

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, August 29, 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. [2022-673](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION WORKSHOP OF AUGUST 1, 2022 AND THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 1, 2022.

Attachments: [Official Workshop Minutes 22-0801](#)
[Official Meeting Minutes 22-0801](#)

- 4.B. [2022-674](#) CONSIDER CONDITIONAL APPROVAL FOR RANCHES AT CREEKSIDE UNIT 2A FINAL PLAT, 19.567 ACRES, 29 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, 4.51 ACRES OF PUBLIC RIGHT-OF-WAY, AND 2.65 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 304984, 308124, & 49167) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION

ORDINANCE.

Attachments:

[AIS - Ranches at Creekside Unit 2A](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Ranches at Creekside Unit 2A Plat](#)

[Att 4 - Ranches at Creekside Master Plan - approved 8.05.19](#)

4.C. [2022-675](#)

CONSIDER CONDITIONAL APPROVAL FOR RANCHES AT CREEKSIDE UNIT 2B FINAL PLAT, 41.591 ACRES, 142 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, 0.53 ACRES OF PUBLIC RIGHT-OF-WAY, AND 7.70 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 49167) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE.

Attachments:

[AIS - Ranches at Creekside Unit 2B](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Ranches at Creekside Unit 2B Final Plat](#)

[Att 4 - Ranches at Creekside Master Plan - approved 8.05.19](#)

4.D. [2022-676](#)

CONSIDER CONDITIONAL APPROVAL FOR RANCHES AT CREEKSIDE UNIT 3B FINAL PLAT, 13.096 ACRES, 44 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.34 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 49167) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE.

Attachments:

[AIS - Ranches at Creekside Unit 3B](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Ranches at Creekside Unit 3B Final Plat](#)

[Att 4 - Ranches at Creekside Master Plan - approved 8.05.19](#)

4.E. [2022-677](#)

CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 2 FINAL PLAT, 56.87 ACRES, 225 RESIDENTIAL LOTS, 7 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184) 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 Unit 2 Final Plat](#)
[Att 1 - Location Map](#)
[Att 2- Aerial Map](#)
[Att 3 - Corley Farms Unit 2 Final Plat \(220811\)](#)
[Att 4 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)
[Att 5 - Memo Review 2 Comments Corley Farms Unit 2 Final Plat](#)

- 4.F. [2022-679](#) CONSIDER DISAPPROVAL FOR AMERICAN EAGLE RV STORAGE II, LLC, MAJOR DEVELOPMENT PLAT, 10.45 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 14373) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS - American Eagle RV II MajDevPlat 220829](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Maj Dev Plat American Eagle RV II 220805](#)
[Att 4 - Memo Review Comments 1 American Eagle RV Storage II](#)
[Att 5 - Plat Redlines 220826](#)

5. REGULAR AGENDA:

- 5.A. [2022-680](#) TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT AND RE, ESTATE RESIDENTIAL DISTRICT, TO R2-N NEIGHBORHOOD RESIDENTIAL DISTRICT, AND R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT, ON 68.80 ACRES AND 8.61 ACRES, RESPECTIVELY, LOCATED AT 125 E STATE HIGHWAY 46 (RIVER ROAD) (PART OF A10005 - SURVEY 188 G W ADAMS, 193.85 ACRES, KAD49167, RANCHES AT CREEKSIDE SUBDIVISION). (GREEN LAND VENTURES, LTD/ QUIDDITY ENGINEERING).

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

Attachments: [AIS - Ranches at Creekside](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 4 - Table of Uses](#)
[Att 5 - Future Land Use](#)
[Att 6 - MDP with Zoning Area](#)

- 5.B. [2022-681](#) 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).

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

- 5.C. [2022-682](#) 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).

- 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](#)
[Att 8 - New Site Plan](#)

- 5.D. [2022-683](#) UNTABLE AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 15. OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III,

PEDDLERS, CANVASSERS AND SOLICITORS, ADDING DEFINITIONS AND REGULATIONS FOR THE OPERATION AND USE OF MOBILE FOOD COURTS; PROVIDING FOR A PENALTY NOT TO EXCEED \$1000 FOR THE VIOLATION THEREOF; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [AIS - Mobile Food Truck Court - UNTABLE](#)

- 5.E. [2022-684](#) CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 15. OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III, PEDDLERS, CANVASSERS AND SOLICITORS, ADDING DEFINITIONS AND REGULATIONS FOR THE OPERATION AND USE OF MOBILE FOOD COURTS; PROVIDING FOR A PENALTY NOT TO EXCEED \$1000 FOR THE VIOLATION THEREOF; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

- I. STAFF PRESENTATION
- II. MAKE RECOMMENDATION

Attachments: [AIS - Mobile Food Truck Court - CONSIDER Att 1 - Food Truck](#)

- 5.F. [2022-685](#) 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). THE APPLICANT HAS REQUESTED A POSTPONEMENT.

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

- 5.G. [2022-686](#) 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). THE APPLICANT HAS REQUESTED A POSTPONEMENT.

- I. STAFF PRESENTATION
- II. 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](#)
 [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.H. [2022-687](#) UNTABLE THE PROPOSED CHANGE IN ZONING FROM RE-HC, ESTATE RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, TO R4-U-HC, URBAN MULTI-FAMILY RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, ON 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD, (A10346 - SURVEY 184 J M MCCULLOUGH, KAD 14784, AND 14785). (COMMUNITY FIRST DEVELOPMENT OPERATIONS, LLC/ ROB KILLEN AND DELANEY HONAKER). THE APPLICANT HAS REQUESTED A POSTPONEMENT.

Attachments: [AIS - UNTABLE 116 Old San Antonio Road](#)

- 5.I. [2022-688](#) TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM RE-HC, ESTATE RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, TO R4-U-HC, URBAN MULTI-FAMILY RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, ON 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD, (A10346 - SURVEY 184 J M MCCULLOUGH, KAD 14784, AND 14785). (COMMUNITY FIRST DEVELOPMENT OPERATIONS, LLC/ ROB KILLEN AND DELANEY HONAKER). THE APPLICANT HAS REQUESTED A POSTPONEMENT.

- I. STAFF PRESENTATION
- II. MAKE RECOMMENDATION

Attachments: [AIS - 116 Old San Antonio Road - Rezone](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 4 - Table of Uses](#)
[Att 5 - Overlay](#)
[Att 6 - Future Land Use Map](#)
[Att 7 - Boerne Apartments Site 2 - 116 OSA](#)
[Att 8 - 22-00621 B.O.N.D. Report -](#)

- 5.J. [2022-689](#) UNTABLE THE PROPOSED SPECIAL USE PERMIT (SUP) FOR MULTI-FAMILY DEVELOPMENT WITH MORE THAN 18 UNITS PER ACRE IN A R4-U, ON 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD, (A10346 - SURVEY 184 J M MCCULLOUGH, KAD 14784, AND 14785). (COMMUNITY FIRST DEVELOPMENT OPERATIONS, LLC/ ROB KILLEN AND DELANEY HONAKER). THE APPLICANT HAS REQUESTED A POSTPONEMENT.

Attachments: [AIS - Untable 116 Old San Antonio Road](#)

- 5.K. [2022-690](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT (SUP) FOR MULTI-FAMILY DEVELOPMENT WITH MORE THAN 18 UNITS PER ACRE IN A R4-U, ON 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD, (A10346 - SURVEY 184 J M MCCULLOUGH, KAD 14784, AND 14785). (COMMUNITY FIRST DEVELOPMENT OPERATIONS, LLC/ ROB KILLEN AND DELANEY HONAKER). THE APPLICANT HAS REQUESTED A POSTPONEMENT.

- I. STAFF PRESENTATION
- II. MAKE RECOMMENDATION

Attachments: [AIS - 116 Old San Antonio Road](#)
 [Att 1 - Location Map](#)
 [Att 2 - Current Zoning](#)
 [Att 3 - Proposed Zone](#)
 [Att 4 - Table of Uses](#)
 [Att 5 - Overlay District](#)
 [Att 6 - Future Land Use](#)
 [Att 7 - Boerne Apartments Site 2 - 116 OSA](#)
 [Att 8 - B.O.N.D. Report - 22-0621](#)

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 26th day of August,
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.