

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, October 2, 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
2. ACKNOWLEDGEMENT OF FORMER PLANNING AND ZONING COMMISSIONER PATRICK COHOON’S SERVICE TO THE COMMUNITY.

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.)

3. CONFLICTS OF INTEREST

4. 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)

5. CONSENT AGENDA

- 5.A. [2023-702](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 11, 2023.

Attachments: [23-0911 PZ Official Meeting Minutes](#)

- 5.B. [2023-705](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE PRELIMINARY PLAT OF ESPERANZA PHASE 3E, GENERALLY LOCATED NORTHEAST OF NORTHEAST OF ESPERANZA BOULEVARD AND FORTUNA. (EXTRA-TERRITORIAL JURISDICTION)

Attachments: [AIS - Esperanza 3E 231002](#)
 [Att 1 - Location Map](#)
 [Att 2 - 30-Day Time Extension Esperanza Phase 3E Preliminary Plat](#)

- 5.C. [2023-706](#) 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 231002](#)
 [Att 1 - Location Map](#)
 [Att 2 - Request 30 Day Time Ext Upper Cibolo 23102](#)

6. REGULAR AGENDA

- 6.A. [2023-703](#) CONSIDER REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A 90 UNIT ONE- AND TWO-BEDROOM MULTI-FAMILY DWELLING PROJECT ON 5.0 ACRES (17.82 DU/AC) LOCATED AT 318 WATER STREET (KAD 42514) AND 319 WATER STREET (KAD 42515) IN THE C3 (COMMUNITY COMMERCIAL) AND THE SCENIC INTERSTATE CORRIDOR OVERLAY (IC) DISTRICTS.

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

Attachments: [AIS - 318-319 Water Street - SUP MF 231002](#)
 [Att 1 - Location Map](#)
 [Att 2 - Future Land Use Map](#)
 [Att 3 - Current Zoning](#)
 [Att 4 - Overlay Zoning](#)
 [Att 5 - SUP Site Plan](#)
 [Att 6 - B.O.N.D. Report - 230815](#)
 [Att 7 - Table of Uses C3](#)
 [Att 8 - Criteria for Approval SUP](#)
 [Att 9 - Multifamily Boerne 9.27.2023](#)
 [Att 10 - Floodplain DPZ Map 318 319 Water St 230927](#)
 [Att 11 - Responses 230928](#)

- 6.B. [2023-704](#) A REQUEST FOR APPROVAL FOR THE FINAL PLAT OF RANCHES AT CREEKSIDE UNIT 6, GENERALLY LOCATED AT 125 STATE

HIGHWAY 46.

Attachments:

[AIS Ranches at Creekside U6 - Final - 10032023](#)

[Att 1 - Location Map](#)

[Att 2 - Final Plat Ranches at Creekside Unit 6 230918](#)

[Att 3 - Ranches at Creekside Master Plan - Approved 8.05.19](#)

7. DISCUSSION ITEM

7.A. [2023-722](#)

PLANNING AND ZONING COMMISSION REGULAR SCHEDULED
MEETING DATES

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

9. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 29th day of
September, 2023 at 4:00 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.