

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, November 7, 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. [2022-867](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2022.

Attachments: [Official Meeting Minutes 22-1003](#)

- 4.B. [2022-886](#) CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.62 ACRES, 59 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.96 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605) 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 Birch at Spencer Ranch Ph 1B Final Plat New](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Birch Ph 1B Final Plat](#)
[Att 4 - MPCP Spencer Ranch Oct0118](#)
[Att 5 - Memo Review 6 Comments Birch 1B Final Plat](#)
[Att 6 - Redlines Birch 1B 221104](#)

- 4.C. [2022-887](#) CONSIDER CONDITIONAL APPROVAL FOR SANTI SUBDIVISION FINAL PLAT, 3.52 ACRES, 12 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.51 ACRES OF RIGHT-OF-WAY (KAD NO. 19999) 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 Santi Subd Final Plat 221108](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Santi Subd Final Plat 221014](#)
[Att 4 - Memo Review 1 Comments Santi FP 221104](#)
[Att 5 - Redlines Santi Subd FP 221104](#)

- 4.D. [2022-888](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR Regent Park Unit 1, Phase 5B PRELIMINARY PLAT (KAD NO. 294048). TAKE NECESSARY ACTION.

Attachments: [AIS 30 Time Ext Regent Park Un 1 Ph 5B Prelim 221107](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Regent Park Un1 Ph 5B 221014](#)
[Att 4 - Regent Park Master Plan Mylar May0117](#)
[Att 5 - 30-Day Time Extension Regent Park Unit 1 Ph5B Preliminary Plat](#)
[Att 6 - Memo Review 1 Comments Regent Park Un 1 Ph 5B 221104](#)
[Att 7 - Redlines Regent Pak Un1 Ph5B 221104](#)

- 4.E. [2022-889](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR Ranches at creekside Unit 6 PRELIMINARY PLAT (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [AIS 30 Time Ext RaC Unit 6 Prelim 221107](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Ranches at Creekside Unit 6 Prelim Plat 221014](#)
[Att 4 - Ranches at Creekside Master Plan - approved 8.05.19](#)
[Att 5 - 30 Day Ext Ranches at Creekside Unit 6 Preliminary Plat](#)
[Att 6 - Memo Review 1 Comments RaC Un 6 221104](#)
[Att 7 - Redlines RaC Unit 6 221104](#)

5. REGULAR AGENDA

- 5.A. [2022-869](#) TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), C-3 (COMMUNITY COMMERCIAL DISTRICT) AND HOL (INTERIM HOLDING DISTRICT), TO CIV (CIVIC AND INSTITUTIONAL DISTRICT), ON 15.16 ACRES, LOCATED AT 35 CASCADE CAVERNS ROAD (J AND J ACRES LOT 1A AND 2A, AND MILLER'S SUBDIVISION LOT 7A, KAD 12245, 12244, 12246 AND 24328). (CURREY CREEK BAPTIST CHURCH OF BOERNE).

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

Attachments:

[AIS - CCC - Rezone](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zone](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses C1 C3 CIV HOL](#)
[Att 5 - Future Land Use](#)
[Att 6 - Future Land Use Description](#)
[Att 7 - B.O.N.D. Report CCC](#)

- 5.B. [2022-870](#) TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM R2-M DT (MODERATE-DENSITY RESIDENTIAL, DOWNTOWN COMMUNITY OVERLAY DISTRICT), TO R3-D DT (DUPLEX RESIDENTIAL, DOWNTOWN COMMUNITY OVERLAY DISTRICT), ON 0.19 ACRES, LOCATED AT 335 EBNER ROAD (TRINIDAD ADDITION LOT 5, 0.191 ACRES, KAD 33729) (RONALD MITAR).

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

Attachments: [AIS - 335 ER - Rezone](#)
[Att 1 - Location Map](#)
[Att 2 - Current zoning](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses R2-M R3-D](#)
[Att 5 - Overlay](#)
[Att 6 - OD Information](#)
[Att 7 - Site Plan](#)
[Att 8 - B.O.N.D. Report 335 ES](#)

- 5.C. [2022-871](#) TO CONSIDER THE SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING IN A R1-M EC (MEDIUM-DENSITY RESIDENTIAL, ENTRANCE CORRIDOR OVERLAY DISTRICT) AT 415 JOHNS ROAD (CIBOLO CROSSING BLK 1 LOT 2, 0.378 ACRES, KAD 20402) (CURTIS AND DEBORAH WHEELER).

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

Attachments: [AIS - 415 JR - SUP](#)
[Att 1 - Location Map](#)
[Att 2 - Zoning Map](#)
[Att 3 - Site Plan](#)
[Att 4 - Floor Plan](#)
[Att 5 - B.O.N.D. Report 415 JR](#)

- 5.D. [2022-872](#) 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 N Esser - UNTABLE](#)

- 5.E. [2022-875](#) 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 N 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.F. [2022-876](#) 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.G. [2022-877](#) 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.H. [2022-878](#) 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.I. [2022-879](#) 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. DISCUSSION ITEMS

- 6.A. [2022-880](#) REFRESH ON PLATTING PROCESSES.
6.B. [2022-881](#) DEVELOPMENT PROCESS UPDATE

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

8. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 4th day of
November, 2022 at 5:30 p.m.

s/s Krystal Brown

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.