

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, October 3, 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. [2022-765](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 29, 2022.

Attachments: [Official Meeting Minutes 22-0829](#)

4.B. [2022-766](#) 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 Major Development Plat 221003](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Major Development Plat AMERICAN EAGLE RV STORAGE 220919](#)
[Att 4 - Memo Review Comments 2 American Eagle RV Storage II](#)
[Att 5 - Redlines American Eagle RV II 220930](#)

5. REGULAR AGENDA

- 5.A. [2022-767](#) TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO CIV, CIVIC AND INSTITUTIONAL DISTRICT, ON 14.077 ACRES, LOCATED AT 416 WEST HIGHLAND DRIVE (PART OF KERNAGHAN ADDITION LOT PT 14 & PT 15 (& PT OF WEST HIGHLAND DR), PART OF KAD 19992). (St. PETER THE APOSTLE CATHOLIC CHURCH/ RICK MARTINI)

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

Attachments: [AIS - 416 West Highland Drive](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 5 - Future Land Use Map](#)

- 5.B. [2022-768](#) CONSIDER AND MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE HISTORIC LANDMARK DESIGNATION FOR VETERANS PLAZA LOCATED AT 801 SOUTH MAIN STREET (KAD 23886).

Attachments: [AIS - Veterans Plaza](#)
[Att 1 - Aerial Map - Veterans Plaza](#)
[Att 2 - Veterans Park Lone Star Legacy Park](#)
[Att 3 - Veterans Plaza HLC Application 8.22.22](#)
[Att 4 - Pictures](#)

- 5.C. [2022-769](#) 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.D. [2022-770](#) 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](#)
[Att 1 - Food Truck](#)

- 5.E. [2022-771](#) 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.F. [2022-772](#) 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.G. [2022-773](#) 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 - 116 Old San Antonio Road - UNTABLE](#)

- 5.H. [2022-774](#) 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](#)
[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](#)
[Att 8 - 22-00621 B.O.N.D. Report -](#)

- 5.I. [2022-775](#) 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.J. [2022-776](#) 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](#)
 [Att 8 - B.O.N.D. Report - 22-0621](#)

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

6.A. [2022-777](#) 2023 CITY HOLIDAY CALENDAR

Attachments: [2023 PZ Holiday](#)

7. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 30th day of
September, 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.