

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, April 4, 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

- 4.A. [2022-358](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 23, 2022 AND THE PLANNING AND ZONING COMMISSION MEETING OF MARCH 7, 2022.

Attachments: [22-0223 Official Meeting Minutes](#)
[22-0404 Official Meeting Minutes](#)

- 4.B [2022-359](#) 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: [AIS Esperanza 3C Prelim Plat 30 Day Time Extension](#)
[Att 1 - Location Map 3C](#)
[Att 2 - Aerial Map Esperanza 3C](#)
[Att 3 - 30-Day Time Extension Request 22-0404](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - Esperanza 3C Preliminary Plat](#)
[Att 5 - Memo Review 4 Comments Esperanza Ph 3C Prelim Plat](#)
[Att 6 - Redlines Esperanza 3C 220301](#)

- 4.C. [2022-360](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR CORLEY FARMS UNIT 4 PRELIMINARY PLAT (KAD NO. 12184 AND 307737). TAKE NECESSARY ACTION.

Attachments: [AIS 30-Day Ext CF Unit 4 Prelim Plat 22-0404](#)
[Att 1 - Location Map CFU4](#)
[Att 2 - Aerial Map Corley Farms Unit 4](#)
[Att 3 - 30-Day Time Extension CF Unit 4](#)
[Att 4 - 2021-05-11-Biedenharn Development Agreement Exhibit G](#)
[Att 5 - Prelim Plat Corley Farms Unit 4 220311](#)
[Att 6 - Memo Review 1 Comments Corley Farms Unit 4 Prelim Plat](#)
[Att 7 - Redlines Corley Farms Unit 4 220401](#)

- 4.D. [2022-361](#) CONSIDER CONDITIONAL APPROVAL 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.

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

- 4.E [2022-362](#) CONSIDER CONDITIONAL APPROVAL 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 Birch at Spencer Ranch Ph 1B](#)

[Att 3 - Birch at Spencer Ranch 1B Final Plat](#)

[Att 4 - MPCP Spencer Ranch Oct0118](#)

[Att 5 - Memo Review 5 Comments Birch 1B Final Plat](#)

4.F [2022-363](#)

CONSIDER CONDITIONAL APPROVAL FOR SHORELINE PARK PHASE 6 FINAL PLAT, 27.33 ACRES, 64 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 5.16 ACRES OF RIGHT-OF-WAY (KAD NO. 12851, 12852, 302217, 302218, 302219, AND 305752) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE.

Attachments:

[AIS Shoreline Park Ph 6 Final Plat](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map Shoreline Park Ph 6](#)

[Att 3 - Shoreline Park Ph 6 Final Plat 220321](#)

[Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)

4.G [2022-364](#)

CONSIDER DISAPPROVAL OF THE PRELIMINARY PLAT FOR COMMONS AT MENDER CREEK UNIT 9 PRELIMINARY PLAT, 6.333 ACRES, 6 NON-RESIDENTIAL LOTS AND 0.45 ACRES OF RIGHT-OF-WAY (KAD NO. 39338) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments:

[AIS - CMC Unit 9](#)

[Att 1 - Location Map CMC9](#)

[Att 2 - AERIAL MAP CMC Unit 9](#)

[Att 3 - Prelim Plat CMC Unit 9 220311](#)

[Att 4 - APPROVED Commons at Menger Creek Feb2018](#)

[Att 5 - Memo Review 1 CMC Unit 9 Prelim Plat](#)

[Att 6 - Redlines CMC Unit 4 220401](#)

4.H [2022-365](#)

CONSIDER DISAPPROVAL OF THE PRELIMINARY PLAT FOR COMMONS AT MENDER CREEK UNIT 10 PRELIMINARY PLAT, 4.45 ACRES, 3 NON-RESIDENTIAL LOTS AND 1 OPEN SPACE LOT (KAD NO. 39338) BASED ON COMMENTS STATED IN STAFF'S REVIEW

MEMO

Attachments:

[AIS - CMC Unit 10](#)
[Att 1 - Location Map cmc10](#)
[Att 2 - Aerial Map CMC Unit 10](#)
[Att 3 - Prelim Plat CMC Unit 10 220311](#)
[Att 4 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review 1 CMC Unit 10 Prelim Plat](#)
[Att 6 - Redlines CMC Unit 10 220401](#)

- 4.I. [2022-366](#) CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 1 FINAL PLAT, 33.77 ACRES, 15 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, 2 NON-RESIDENTIAL LOTS, AND 7.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 12162, 12231, 12232, & 307737) 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 Corley Farms Final Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map Corley Farms Unit 1](#)
[Att 3 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)
[Att 4 - CFU1 Final Plat \(220321\)](#)
[Att 5 - Memo Review 2 Comments Corley Farms Unit 1 Final Plat](#)
[Att 6 - Redlines CF Unit 1 220401](#)

5. REGULAR AGENDA:

- 5.A. [2022-371](#) CONSIDER A REQUEST FOR A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, CHAPTER 8, SECTION 8.2(A). WATERSHED PROTECTION ZONES, FOR PRINCIPLE HYUNDAI LOCATED AT 1, 3, AND 7 DAISY LANE (KAD NO. 17373, 17378, AND 17388). TAKE NECESSARY ACTION.

Attachments:

[AIS - Variance Hyundai DPZ 4.01.2022](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map Principle Hyundai](#)
[Att 3 - Variance Application Hyundai DPZ](#)

- 5.B. [2022-372](#) UNTABLE THE PROPOSED REZONING OF 23.03 ACRES LOCATED AT 1650 RIVER ROAD FROM C2, TRANSITIONAL COMMERCIAL

TO C3, COMMUNITY COMMERCIAL DISTRICT (A10298 - SURVEY 180 M I LEAL, 8.472 ACRES AND A10298 - SURVEY 180 MI LEAL 13.685 ACRES, KAD 222979 AND 43311) (474 LTD C/O 474 MANAGEMENT, LLC, GENERAL PARTNER; C/O LD CHRISTIANSON, PRESIDENT). APPLICANT REQUESTED POSTPONEMENT.

5.C. [2022-367](#)

TO CONSIDER THE PROPOSED REZONING OF 23.03 ACRES LOCATED AT 1650 RIVER ROAD FROM C2, TRANSITIONAL COMMERCIAL TO C3, COMMUNITY COMMERCIAL DISTRICT (A10298 - SURVEY 180 M I LEAL, 8.472 ACRES AND A10298 - SURVEY 180 MI LEAL 13.685 ACRES, KAD 222979 AND 43311) (474 LTD C/O 474 MANAGEMENT, LLC, GENERAL PARTNER; C/O LD CHRISTIANSON, PRESIDENT). APPLICANT REQUESTED POSTPONEMENT.

I. STAFF PRESENTATION

II. MAKE RECOMMENDATION

Attachments:

[AIS - 1650 River Road Rezoning](#)

[Att 1 - Location Map](#)

[Att 2 - Current Zone](#)

[Att 3 - Proposed Zone](#)

[Att 4 - Table of Uses - C2 C3](#)

[Att 5 - Overlay District](#)

[Att 6 - UDC - Overlay - Entrance Corridors](#)

[Att 7 - Land Use Plan](#)

[Att 8 - Survey](#)

[Att 9 - B.O.N.D. Report](#)

5.D. [2022-368](#)

TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR COMMERCIAL RECREATION (INDOOR) IN A C2, TRANSITIONAL COMMERCIAL, ENTRANCE CORRIDOR OVERLAY DISTRICT LOCATED AT 18 SCENIC LOOP ROAD (KENDALL CREEK ESTATES PHASE I, BLK 5, LOT 14, 1.19 ACRES, KAD 49177). (MATTHEW ROBINSON/ BOERNE ESCAPE ROOMS LLC)

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments: [AIS - 18 Scenic Loop](#)
 [Att 1 - Location Map](#)
 [Att 2 - Current Zone](#)
 [Att 3 - Table of Uses - C2](#)
 [Att 4 - Overlay District](#)
 [Att 5 - Entrance Corridor Information](#)
 [Att 6 - Future Land Use](#)
 [Att 7 - Site Plan](#)
 [Att 8 - 22-0315 B.O.N.D. Report](#)

5.E. [2022-369](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING - GARAGE APARTMENT IN A R2-M, MODERATE DENSITY RESIDENTIAL DISTRICT LOCATED AT 431 EAST BANDERA ROAD (EAST BANDERA RESIDENTIAL, LOT 2, 0.303 ACRES, KAD 310448). (MENGER DEVELOPMENT LLC/ SHAWN BARRY).

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

Attachments: [AIS - 431 E. Bandera](#)
 [Att 1 - Location Map](#)
 [Att 2 - Current Zone](#)
 [Att 3 - Table of Uses - R2M](#)
 [Att 4 - Master Plan](#)
 [Att 5 - Final Plan - 431 EB](#)
 [Att 6 - 22-0315 B.O.N.D. Report - 431 E Bandera](#)

5.F. [2022-370](#) TO CONSIDER THE PROPOSED ZONING FROM HOL, HOLDING, TO I2, LIGHT INDUSTRIAL DISTRICT, LOCATED AT 30975 INTERSTATE HIGHWAY 10 (BUIE SUBDIVISION, BLK 1, LOT PT 1, 2.0 ACRES, KAD 12242). (MICHAEL BUIE)

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

Attachments: [AIS - IH-10 30975](#)
 [Att 1 - Location Map](#)
 [Att 2 - Current Zone](#)
 [Att 3 - Proposed Zone](#)
 [Att 4 - Table of Uses](#)
 [Att 5 - Future Land Use](#)
 [Att 6 - Overlay District](#)
 [Att 7 - Overlay Information](#)
 [Att 8 - 22-0315 B.O.N.D. Report](#)

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 April,
2022 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.