

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, April 3, 2023 – 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: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE PLANNING AND ZONING COMMISSION AND MAY BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS UNLESS A COMMISSION MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT THE ITEM MAY BE MOVED TO THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE.

4.A. [2023-332](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MARCH 6, 2023.

Attachments: [Official Meeting Minutes 23-0306](#)

4.B. [2023-334](#) 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 Un1 Ph5B Prelim 230403](#)
[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 - Regent Park Unit 1 Ph 5B - 30 Day Extension request](#)
[Att 6 - Memo Review 1 Comments Regent Park Un 1 Ph 5B 221104](#)
[Att 7 - Redlines Regent Pak Un1 Ph5B 221104](#)

- 4.C. [2023-335](#) 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 Unit 1 FP 230403](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Corley Farms Unit 1 Final Plat \(230316\)](#)
[Att 4 - 2022-07-12 Corley Farms Master Plan - Approved by CC](#)
[Att 5 - Memo Review 5 Comments Corley Farms Unit 1 Final Plat](#)
[Att 6 - PLN CF Un 1 Plat Redline 230329](#)

- 4.D. [2023-336](#) CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 2 FINAL PLAT, 56.75 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 230403](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Corley Farms Unit 2 - Final Plat \(230320\)](#)
[Att 4 - 2022-07-12 Corley Farms Master Plan - Approved by CC](#)
[Att 5 - Memo Review 4 Comments Corley Farms Unit 2 Final Plat](#)
[Att 6 - Redlines CF Un 2 230330](#)

- 4.E. [2023-337](#) CONSIDER DISAPPROVAL FOR UPPER CIBOLO MAJOR DEVELOPMENT PLAT, 1.883 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 36246) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS - Upper Cibolo Maj Dev Plat 230403](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Upper Cibolo Maj Dev Plat](#)
[Att 4 - Memo Review 1 Comments Upper Cibolo Maj Dev Plat](#)
[Att 5 - Redlines Upper Cibolo 230330](#)

- 4.F. [2023-338](#) CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 2 FINAL PLAT, 23.09 ACRES, 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 3.57 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 2 FP 230403](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 Birch at Spencer Ranch Ph 2 FP 20230310](#)
[Att 4 - MPCP Spencer Ranch Oct0118](#)
[Att 5 - Memo Review 1 Comments Birch at Spencer Ranch Ph 2 Final Plat](#)
[Att 6 - Redline Birch 2 20230330](#)

5. REGULAR AGENDA:

- 5.A. [2023-339](#) CONSIDER THE PROPOSED SPECIAL USE PERMIT (SUP) FOR A THRIFT STORE (NO OUTSIDE STORAGE/ DONATION BIN) IN A C3-EC (COMMUNITY COMMERCIAL, ENTRANCE CORRIDOR OVERLAY DISTRICT) AT 232 WEST BANDERA ROAD (MOOSEHEAD MANOR LOT PT 11, .701 ACRES, KAD 37919) (GOODWILL/ LORI L. JONES)

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

Attachments: [AIS - 232 West Bandera Road](#)
 [Att 1 - Location Map](#)
 [Att 2 - Zoning Map](#)
 [Att 3 - Overlay Map](#)
 [Att 4 - Table of Uses](#)
 [Att 5 - Site Plan - Goodwill at Boerne Oaks](#)
 [Att 6 - B.O.N.D. Report 23-0324](#)

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 31st day of March,
2023 at 9:30 a.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.

