

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, May 2, 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. [2022-440](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MARCH 30, 2022 AND THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 4, 2022.

Attachments: [Official Meeting Minutes 22-0330](#)
[Official Meeting Minute 22-0404](#)

- 4.B. [2022-441](#) 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 22-0502](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request 30-Day Time Extension CF Unit 4 220422](#)
[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.C. [2022-442](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR
COMMONS AT MENDER CREEK UNIT 7 PRELIMINARY PLAT (KAD
NO. 39338). TAKE NECESSARY ACTION

Attachments: [AIS - 30-Day Ext CMC Un 7](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request 30-Day Time Extension CMC Un7-9 220427](#)
[Att 4 - Prelim Plat CMC Unit 7 220418](#)
[Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 3 Comments CMC Unit 7](#)
[Att 7 - Redlines CMC Unit 7 220429](#)

- 4.D. [2022-443](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR
COMMONS AT MENDER CREEK UNIT 9 PRELIMINARY PLAT (KAD
NO. 39338). TAKE NECESSARY ACTION

Attachments: [AIS - 30-Day Ext CMC Unit 9](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request 30-Day Time Extension CMC Un7-9 220427](#)
[Att 4 - Prelim Plat CMC Unit 9 220418](#)
[Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 2 CMC Unit 9 Prelim Plat](#)
[Att 7 - Redlines CMC Unit 9 220429](#)

- 4.E. [2022-444](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR
COMMONS AT MENDER CREEK UNIT 10 PRELIMINARY PLAT (KAD
NO. 39338). TAKE NECESSARY ACTION

Attachments: [AIS 30-Day Ext CMC Unit 10](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Request 30-Day Time Extension CMC Un7-9 220427](#)
 [Att 4 - Prelim Plat CMC Unit 10 220418](#)
 [Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
 [Att 6 - Memo Review 2 CMC Unit 10 Prelim Plat](#)
 [Att 7 - Redlines CMC Unit 10 220429](#)

- 4.F. [2022-445](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR
 REGENT PARK UNIT 5 FINAL PLAT (KAD NO. 281871). TAKE
 NECESSARY ACTION.

Attachments: [AIS Regent Park Unit 5 Final Plat 220502](#)
 [Att 1 - Location Map](#)
 [Att 2 - AERIAL MAP Regent Park Unit 5](#)
 [Att 3 - Request 30-Day Time Extension Regent Park Unit 4 220428](#)
 [Att 4 - Regent Park Unit 5 220406](#)
 [Att 5 - Regent Park Master Plan May0117](#)
 [Att 6 - Memo Review 1 Comments Regent Park Unit 4 FP](#)
 [Att 7 - Plat Redline Regent Park Unit 5 220429](#)

- 4.G. [2022-446](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR
 ESPERANZA PHASE 2H PRELIMINARY PLAT (KAD NO. 14990 AND
 15028). TAKE NECESSARY ACTION.

Attachments: [AIS - Esperanza Ph 2H Prelim Plat 220502](#)
 [Att 1 - Location Map](#)
 [Att 2 - Request 30-Day Time Extension Esperanza 2H 220428](#)
 [Att 3 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
 [Att 4 - Esperanza 2H Preliminary Plat 220418](#)
 [Att 5 - Memo Review 1 Esperanza 2H Prelim Plat](#)
 [Att 6- Redlines Esperanza 2H 220429](#)

- 4.H. [2022-447](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR
 ESPERANZA PHASE 3C, 36.665 ACRES, 57 RESIDENTIAL LOTS, 7
 OPEN SPACE LOTS, AND 4.358 ACRES OF PRIVATE
 RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, AND 15028)
 BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS - Esperanza Ph 3C Prelim Plat 220502](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - Esperanza 3C Preliminary Plat 220418](#)

- 4.I. [2022-448](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3D PRELIMINARY PLAT (KAD NO. 14990, 15028, 42994, AND 45852). TAKE NECESSARY ACTION.

Attachments: [AIS - 30-Day Ext Esperanza Ph 3D Prelim Plat 220502](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 3 - Request 30-Day Time Extension Esperanza 3D 220429](#)
[Att 4 - Esperanza 3D Prelim Plat 220418](#)
[Att 5 - Memo Review 4 Comments Esperanza Ph 3D Prelim Plat](#)
[Att 6 - Redline Comments Esperanza 3D 220429](#)

- 4.J. [2022-449](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR REGENT PARK UNIT 6, 54.377 ACRES, 147 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 9.566 ACRES OF RIGHT-OF-WAY (KAD NO. 291871)

Attachments: [AIS - Regent Park Unit 6 Prelim Plat 220502](#)
[Att 1 - Location Map](#)
[Att 2 - AERIAL MAP Regent Park Unit 6](#)
[Att 3 - Regent Park Master Plan Mylar May0117](#)
[Att 4 - Regent Park Unit 6 Prelim Plat 220418](#)

- 4.K. [2022-450](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR REGENT PARK UNIT 7, 41.431 ACRES, 84 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 7.652 ACRES OF RIGHT-OF-WAY (KAD NO. 291871).

Attachments: [AIS - Regent Park Unit 7 Prelim Plat 220502](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Regent Park Master Plan Mylar May0117](#)
[Att 4 - Regent Park Unit 7 220418](#)

- 4.L. [2022-451](#) CONSIDER CONDITIONAL APPROVAL FOR THE DEVELOPMENT PLAT FOR HILL COUNTRY MEDICAL, 0.829 ACRE LOCATED AT 33565 IH-10 (KAD NO. 15876) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS - Hill Country Medical Development Plat 220502](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - HCM Dev Plat 220414](#)
[Att 4 - Memo Review 3 Comments HC Medical](#)
[Att 5 - Plat Redline HCM 220429](#)

5. REGULAR AGENDA:

- 5.A. [2022-452](#) CONSIDER AN AMENDMENT TO 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 GRANTED ON NOVEMBER 1, 2021 (KAD NO. 42559). TAKE NECESSARY ACTION.

Attachments: [AIS - Variance Block Length Menger Place Lot 4A RB Edit](#)
[Att 1 - Location Map](#)
[Att 2- Aerial Map](#)
[Att 3 - Site Plan 211028](#)
[Att 4 - Tree Preservation Exhibit A](#)

- 5.B. [2022-453](#) 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.

Attachments: [AIS 1650 River Road - Untable](#)

- 5.C. [2022-454](#) 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](#)

[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 - BOND Report - 1650 River Road](#)

5.D. [2022-455](#)

CONSIDER THE PROPOSED REZONING FROM R2-M DT, MODERATE DENSITY RESIDENTIAL, DOWNTOWN COMMUNITY OVERLAY DISTRICT, TO R3-D DT, DUPLEX RESIDENTIAL DOWNTOWN COMMUNITY OVERLAY DISTRICT, LOCATED AT 327 EBNER STREET (TRINIDAD ADDITION LOT 3, 0.191 ACRE, KAD 33727) (BEN ANCA).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments:

[AIS - 327 Ebner Road](#)

[Att 1 - Location Map](#)

[Att 2 - Current Zoning](#)

[Att 3 - Proposed Zone](#)

[Att 4 - Table of Uses R2-M R3-D](#)

[Att 5 - Overlay Map](#)

[Att 6 - UDC - DT](#)

[Att 7 - Future Land Use](#)

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

6.A. UPCOMING MEETING DATES

7. ADJOURNMENT

Laura Haning

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 29th day of April, 2022 at 5:55 p.m.

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.