

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 26, 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. [2023-493](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 5, 2023.

Attachments: [Official Meeting Minutes 23-0605](#)

4.B. [2023-496](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR UPPER CIBOLO MAJOR DEVELOPMENT PLAT (KAD NO. 36246).
TAKE NECESSARY ACTION.

Attachments: [AIS - 30-Day Ext Upper Cibolo Maj Dev Plat 230605](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Maj Dev Plat Upper Cibolo 230522](#)
[Att 4 - Request 30 Day Time Ext Upper Cibolo](#)
[Att 5 - Memo Review 2 Comments Upper Cibolo Maj Dev Plat](#)
[Att 6 - Redlines Upper Cibolo 230601](#)

- 4.C. [2023-497](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 2G FINAL PLAT (KAD NO. 14990, 14991, 15019, 15028, 31043, 300730, AND 310832). TAKE NECESSARY ACTION

Attachments: [AIS 30-Day Time Ext Esperanza 2G FP 230605](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza 2G Final Plat 20230522](#)
[Att 4- Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
[Att 5 - Request 30-Day Tme Ext Esperanza 2G 230619](#)
[Att 6- Memo Rev 1 Esperanza 4A Preliminary Plat](#)
[Att 7 - Redline Esperanza 2G 230601](#)

- 4.D. [2023-500](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 4A, PRELIMINARY PLAT (KAD NO. 15019, AND 45473). TAKE NECESSARY ACTION.

Attachments: [AIS - 30 Day Time Ext Esperanza 4A](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza 4A Preliminary Plat 20230602](#)
[Att 4 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607.](#)
[Att 5 - Esperanza 4A Preliminary Plat 30 Day Time Ext Req.](#)
[Att 6 - Memo Review 1 Comments Esperanza 4A Preliminary Plat](#)

- 4.E. [2023-501](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ELEVATE FINAL SUBDIVISION PLAT, 1.27 ACRES, 18 RESIDENTIAL LOTS, 4 OPEN SPACE LOT AND 0.29 ACRES OF RIGHT-OF-WAY (KAD NO. 307750 AND 63697). TAKE NECESSARY ACTION.

Attachments: [AIS - 30-Day Time Extension for Final Plat of Elevate Subd Plat 230622](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Elevate Subdivision](#)
[Att 4 - Memo Review Elevate Subdivision Final Plat](#)
[Att 5 - Elevate Subdivision Redline 230620](#)
[Att 6 - Time Extension Request Elevate Subdivision](#)

- 4.F. [2023-498](#) CONSIDER CONDITIONAL APPROVAL FOR PRINCIPLE HYUNDAI MAJOR DEVELOPMENT PLAT, 3.141 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 17373, 17378, AND 17388) BASED ON COMMENTS STATED IN STAFF’S REVIEW MEMO.

Attachments: [AIS - Principle Hyundai MajDevPlat 230626](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Principle Hyundai Maj Dev Plat 20230612](#)
[Att 4 - Staff Review Memo Principle Hyundai 230622](#)

- 4.G. [2023-502](#) CONSIDER A CONDITIONAL APPROVAL FOR BLUFF VIEW MULTI-FAMILY MAJOR SUBDIVISION PLAT, 10.02 ACRES, 1 NON-SINGLE FAMILY RESIDENTIAL LOT AND 1 OPEN SPACE LOT (KAD NO. 14386) BASED ON COMMENTS STATED IN STAFF’S REVIEW MEMO.

Attachments: [AIS - Bluff View MF Maj Subd Plat 230626](#)
[Att 1- Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Maj Subd Plat Bluffview MF](#)
[Att 4 - Memo Review for Bluff View Multi-Family Major Subdivision Plat](#)
[Att 5 - PLN Bluff View Redlines](#)

- 4.H. [2023-503](#) CONSIDER A CONDITIONAL APPROVAL FOR COLLECTION AT BOERNE MAJOR SUBDIVISION PLAT 27.89 ACRES, 2 MULTI-FAMILY RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS AND 1.74 ACRES OF RIGHT-OF-WAY (KAD NO. 14142) BASED ON COMMENTS STATED IN STAFF’S REVIEW MEMO.

Attachments: [AIS - Collection at Boerne Maj SubPlat 20230626](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Major Plat Collection at Boerne 20230612](#)
[Att 4 - Memo Collection at Boerne Major Subdivision Plat 20230623](#)
[Att 5 - Collection at Boerne Plat_ Revise & Resubmit_ 6.23.2023](#)

- 4.I. [2023-504](#) CONSIDER CONDITIONAL APPROVAL FOR COMMONS AT MENDER CREEK UNIT 7 FINAL PLAT, 5.05 ACRES, 3 NON-RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND 0.38 ACRES OF RIGHT-OF-WAY (KAD NO. 39338) 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 - Commons At Menger Creek Unit 7 Maj Subd Plat 230626](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Final Plat CMC Unit 7 20230612](#)
[Att 4 - Approved MDP Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review Commons at Menger Creek Unit 7 Final Plat](#)
[Att 6 - Minor Redline CMC Unit 7](#)

5. REGULAR AGENDA

- 5.A. [2023-494](#) POSTPONED - CONSIDER THE PROPOSED SPECIAL USE PERMIT (SUP) FOR AUTOMOBILE SALES IN A C3 - EC (COMMUNITY COMMERCIAL, ENTRANCE CORRIDOR OVERLAY DISTRICT) AND C4-EC (REGIONAL COMMERCIAL, ENTRANCE CORRIDOR OVERLAY DISTRICT) AT 31905 INTERSTATE HIGHWAY 10 WEST (A10097 - SURVEY 170 A CRUZ 10.47 ACRES, KAD 48805 AND 12233) (BENITO SOTO AND SCOTT CRABTREE.

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Attachments: [AIS - 31905 Interstate Highway 10 West](#)
 [Att 1 - Location Map](#)
 [Att 2 - Zoning Map](#)
 [Att 3 - Overlay Map](#)
 [Att 4 - Table of Uses](#)
 [Att 5 - Conceptual Site Plan](#)
 [Att 6 - B.O.N.D. Report](#)

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

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 23rd day of June,
2023 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.

