

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, May 6, 2024 – 6:00 p.m.

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main, Boerne, TX 78006

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 there is a Commission member or citizen request, in which event the item may be moved to the general order of business and considered in its normal sequence

4.A [2024-198](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of April 1, 2024.

Attachments: [24-0401 Official Meeting Minutes](#)

4.B. [2024-213](#) A request for approval for Commons at Menger Creek Unit 11 Subdivision Plat located at 20 Old San Antonio Road.

Attachments: [AIS - Commons at Menger Creek Unit 11 Plat](#)
[Att 1 - Zoning Map](#)
[Att 2 - Floodplain Map](#)
[Att 2a - Commons at Menger Creek Unit 11 Plat 4-1-24](#)
[Att 3 - Approved Master Development Plan Commons at Menger Creek F](#)
[Att - 4 Proposed Final Commons at Menger Creek Unit 11 Plat 4-1-24 \(2\)](#)

- 4.C. [2024-214](#) A request for preliminary plat approval for Corley Farms U5, generally located north of the intersection of Scenic Loop Road and Corley Road. (Extra-Territorial Jurisdiction)

Attachments: [AIS - Corley Farms Unit 5](#)
[Att 1 - Location Map](#)
[Att 2 - Floodplain and DPZ Map](#)
[Att 3 - Corley Farms Master Plan July 2023](#)
[Att 4 - Proposed Corley Farms U5 Preliminary Plat](#)

- 4.D. [2024-215](#) A request for final plat approval for Esperanza Phase 4A, generally located at Esperanza Boulevard and Navarro. (Extra Territorial Jurisdiction)

Attachments: [AIS - Esperanza 4A Final Plat - 20240506](#)
[Att 1 - Location Map Aerial Map](#)
[Att 2 - Approved Pod General Master Development Plan Phase 3 & 4](#)
[Att 3 - Approved Preliminary Plat Esperanza 4A](#)
[Att 4 - Proposed Final Plat date stamped 05022024](#)

- 4.E. [2024-216](#) A request for preliminary plat approval for Esperanza Phase 3F, generally located northeast of Galisteo Ave and Splendido Drive. (Extra-Territorial Jurisdiction)

Attachments: [AIS - Esperanza 3F - Preliminary Plat 20240506](#)
[Att 1 - Location Map Aerial Map](#)
[Att 2 - Preliminary Plat - Esperanza 3F](#)
[Att 3 - Approved Pod General Master Development Plan Phase 3 & 4](#)

5. REGULAR AGENDA:

- 5.A. [2024-218](#) Consider a request for a special use permit for an automobile service center (with no outside storage) within the C2 SoBo MU-CZ (Transitional Commercial South Boerne Overlay District,

Mixed-use Character Zone) on a 1-acre portion of a property located at 20 Old San Antonio Road (part of KAD 39338). Take necessary action.

- I. Staff presentation
- II. Public hearing
- III. Recommendation

Attachments: [AIS - Christian Brothers Automotive - SUP 20240506](#)
[Att 1- Future Land Use Map from Master Plan](#)
[Att 2 - Zoning Map](#)
[Att 3 - Floodplain Map](#)
[Att 4 - Approved Master Development Plan Commons at Menger Creek F](#)
[Att 5 - Project Narrative](#)
[Att 6 - Site Plan](#)
[Att 7- Landscaping Plan](#)
[Att 8 - Elevations](#)
[Att 9 - Special Use Permit Approval Criterial 2.5.D.-2](#)
[Att 10 - B.N.D. Report -CMC Unit 11 - SUP](#)

- 5.B. [2024-217](#) A request for preliminary plat approval for Ranches at Creekside, Units 7 & 8, generally located southwest of the intersection of State Highway 46 and the proposed extension of Copper Creek.

Attachments: [AIS - Ranches at Creekside U7 & 8](#)
[Att 1 - Location Map](#)
[Att 2 - Floodplains and DPZ](#)
[Att 3 - Ranches at Creekside Master Plan](#)
[Att 4 – Proposed Ranches at Creekside U7 & U8 Preliminary Plat](#)

6. DISCUSSION ITEMS:

- 6.A. [2024-219](#) Unified Development Code Update - Plat Review Process, Food Trucks, Noise Regulations and Other Amendments

Attachments: [UDC Updates Summary 5-2-24](#)

- 6.B. [2024-220](#) New Staff Introductions

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

8. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 2nd day of May,
2024 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.