AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, March 6, 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. 2023-241 THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 6, 2023.

Attachments: Official Meeting Minutes 23-0206

4.B. 2023-263 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 230109
Att 1 - Location Map Regent
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. 2023-264 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 230306
Att 1 - Location Map
Att 2 - Aerial Map
Att 3 - CF U1 Final Plat (220708)
Att 4 - 2022-07-12 Corley Farms Master Plan - Approved by CC
Att 5 - Memo Review 4 Comments Corley Farms Unit 1 Final Plat

4.D. 2023-266 CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 3 FINAL PLAT, 50.72 ACRES, 154 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 7.33 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 307737, AND 307739) 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 3 FP 230306
Att 1 - Location Map
Att 2 - Aerial Map
Att 3 - Corley Farms Unit 3 Final Plat 20230210
Att 4 - 2022-07-12 Corley Farms Master Plan - Approved by CC
Att 5 - Memo Review 1 Comments CF Un3
Att 6 - Redlines CF Un3 230302

5. REGULAR AGENDA:

5.A. 2023-244 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/ KILLEN, GRIFFIN & FARRIMOND, PLLC).

I. STAFF PRESENTATION
II. PUBLIC HEARING
III. 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
Att 7 - Site Plan
Att 8 - 22-00621 B.O.N.D. Report - 116 Old San Antonio Road

5.B. 2023-245 CONSIDER THE PROPOSED SPECIAL USE PERMIT (SUP) FOR A MULTI-FAMILY DEVELOPMENT WITH MORE THAN 18 UNITS PER ACRE IN A R4-U-HC 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/ KILLEN, GRIFFIN & FARRIMOND, PLLC).

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

Attachments:
AIS - 116 Old San Antonio Road
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Att 8 - 22-00621 B.O.N.D. Report - 116 Old San Antonio Road

5.C. 2023-246

CONSIDER THE PROPOSED CHANGE IN ZONING FROM R1-M-EC (MEDIUM-DENSITY RESIDENTIAL ENTRANCE CORRIDOR OVERLAY DISTRICT) TO R4-L-EC (LOW-DENSITY MULTI-FAMILY RESIDENTIAL ENTRANCE CORRIDOR OVERLAY DISTRICT), ON 2 ACRES, LOCATED AT 116 BESS STREET (DIETERT ADDITION LOT 20 & PT 22, KAD 21648). (BESS STREET HOLDING LLC/ KILLEN, GRIFFIN & FARRIMOND, PLLC).

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

Attachments:
AIS - 116 Bess Street
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
Att 7 - Site Plan_0323
Att 8 - Preliminary Townhome Renderings_0323
Att 9 - 22-0719 B.O.N.D. Report - 116 Bess Street
Att 10 - 23-0221 B.O.N.D. Report - 116 Bess Street

5.D. 2023-247

CONSIDER THE PROPOSED A SPECIAL USE PERMIT (SUP) FOR MULTI-FAMILY DEVELOPMENT WITH LESS THAN 18 UNITS PER ACRE IN A R4-L-EC DISTRICT, ON 2 ACRES, LOCATED AT 116 BESS STREET (DIETERT ADDITION LOT 20 & PT 22, KAD 21648).

(BESS STREET HOLDING LLC/ KILLEN, GRIFFIN & FARRIMOND, PLLC).

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

Attachments:
AIS - 116 Bess Street
Att 1 - Location Map
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Att 4 - Table of Uses
Att 5 - Overlay
Att 6 - Future Land Use
Att 7 - Site Plan_0323
Att 8 - Preliminary Townhome Renderings_0323
Att 9 - 22-0719 B.O.N.D. Report - 116 Bess Street
Att 10 - 23-0221 B.O.N.D. Report - 116 Bess Street

5.E. 2023-248 PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, PROCEDURES, CHAPTER 3, ZONING, CHAPTER 4, RESIDENTIAL SITES, CHAPTER 5, NONRESIDENTIAL SITES, CHAPTER 6, SUBDIVISION DESIGN, CHAPTER 7, INFRASTRUCTURE DESIGN, CHAPTER 8, ENVIRONMENTAL DESIGN, CHAPTER 9, SIGNAGE, AND APPENDICES.

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

Attachments:
AIS - Unified Development Code
UDC - Abbreviated Edits
Edits - UDC Full Document

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

6.A.	2023-267	RESULTS OF CITIZEN SURVEY 2023
6.B.	2023-268	MOBILITY MASTER PLAN
	Attachments:	Summary - Mobility Master Plan
6.C.	2023-269	MAJOR THOROUGHFARE PLAN
	Attachments:	Summary - Major Thoroughfare Plan
6.D.	2023-270	SHORT-TERM RENTAL
	Attachments:	AIS - STR Att 1 - STR Ordinance 3.03.23
6.E.	2023-271	UPDATE OF CITY OF BOERNE FLOOD PLAIN MAP
	Attachments:	Summary - SARA Floodplain Updates

7. ADJOURNMENT

s/s Laura Haning

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 3rd day of March, 2023 at 5:00 p.m.

s/s Heather Wood

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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.