

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, July 12, 2021 – 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 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. [2021-653](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 7, 2021.

Attachments: [21-0607 Official Meeting Minutes](#)

4.B. [2021-654](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 14, 2021.

Attachments: [21-0614 Official Meeting Minutes](#)

- 4.C. [2021-656](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR SHORELINE PARK PHASES 3 & 4, 14.82 ACRES, 78 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 3.09 ACRES OF RIGHT-OF-WAY (KAD No. 302217 & 12852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS Shoreline Park Ph 3 and 4 Final Plat](#)
[Att 1 - Shoreline Park Location Map](#)
[Att 2 - Shoreline Park Phase 3&4 Aerial Map](#)
[Att 3 - Shoreline Park Phases 3 & 4 Final Plat](#)
[Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)

- 4.D. [2021-657](#) UNCONDITIONAL APPROVAL FOR THE FINAL PLAT FOR ESPERANZA PHASE 2F, 79.120 ACRES, 240 RESIDENTIAL LOTS, 17 OPEN SPACE LOTS AND 16.141 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028 & 45852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS Esperanza 2F Final Plat](#)
[Att 1 - Esperanza Phase 2F - Location Map](#)
[Att 2 - AERIAL MAP Esperanza 2F](#)
[Att 3 - Esperanza2F-FinalPlat](#)
[Att 4 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
[Att 5 - 20200831 Approved Esperanza Phase 2F Final Plat](#)

5. REGULAR AGENDA:

- 5.A. [2021-663](#) TO CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).

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

Attachments: [Summary - Stahl-Plant PUD Overlay](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map Plant - Stahl](#)
[Att 3 - Site PUD Plan-The Elevate Townhome Development_REV-210330](#)
[Att 4 - Perspectives - The Elevate Townhome Devt 20.0724](#)

- 5.B. [2021-664](#) CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 1, 37.29 ACRES, 15 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 7.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 12162, 12231, 12232, & 307737). TAKE NECESSARY ACTION.

Attachments: [AIS Corley Farms Unit 1 Prelim Plat 20210712](#)
[Att 1 - Location Map Corley Farms Unit 1](#)
[Att 2 - AERIAL MAP Corley Farms Unit 1](#)
[Att 3 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)
[Att 4 - Corley Farms Unit 1 Preliminary Plat](#)

- 5.C. [2021-665](#) CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 1, 37.29 ACRES, 15 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 7.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 12162, 12231, 12232, & 307737). TAKE NECESSARY ACTION.

Attachments: [AIS Corley Farms Unit 2 Prelim Plat 20210712](#)
[Att 1 - Location Map Corley Farms Unit 2](#)
[Att 2 - AERIAL MAP Corley Farms Unit 2](#)
[Att 3 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)
[Att 4 - Corley Farms Unit 2 Prelim Plat](#)

6. DISCUSSION ITEMS:

6.A. OVERVIEW OF THE UPDATE TO THE COMPREHENSIVE MASTER PLAN.

6.B. RECOMMENDATIONS TO CITY COUNCIL FOR BUDGET ITEMS.

6.C. [2021-671](#) RECOMMENDATION PROPOSED FOR LANGUAGE IN THE UDC.

Attachments: [Summary - Discussion Item](#)

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

8. ADJOURNMENT

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 9th day of July,
2021 at 6:00 p.m.

s/s Krystal Brown

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 830-249-9511.

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.