

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 6, 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. [2022-486](#) ADMINISTER OATHS OF OFFICE - COMMISSIONER BILL BIRD
AND COMMISSIONER JOE ANZOLLITTO.

5. CONSENT AGENDA

5.A. [2022-487](#) THE AMENDED MINUTES OF THE PLANNING AND ZONING
COMMISSION MEETING OF MARCH 30, 2022, THE AMENDED
MINUTES OF THE PLANNING AND ZONING COMMISSION
MEETING OF APRIL 4, 2022, AND THE MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING OF MAY 2,
2022.

Attachments: [Amended Official Meeting Minutes 22-0330](#)
 [Amended Official Meeting Minutes 22-0404](#)
 [Official Meeting Minutes 22-0502](#)

- 5.B. [2022-488](#) 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 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 3 - Request 30 Day Ext 220603](#)
[Att 4 - Prelim Plat CMC Unit 7 220523](#)
[Att 6 - Memo Review 4 Comments CMC Unit 7](#)
[Att 7 - Redlines CMC Unit 7 220603](#)

- 5.C. [2022-489](#) 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 CMC9](#)
[Att 2 - AERIAL MAP CMC Unit 9](#)
[Att 3 - Request 30 Day Ext 220603](#)
[Att 4 - Prelim Plat CMC Unit 9 220523](#)
[Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 3 CMC Unit 9 Prelim Plat](#)
[Att 7 - Redlines CMC Unit 7 220602](#)

- 5.D. [2022-490](#) 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 cmc10](#)
[Att 2 - AERIAL MAP CMC Unit 10](#)
[Att 3 - Request 30 Day Ext 220603](#)
[Att 4 - Prelim Plat CMC Unit 10 220523](#)
[Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 3 CMC Unit 10 Prelim Plat](#)
[Att 7 - Redlines CMC Unit 10 220602](#)

- 5.E. [2022-491](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR

ESPERANZA PHASE 2G FINAL PLAT (KAD NO. 14990, 14991, 15019, 15028 AND 300730). TAKE NECESSARY ACTION.

Attachments:

[AIS Esperanza Ph 2G Prelim Plat 220606](#)
[Att 1 - Location Map Esperanza Ph 2G](#)
[Att 2 - AERIAL MAP Esperanza 2G](#)
[Att 3 - Request 30 Day Ext 220603](#)
[Att 4- Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
[Att 5 - Esperanza 2G - Final Plat 220513](#)
[Att 6 - Memo Review 1 Esperanza 2G Final Plat](#)
[Att 7 - Redlines Esperanza 2G 220603](#)

- 5.F. [2022-492](#) 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 - AERIAL MAP Esperanza 2H](#)
[Att 3 - Request 30 Day Ext 220603](#)
[Att 4 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
[Att 5 - Prelim Plat - Esperanza 2H 220523](#)
[Att 6 - Memo Review 2 Esperanza 2H Prelim Plat](#)
[Att 7 - Redlines Esperanza 2H 220603](#)

- 5.G. [2022-493](#) 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 220606](#)
[Att 1 - Location Map 3D](#)
[Att 2 - AERIAL MAP Esperanza 3D](#)
[Att 3 - Request 30-Day Time Extension Esperanza 3D 220602](#)
[Att 4 - Prelim Plat - Esperanza 3D 220523](#)
[Att 5 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 6 - Memo Review 5 Comments Esperanza Ph 3D Prelim Plat](#)
[Att 7 - Redlines Esperanza 3D Prelim Plat 220602](#)

- 5.H. [2022-494](#) CONSIDER CONDITIONAL APPROVAL FOR REGENT PARK UNIT 5 FINAL PLAT, 15.32 ACRES, 35 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 4.848 ACRES OF RIGHT-OF-WAY (KAD NO. 291871

and 306990) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B
OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS Regent Park Unit 5 Final Plat 220502](#)
 [Att 1 - Location Map](#)
 [Att 2- AERIAL MAP Regent Park Unit 5](#)
 [Att 3 - Final Plat Regent Park Unit 5 220523](#)
 [Att 4 - Regent Park Master Plan May0117](#)

- 5.I. [2022-496](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT
FOR CORLEY FARMS UNIT 4, 36.14 ACRES, 119 RESIDENTIAL
LOTS, 8 OPEN SPACE LOTS, AND 9.35 ACRES OF RIGHT-OF-WAY
(KAD NO. 307737 AND 12154) BASED ON COMMENTS STATED IN
STAFF’S REVIEW MEMO.

Attachments: [AIS CF Unit 4 Prelim Plat 220606](#)
 [Att 1 - Location Map CFU4](#)
 [Att 2 - AERIAL MAP Corley Farms Unit 4](#)
 [Att 3 - Prelim Plat CF Unit 4 220523](#)
 [Att 4 - 2021-05-11-Biedenharn Development Agreement Exhibit G](#)
 [Att 5 - Memo Review 2 Comments Corley Farms Unit 4 Prelim Plat](#)
 [Att 6 - Redlines Corle Farms Unit 4 220603](#)

6. REGULAR AGENDA:

- 6.A. [2022-497](#) UNTABLE 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). APPLICANT REQUESTED POSTPONEMENT.

Attachments: [AIS - 327 Ebner Road](#)

- 6.B. [2022-498](#) TO 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). APPLICANT REQUESTED POSTPONEMENT.

I. STAFF PRESENTATION

II. 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 Map](#)

6.C. [2022-499](#)

TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR BUNGALOW COURTS IN A R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT LOCATED AT 320 NORTH ESSER ROAD (SURVEY 180 M I LEAL (CHEEVERS ADDITION PT 4), 1.01 ACRES, KAD 14132). (HOWARD KLEIN JR).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments:

[AIS - 320 North Esser](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Table of Uses R1M](#)

[Att 4 - Future Land Use Map](#)

[Att 5 - Site Plan](#)

[Att 6 - 22-0517 B.O.N.D. Report](#)

7. DISCUSSION ITEMS:

7.A. [2022-500](#)

PROJECTS DASHBOARD OVERVIEW - PROPOSED/UPCOMING PROJECT NOTIFICATION.

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 3rd day of June,
2022 at 5:00 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.