

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, July 11, 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. [2022-577](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 6, 2022, AND THE MINUTES OF THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF JUNE 20, 2022.

Attachments: [Official Meeting Minutes 22-0606](#)
[Official Meeting Minutes 22-0620](#)

- 4.B. [2022-560](#) CONSIDER DISAPPROVAL FOR ESPERANZA PHASE 2G FINAL PLAT, 41.462 ACRES, 96 RESIDENTIAL LOTS, 14 OPEN SPACE LOTS, 4 NON-RESIDENTIAL LOTS AND 12.28 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, 15028, & 300730) BASED ON COMMENTS STATED IN STAFF’S REVIEW MEMO.

Attachments: [AIS Esperanza Ph 2G Final Plat 220711](#)
 [Att 1 - Location Map Esperanza Ph 2G](#)
 [Att 2 - Aerial Map Esperanza 2G](#)
 [Att 3 - Esperanza 2G - Final Plat 220627](#)
 [Att 4 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
 [Att 5 - Memo Review 2 Esperanza 2G Final Plat](#)
 [Att 6 - Redline Comments Esperanza 2G 220707](#)

- 4.C. [2022-561](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR
 ESPERANZA PHASE 2H, 14.77 ACRES, 60 RESIDENTIAL LOTS, 3
 OPEN SPACE LOTS, AND 2.68 ACRES OF RIGHT-OF-WAY (KAD NO.
 14990 AND 15028).

Attachments: [AIS - Esperanza Ph 2H Prelim Plat 220620](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map Esperanza 2H](#)
 [Att 3 - Prelim Plat - Esperanza 2H 220627](#)
 [Att 4 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)

- 4.D. [2022-562](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT
 FOR COMMONS AT MENDER CREEK UNIT 7, 5.05 ACRES, 3
 NON-RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.38 ACRES OF
 RIGHT-OF-WAY (KAD NO. 39338) BASED ON COMMENTS STATED
 IN STAFF'S REVIEW MEMO.

Attachments: [AIS - CMC Unit 7 - Cond App](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map CMC Unit 7](#)
 [Att 3 - CMC Unit7 220627](#)
 [Att 4 - APPROVED Commons at Menger Creek Feb2018](#)
 [Att 5 - Memo Review 5 Comments CMC Unit 7](#)
 [Att 6 - Redlines CMC Un 7 220707](#)

- 4.E. [2022-563](#) CONSIDER DISAPPROVAL OF THE PRELIMINARY PLAT FOR
 COMMONS AT MENDER CREEK UNIT 9, 6.33 ACRES, 6
 NON-RESIDENTIAL LOTSAND 0.45 ACRES OF RIGHT-OF-WAY
 (KAD NO. 39338) BASED ON COMMENTS STATED IN STAFF'S
 REVIEW MEMO.

Attachments: [AIS - Prelim Plat CMC Unit 9 220711](#)
[Att 1 - Location Map CMC9](#)
[Att 2 - Aerial Map CMC Unit 9](#)
[Att 3 - Prelim Plat CMC Unit 9 220627](#)
[Att 4 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review 4 CMC Unit 9 Prelim Plat](#)
[Att 6 - Redlines CMC Unit 9 220707](#)

- 4.F. [2022-564](#) CONSIDER DISAPPROVAL OF THE PRELIMINARY PLAT FOR COMMONS AT MENDER CREEK UNIT 10, 4.45 ACRES, 1 NON-RESIDENTIAL LOT 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 - CMC Unit 10 Prelim Plat 220627](#)
[Att 4 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review 4 CMC Unit 10 Prelim Plat](#)
[Att 6 - Redlines CMC Unit 10 220707](#)

- 4.G. [2022-565](#) 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 7.85 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 - CF U1 Final Plat \(220707\)](#)
[Att 4 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)
[Att 5 - Memo Review 3 Comments Corley Farms Unit 1 Final Plat](#)

- 4.H. [2022-566](#) CONSIDER DISAPPROVAL OF THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 4, 37.69 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 220711](#)
 [Att 1 - Location Map CFU4](#)
 [Att 2 - Aerial Map Corley Farms Unit 4](#)
 [Att 3 - Corley Farms Unit 4 Plat \(220627\)](#)
 [Att 4 - 2021-05-11-Biedenharn Development Agreement Exhibit G](#)
 [Att 5 - Memo Review 3 Comments Corley Farms Unit 4 Prelim Plat](#)
 [Att 6 - Redlines CF Unit 4 220707](#)

- 4.I. [2022-567](#) CONSIDER DISAPPROVAL FOR SHORELINE PARK PHASE 5 FINAL PLAT, 9.61 ACRES, 52 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 2.0 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 302218) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS - Shoreline Park Final Plat 220711](#)
 [Att 1- Location Map](#)
 [Att 2 - Aerial Map Shoreline Park Ph 5](#)
 [Att 3 - Shoreline Park Phase 5 Plat](#)
 [Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)
 [Att 5 - Memo Review 1 Comments Shoreline Ph 5 Final Plat](#)
 [Att 6 - Redlines Shoreline Park Ph 5 220707](#)

5. REGULAR AGENDA:

- 5.A. [2022-568](#) 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 - UNTABLE](#)

- 5.B. [2022-569](#) 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 - 327 ER](#)
[Att 2 - Current zoning - 327 ER](#)
[Att 3 - Proposed zone - 327 ER](#)
[Att 4 - Table of Uses R2-M R3-D](#)
[Att 5 - Overlay map - 327 ER](#)
[Att 6 - UDC - DT](#)
[Att 7 - FLU - 327 ER](#)

- 5.C. [2022-570](#) UNTABLE 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).

Attachments: [AIS - 320 N Esser - UNTABLE](#)

- 5.D. [2022-571](#) 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. MAKE RECOMMENDATION

Attachments: [AIS - 320 N Esser](#)
[Att 1 - Location Map - 320 NE](#)
[Att 2 - Aerial Map](#)
[Att 3 - Table of Uses R1M](#)
[Att 4 - FLU - 320 NE](#)
[Att 5 - NEW - concept 06.22.22_color](#)
[Att 6 - 22-0517 B.O.N.D. Report - 320 N Esser](#)
[Att 7 - Cottage House sample](#)

- 5.E. [2022-572](#) TO CONSIDER THE PROPOSED REZONING OF 4.771 ACRES AND 0.618 ACRES FOR A TOTAL OF 4.8328 ACRES, LOCATED AT 502

SOUTH SCHOOL STREET, FROM C1, NEIGHBORHOOD
COMMERCIAL, TO R1-M, MEDIUM DENSITY RESIDENTIAL
DISTRICT (A10310 - SURVEY 178 A LOCKMAR, KAD 14412 AND A
PORTION OF KAD 14381). (PATRICK CHRISTENSEN).

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

Attachments:

[AIS - 502 SS - rezone](#)
[Att 1 - Location map - 502 SS](#)
[Att 2 - Aerial Map - Current Zone - 502 SS](#)
[Att 3 - Aerial Map - Proposed Zone - 502 SS](#)
[Att 4 - Table of Uses](#)
[Att 5 - Future Land Use - 502 SS](#)
[Att 6 - Preliminary Plat 502 S School 20211027](#)
[Att 7 - 22-0517 B.O.N.D. Report - 502 SS](#)

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 8th day of July,
2022 at 4:15 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.