

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, September 11, 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

- 4.A. [2023-639](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 14, 2023.

Attachments: [Official Meeting Minutes 2023-0814](#)

- 4.B. [2023-673](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR UPPER CIBOLO MAJOR DEVELOPMENT PLAT GENERALLY LOCATED AT 3 UPPER CIBOLO CREEK ROAD. (EXTRA-TERRITORIAL JURISDICTION)

Attachments: [AIS 30-Day Ext Upper Cibolo Maj Dev Plat 230911](#)
[Att 1 - Location Map](#)
[Att 2 - Request 30 Day Time Ext Upper Cibolo 230831](#)

- 4.C. [2023-674](#) A REQUEST FOR CONDITIONAL APPROVAL FOR THE FINAL PLAT OF ESPERANZA PHASE 2H, GENERALLY LOCATED NORTHEAST OF

ESPERANZA BOULEVARD AND CAZADORES. (EXTRA-TERRITORIAL JURISDICTION)

Attachments: [AIS Esperanza 2H Final Plat 230911](#)
[Att 1 - Location Map](#)
[Att 2 - Esperanza 2H Final Plat 20230828](#)
[Att 3 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)

- 4.D. [2023-675](#) A REQUEST FOR CONDITIONAL APPROVAL FOR THE FINAL PLAT OF ESPERANZA PHASE 3C, GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND SPLENDIDO. (EXTRA-TERRITORIAL JURISDICTION)

Attachments: [AIS - Esperanza 3C FP 230911](#)
[Att 1 - Location Map](#)
[Att 2 - Esperanza 3C Final Plat 20230828](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)

- 4.E. [2023-676](#) A REQUEST FOR CONDITIONAL APPROVAL FOR THE FINAL PLAT OF MENDER PLACE LOT 4A REPLAT, GENERALLY LOCATED AT 115 NORRIS LANE.

Attachments: [Att 2 - Replat Menger Place Lot 4A 20230818](#)
[Att 3 - Minutes - 2022-0502](#)
[AIS Menger Place Lot 4A Final Replat 230911](#)
[Att 1 - Location Map Menger Place Lot 4A 230906](#)

- 4.F. [2023-677](#) A REQUEST FOR A 30 DAY TIME EXTENSION FOR THE PRELIMINARY PLAT OF ESPERANZA PHASE 3E, GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND CAZADORES.

Attachments: [AIS - Esperanza 3E 230911](#)
[Att 1 - Location Map](#)
[Att 2 - Phase 3E Prelim Plat 30 Day Time Ext](#)

- 4.G. [2023-678](#) A REQUEST FOR CONDITIONAL APPROVAL FOR ESPERANZA PHASE 3D, FINAL PLAT GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND STATE HWY. 46.

Attachments: [AIS - Esperanza Phase 3D Final](#)
[Att 1 - Location Map](#)
[Att 2 - Esperanza 3D Final plat](#)
[Att 3 - POD GDP](#)

- 4.H. [2023-682](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR RANCHES AT CREEKSIDE UNIT 6 FINAL PLAT GENERALLY LOCATED SOUTH OF 125 STATE HIGHWAY 46.

Attachments: [AIS Ranches at Creekside U6 - Final - 09112023](#)
[Att 1 - Location Map](#)
[Att 2 - 30 Day Time Extensio Request - RaC 6](#)

5. REGULAR AGENDA:

- 5.A. [2023-679](#) CONSIDER A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT ON A R2-M (MODERATE DENSITY RESIDENTIAL DISTRICT), LOCATED AT 605 GRAHAM Street (KAD 23565)

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

Attachments: [AIS - 605 GRAHAM - 09112023](#)
[Att 1 - Location Map](#)
[Att 2 - Zoning Map](#)
[Att 3 - Future Land Use Map](#)
[Att 4 - B.O.N.D. Report - 605 Graham - SUP for Accessory Dwelling](#)

- 5.B. [2023-680](#) CONSIDER A CHANGE IN ZONING, FROM R1-M (MODERATE DENSITY RESIDENTIAL) TO C2 (GENERAL COMMERCIAL), LOCATED AT 111 BECKER STREET (KAD 27923)

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

Attachments: [AIS - 111 Becker Street Rezoning](#)
 [Att 1 - Location Map](#)
 [Att 2 - Current Zoning Map](#)
 [Att 3 - Requested Zoning Map](#)
 [Att 4 - Future Land Use Map](#)
 [Att 5 - Overall Site Plan Option 1](#)
 [Att 6 - Table of Uses](#)
 [Att 7 - B.O.N.D. Report - 802 Blanco Road - 111 Becker Street](#)

5.C. [2023-681](#) CONSIDER A SPECIAL USE PERMIT FOR CRAFT ALCOHOL
 PRODUCTION TO A PROPERTY LOCATED AT 111 BECKER STREET
 (KAD 27923) AND 802 BLANCO ROAD (KAD 27919).

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

Attachments: [AIS - 802 Blanco 111 Becker - SUP - 09112023 SB](#)
 [Att 1 - Location Map](#)
 [Att 2 - Current Zoning Map](#)
 [Att 3 - Requested Zoning Map](#)
 [Att 4 - Future Land Use Map](#)
 [Att 5 - Overall Site Plan Option 1](#)
 [Att 6 - Table of Uses - 802 EB](#)
 [Att 7 - B.O.N.D. Report - 802 Blanco Road - 111 Becker Street](#)
 [Att 8 - Criteria for Approval SUP](#)

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 8th day of
September, 2023 at 6:00 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.