

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 5, 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. [2023-453](#) ADMINISTER OATHS OF OFFICE - CHAIRMAN TIM BANNWOLF, COMMISSIONER LUCAS HILER, COMMISSIONER CARLOS VECINO.

Attachments: [AIS - OATHS OF OFFICE](#)

5. [2023-460](#) ELECTION OF VICE-CHAIR AND SECRETARY.

Attachments: [AIS - ELECTION OF VICE-CHAIR AND SECRETARY](#)

6. 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.

- 6.A. [2023-452](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MAY 1, 2023.

Attachments: [23-0501 Official Meeting Minutes](#)

- 6.B. [2023-461](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR BLUFF VIEW MULTI-FAMILY MAJOR SUBDIVISION PLAT (KAD 14386). TAKE NECESSARY ACTION.

Attachments: [AIS - Bluff View MF Maj Subd Plat 230605](#)
[Att 1 - Location Map Bluffview MF](#)
[Att 2 - Aerial of Bluffview MF 230605](#)
[Att 3 - Major Subdivision Plat of Bluffview Multi-Family 230512](#)
[Att 4 - Bluff View Multi-Family 30 Day Extension Request](#)
[Att 5 - Memo Review1 Comments Bluff View MF Major Subdivision Plat.](#)
[Att 6 - Bluffview Multi-Family Subdivision Plat](#)

- 6.C. [2023-462](#) 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 - 30-Day Time Ext Request Upper Cibolo 230531](#)
[Att 5 - Memo Review 2 Comments Upper Cibolo Maj Dev Plat](#)
[Att 6 - Redlines Upper Cibolo 230601](#)

- 6.D. [2023-463](#) 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 - 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 - Comments 5 Esperanza 2G Final Plat](#)
[Att 6 - Redline Esperanza 2G 230601](#)

- 6.E. [2023-465](#) CONSIDER CONDITIONAL APPROVAL FOR REGENT PARK UNIT 1, PHASE 5B PRELIMINARY PLAT, 10.833 ACRES, 31 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.945 ACRES OF RIGHT-OF-WAY (KAD NO. 294048) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS - Regent Park Un 1 Ph 5B Prelim 230501](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Regent Park Un 1 Ph 5B Prelim Plat 20230522](#)
[Att 4 - Regent Park Master Plan Mylar May0117](#)

- 6.F. [2023-466](#) 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 230605](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Principle Hyudai Maj Dev Plat 20230522](#)
[Att 4 - Memo Review 2 Comments Principle Hyundai](#)
[Att 5 - Redlines Principle Hyundai 230601](#)

- 6.G. [2023-467](#) CONSIDER CONDITIONAL APPROVAL OF COLLECTION AT BOERNE MAJOR SUBDIVISION PLAT, 27.89 ACRES, 2 MULTI-FAMILY RESIDENTIAL LOTS, 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 202300605](#)
[Att 1 - Location Map](#)
[Att 2 - Arial Map Collection at Boerne](#)
[Att 3 - Major Plat of Collection at Boerne 230522](#)
[Att 4 - Memo Review Comments Collection at Boerne Major Subdivision I](#)
[Att 5 - PLN Collection at Boerne Redlines](#)

- 6.H. [2023-468](#) CONSIDER CONDITIONAL APPROVAL OF 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 39338). BASED ON COMMENTS
STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS - Commons At Menger Creek Unit 7 Maj Subd Plat 230605](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3- Final Subdivision Plat of Commons at Menger Creek Unit 7 230512](#)
[Att 4 - APPROVED MDP Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review Comments Commons at Menger Creek Unit 7 Final](#)
[Att 6 - Plat Minor Redlines CMC Unit 7 20230601](#)

7. REGULAR AGENDA:

7.A. [2023-469](#) 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 20230605](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Final Plat of Shoreline Phase 7 230522](#)
[Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)
[Att 5 - No Addl Comments Shoreline Park Phase 7 Final Plat](#)
[Att 6 - PLN Shoreline Park Phase 7 OK 20230530.](#)

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 2nd day of June,
2023 at 5:30 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.