

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, May 1, 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. [2023-410](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 3, 2023.

Attachments: [23-0403 Official Meeting Minutes](#)

4.B. [2023-411](#) 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-Day Time Ext Regent Park U1 Ph 5B Prelim 230501](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Regent Park Un 1 Ph 5B Prelim Plat 20230405](#)
[Att 4 - Regent Park Master Plan Mylar May0117](#)
[Att 5 - Regent Park Un1Ph5B - 30-Day Extension Request](#)
[Att 6 - Memo Review 2 Comments Regent Park Un 1 Ph 5B](#)
[Att 7 - Redlines Regent Park Un 1 Ph 5B 230426](#)

4.C. [2023-412](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR PRINCIPLE HYUNDAI MAJOR DEVELOPMENT PLAT (KAD NO. 14373). TAKE NECESSARY ACTION.

Attachments: [AIS - 30-Day Time Ext Principle Hyundai MajDevPlat 230501](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Plat Principle Hyundai 230406](#)
[Att 4 - Principle Hyundai - 30 day extension request](#)
[Att 5 - Memo Review 1 Comments Principle Hyundai](#)
[Att 6 - Redlines Prinipcle Hyundai 230426](#)

4.D. [2023-413](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR COLLECTION AT BOERNE MAJOR SUBDIVISION PLAT (KAD NO. 14142). TAKE NECESSARY ACTION.

Attachments: [AIS - 30-Day Time Ext Collection at Boerne MajSubPlat 20230501](#)
[Att 1 - Location Map](#)
[Att 2- Aerial Map](#)
[Att 3-Plat Collection at Boerne 230406](#)
[Att 4- Plat Collection @ Boerne 30 Day Extension Request](#)
[Att 5-Memo Review1 Comments Collection at Boerne Major Subdivision |](#)
[Att-6 Redlines Collection at Boerne 20230426](#)

4.E. [2023-414](#) CONSIDER CONDITIONAL APPROVAL OF THE FINAL PLAT FOR SHORELINE PARK PHASE 7, 25.95 ACRES, 67 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 3.45 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 305752) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

- Attachments:** [AIS - Shoreline Park Ph 7 Final Plat 20230421](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3- Final Plat Shoreline Park Ph 7](#)
[Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)
[Att 5-Memo Review Comments 1 Shoreline Park Phase 7 Final Plat](#)
[Attn 6- Shoreline Phase 7 Final Plat Redline 20230424](#)

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

6. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of April, 2023 at 10:00 a.m.

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.

