

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, December 6, 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 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:

- A. [2021-976](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 1, 2021, AND THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 22, 2021.

Attachments: [21-1101 Official Meeting Minutes](#)
[21-1122 Official Meeting Minutes](#)

- B. [2021-977](#) CONSIDER UNCONDITIONAL APPROVAL FOR THE DEVELOPMENT PLAT FOR HILL COUNTRY DAILY BREAD, 9.667 ACRES LOCATED AT 38 CASCADE CAVERNS (KAD NO. 46739) AS IS PROVIDED BY SECTION 6, PLAT APPROVAL OPTIONS, A., OF THE DEVELOPMENT PLAT REGULATIONS.

Attachments: [Summary - HCDB Development Plat 20211206](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Hill Country Daily Bread Subd FINAL PLAT](#)

- C. [2021-985](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR SANTI SUBDIVISION, 3.523 ACRES, 12 RESIDENTIAL LOTS, 1 DRAINAGE LOT AND 0.501 ACRES OF RIGHT-OF-WAY (KAD NO. 19999

Attachments: [Summary - Santi Subd 21-1206](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Santi Subd Preliminary Plat](#)

- D. [2021-982](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE BIRCH AT SPENCER RANCH PHASE 1A FINAL PLAT, 4.77 ACRES, 4.77 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605, 63687, & 14916

Attachments: [Summary - Birch at Spencer Ranch Ph 1A Final Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request for 30-Day Extension 20211202](#)
[Att 4 - Birch Ph 1A Final Plat](#)
[Att 5 - MPCP Spencer Ranch Oct0118](#)
[Att 6 - Memo Review 1 Comments Birch 1A Final Plat](#)
[Att 7 - Redline Plat Comments Birch 1A](#)

- E. [2021-983](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.27 ACRES, 60 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 2.61 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605).

Attachments: [Summary - Birch at Spencer Ranch Ph 1B Final Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request for 30-Day Extension 20211202](#)
[Att 4 - Birch Ph 1B Final Plat](#)
[Att 5 - MPCP Spencer Ranch Oct0118](#)
[Att 6 - Memo Review 1 Comments Birch 1B Final Plat](#)
[Att 7 - Redline Comments Birch 1B](#)

- F. [2021-984](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR COMMONS AT MENGER CREEK UNIT 7 PRELIMINARY PLAT, 5.05 ACRES, 3 NON-RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.38 ACRES OF RIGHT-OF-WAY (KAD NO. 39338).

Attachments: [Summary - Commons at MC Un 7 21-1206](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - 30-Day Time Extension Request](#)
[Att 4 - Commons of Menger Creek Unit 7 Plat 10-21-21](#)
[Att 5 - Approved Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 1 Comments CMC Unit 7](#)
[Att 7 - Redlines CMC Unit 7](#)

5. REGULAR AGENDA:

- A. [2021-987](#) CONSIDER THE PROPOSED ZONING OF 27.7 ACRES LOCATED AT 1670 RIVER ROAD FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (A10298 - SURVEY 180 M I LEAL, 27.7 ACRES, KAD 14141, 14142, AND 14143) (JEREMY WILLIAMS/ EMBREY).

- I. STAFF PRESENTATION
II. PUBLIC HEARING

Attachments: [Summary - 1670 River Road](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed Zoning Map](#)
[Att 4 - Table of Uses R4-L HOL](#)
[Att 5 - Overlay District](#)
[Att 6 - UDC - Overlay - Entrance Corridors](#)
[Att 7 - Master Plan](#)
[Att 8 - Boerne Champion 46](#)
[Att 9 - Embrey Presentation](#)
[Att 10 - B.O.N.D. Report 21-1019](#)

- B. [2021-988](#) TO CONSIDER THE PLANNED DEVELOPMENT DISTRICT FOR 27.7

ACRES LOCATED AT 1670 RIVER ROAD (A10298 - SURVEY 180 M I
LEAL, 27.7 ACRES, KAD 14141, 14142, AND 14143) (JEREMY
WILLIAMS/ EMBREY).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Attachments:

[Summary - 1670 River Road](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed Zoning Map](#)
[Att 4 - Table of Uses R4-L HOL](#)
[Att 5 - Overlay District](#)
[Att 6 - UDC - Overlay - Entrance Corridors](#)
[Att 7 - Master Plan](#)
[Att 8 - Boerne Champion 46](#)
[Att 9 - Embrey Presentation](#)
[Att 10 - B.O.N.D. Report 21-1019](#)

- C. [2021-986](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR A
SHORT-TERM RENTAL IN AN R3-A, ATTACHED RESIDENTIAL
DISTRICT, LOCATED AT 428 HERFF ROAD (IRONS & GRAHAMS
ADDITION LOT 187C, .054 ACRES, KAD 46417). (TODD &
ELIZABETH HALLBERG).

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

Attachments:

[Summary - 428 Herff Road](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Street View](#)
[Att 4 - 21-1221 B.O.N.D. Report](#)

- D. [2021-989](#) CONSIDER THE PROPOSED REZONING OF 6.69 ACRES LOCATED
AT 25 CASCADE CAVERNS FROM C3, COMMUNITY COMMERCIAL
DISTRICT, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL
DISTRICT (MILLER'S SUBDIVISION BLK 2, LOT 2, KAD 24323)

(LOQ DEVELOPMENT LLC).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Attachments:

- [AIS Moondancer](#)
- [Att 1 - Location Map - Moondancer](#)
- [Att 2 - Aerial Map - Moondancer 2](#)
- [Att 3 - Proposed Zone](#)
- [Att 4 - Future Land Use Map](#)
- [Att 5 - Table of Uses - C3](#)
- [Att 6 - Table of Uses- R4L and HOL](#)
- [Att 7 - Proposed Site - Preferred Option](#)
- [Att 8 - Proposed Elevations](#)
- [Att 9 - Proposed Site - NS Entrance Only](#)
- [Att 10 - B.O.N.D. Report 21-1221](#)

- E. [2021-990](#) CONSIDER THE PROPOSED ZONING OF 3.04 ACRES LOCATED AT 6 NORTH STAR FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MILLER'S SUBDIVISION BLK PT 3, KAD 24324) (LOQ DEVELOPMENT LLC).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Attachments:

- [Summary - Moondancer](#)
- [Att 1 - Location Map](#)
- [Att 2 - Aerial Map](#)
- [Att 3 - Proposed Zone](#)
- [Att 4 - Future Land Use Map](#)
- [Att 5 - Table of Uses - C3](#)
- [Att 6 - Table of Uses- R4L and HOL](#)
- [Att 7 - Proposed Site - Preferred Option](#)
- [Att 8 - Proposed Elevations](#)
- [Att 9 - Proposed Site - NS Entrance Only](#)
- [Att 10 - 21-1221 BOND Report](#)

- F. [2021-991](#) TO CONSIDER THE PLANNED UNIT DEVELOPMENT FOR 9.73 ACRES LOCATED AT 25 CASCADE CAVERNS AND 6 NORTH STAR

(MILLER'S SUBDIVISION BLK 2 LOT 2, AND BLK PT 3, KAD 24323 AND 24324) (LOQ DEVELOPMENT LLC).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Attachments:

- [Summary - Moondancer](#)
- [Att 1 - Location Map](#)
- [Att 2 - Aerial map](#)
- [Att 3 - Proposed zone](#)
- [Att 4 - FLU](#)
- [Att 5 - Table of Uses - C3](#)
- [Att 6 - Table of Uses- R4L and HOL](#)
- [Att 7 - Proposed Site - Preferred Option](#)
- [Att 8 - Proposed Elevations](#)
- [Att 9 - Proposed Site - NS Entrance Only](#)
- [Att 10 - B.O.N.D. Report 21-1221](#)

- G. [2021-992](#) CONSIDER THE 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, SPECIFICALLY SECTION 8.3, TREE PRESERVATION AND 8.9 LOWER GLENROSE AQUIFER, CHAPTER 9, SIGNAGE AND APPENDICES A, DEFINITIONS.

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

Attachments:

- [Summary - UDC](#)
- [UDC - VERSION 2.0 12032021](#)
- [UDC - FUTURE EDITS VERSION - with edits](#)

- 6. [2021-978](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3A, 23.082 ACRES, 49 RESIDENTIAL

LOTS, 3 OPEN SPACE LOTS, 0.701 acres of public right-of-way, AND 3.972 ACRES OF private RIGHT-OF-WAY (KAD NO. 14990, 45852, and 15028) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS Esperanza Ph 3A Prelim Plat 20211206](#)
[Att 1 - Location Map](#)
[Att 2 - AERIAL MAP Esperanza 3A](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 2021-06-07](#)
[Att 4 - Esperanza 3A preliminary plat](#)
[Att 5 - Memo Review 3 Comments Esperanza Ph 3A Prelim Plat](#)
[Att 6 - Redline Comments Esperanza 3A 20211203](#)

7. [2021-979](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3C, 36.665 ACRES, 57 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 4.339 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, AND 15028) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [Summary - Esperanza Ph 3C Prelim Plat 20211206](#)
[Att 1 - Location Map 3C](#)
[Att 2 - AERIAL MAP Esperanza 3C](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - Esperanza 3C Preliminary Plat](#)
[Att 5 - Memo Review 2 Comments Esperanza Ph 3C Prelim Plat](#)
[Att 6 - Redlines Esperanza 3C](#)

8. [2021-980](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3D, 53.078 ACRES, 146 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 10.778 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028, 42994, AND 45852) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [Summary - Esperanza Ph 3D Prelim Plat 20211206](#)
[Att 1 - Location Map 3D](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - Esperanza 3D Prelim Plat](#)
[Att 5 - Memo Review 2 Comments Esperanza Ph 3D Prelim Plat](#)
[Att 6 - Redlines Esperanza 3D](#)

9. [2021-981](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR SCENIC LOOP ROAD SUBDIVISION, 4.31 ACRES, 4 NON-RESIDENTIAL LOTS AND 0.210 ACRES OF RIGHT-OF-WAY (KAD NO. 12225) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [Summary - Scenic Loop 21-1206](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Scenic Loop Subd Prelim Plat](#)
[Att 4 - Memo Review 11 Comments Scenic Loop Subd Prelim Plat](#)
[Att 5 - Redline Plat Scenic Loop Subd](#)

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

11. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 3rd day of December, 2021 at 5:45 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 830-249-9511.

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.