MAY BE MOVED TO THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE.

4.A. [2022-334](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JANUARY 10, 2022 AND THE PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 7, 2022.

Attachments: [22-0110 Official Meeting Minutes](#)
[22-0207 Official Meeting Minutes](#)

5. REGULAR AGENDA:

5.A. [2022-335](#) UNTABLE 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).

5.B. [2022-336](#) 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. MAKE RECOMMENDATION

Attachments:

[Att 1 - Aerial Map - 1670 RR - HOL](#)

[Att 2 - Location Map - 1670 RR](#)

[Att 3 - Proposed Zoning Map](#)

[Att 4 - Overlay District - 1670 RR](#)

[Att 5 - Table of Uses R4-L HOL](#)

[Att 6 - Land Use Plan](#)

[Att 7 - Special Use Permit \(SUP\) 3.16.22](#)

[Att 8 - Old site plan with aerial and detention ponds](#)

[Att 9 - 1670 River Road -Northern Side - Conceptual Plan](#)

[Att 10 - UDC - Overlay - Entrance Corridors](#)

[Att 11 - 21-1019 BOND Report - 1670 River Road](#)

[Att 12 -Live Meeting 21-1215 BOND Report - 1670 River Road](#)

5.C. [2022-337](#) UNTABLE 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). ITEM WITHDRAWN BY APPLICANT.

- 5.D. [2022-338](#) CONSIDER THE SPECIAL USE PERMIT (SUP) FOR A MULTI-FAMILY DEVELOPMENT WITH LESS THAN 18 UNITS PER ACRE FOR 27.7 ACRES LOCATED AT 1670 RIVER ROAD (A10298 - SURVEY 180 M I LEAL, 27.7 ACRES, KAD 14141, 14142, 14143) (JEREMY WILLIAMS/ EMBREY)

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

Attachments:

- [Att 1 - Aerial Map - 1670 RR - HOL](#)
- [Att 2 - Location Map - 1670 RR](#)
- [Att 3 - Proposed Zoning Map](#)
- [Att 4 - Overlay District - 1670 RR](#)
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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 25th day of March, 2022 at 6:00 p.m.

s/s Krystal Brown

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.