

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, August 1, 2022 – 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

4.A. [2022-601](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 11, 2022.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [Official Meeting Minutes 22-0711](#)

- 4.B. [2022-602](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR RANCHES AT CREEKSIDE UNIT 2A FINAL PLAT (KAD NO. 304984, 308124, & 49167). TAKE NECESSARY ACTION

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS 30-Day Ext Ranches Unit 2A 220801](#)
[Att 1 - Location Map](#)
[Att 2- Aerial Map Ranches at Creekside Unit 2A](#)
[Att 3 - RaC Unit 2A Plat 2022-0705](#)
[Att 4 - Ranches at Creekside Master Plan - approved 8.05.19](#)
[Att 5 - Request Time Extension](#)
[Att 6 - Memo Review 1 RaC Unit 2A Final Plat](#)
[Att 7 - Redlines RaC Unit 2A 220729](#)

- 4.C. [2022-603](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR RANCHES AT CREEKSIDE UNIT 2B FINAL PLAT (KAD NO. 49167). TAKE NECESSARY ACTION

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS 30-Day Ext Ranches Unit 2B 220801](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - RaC Unit 2B Plat 2022-0705](#)
[Att 4 - Ranches at Creekside Master Plan - approved 8.05.19](#)
[Att 5 - Request Time Extension](#)
[Att 6 - Memo Review 1 RaC Unit 2B Final Plat](#)
[Att 7 - Redline Comments](#)

- 4.D. [2022-604](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR RANCHES AT CREEKSIDE UNIT 3B FINAL PLAT (KAD NO. 49167). TAKE NECESSARY ACTION.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS 30-Day Ext Ranches Unit 3B 220801](#)
[Att 1 - Location Map](#)
[Att 2 - AERIAL MAP Ranches at Creekside Unit 3B](#)
[Att 3 - RaC Unit 3B Plat 2022-0705](#)
[Att 4 - Ranches at Creekside Master Plan - approved 8.05.19](#)
[Att 5 - Request Time Extension](#)
[Att 6 - Memo Review 1 RaC Unit 3B Final Plat](#)
[Att 7 - Redline Comments](#)

- 4.E. [2022-605](#) CONSIDER CONDITIONAL APPROVAL FOR ONE SEVEN BUSINESS PARK FINAL PLAT, 4.224 ACRES, 2 COMMERCIAL LOTS AND 0.056 ACRES OF RIGHT-OF-WAY (KAD NO. 14889 AND 14890) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS One Seven BP Final Plat 220801](#)
[Att 1 - Location Map](#)
[Att 2 - AERIAL MAP One Seven Busi Park](#)
[Att 3 - One Seven BP Final Plat 220705](#)
[Att 4 - Memo Review 1 One Seven BP Final Plat](#)
[Att 5 - Redline Comments One Seven BP 220729](#)

- 4.F. [2022-606](#) CONSIDER CONDITIONAL APPROVAL FOR SHORELINE PARK PHASE 5 FINAL PLAT, 9.61 ACRES, 52 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 2.0 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 302218) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS Shoreline Park Final Plat 220801](#)
[Att 1- Location Map](#)
[Att 2 - AERIAL MAP Shoreline Park Ph 5](#)
[Att 3 - Shoreline Park Phase 5 Plat](#)
[Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)
[Att 5 - Memo Review 2 Comments Shoreline Ph 5 Final Plat](#)
[Att 6 - Redlines Shoreline Park Ph 5 220729](#)

- 4.G. [2022-607](#) CONSIDER CONDITIONAL APPROVAL FOR ESPERANZA PHASE 2G FINAL PLAT, 41.462 ACRES, 96 RESIDENTIAL LOTS, 13 OPEN SPACE LOTS, 4 NON-RESIDENTIAL LOTS AND 12.29 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, 15028, & 300730) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS Esperanza Ph 2G Final Plat 220801](#)
[Att 1 - Location Map Esperanza Ph 2G](#)
[Att 2 - AERIAL MAP Esperanza 2G](#)
[Att 3 - Esperanza 2G - Final Plat](#)
[Att 4- Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)

- 4.H. [2022-608](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 4, 37.69 ACRES, 119 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 9.35 ACRES OF RIGHT-OF-WAY (KAD NO. 307737 AND 12154) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS CF Unit 4 Prelim Plat 220801](#)
[Att 1 - Location Map CFU4](#)
[Att 2 - AERIAL MAP Corley Farms Unit 4](#)
[Att 3 - Corley Farms Unit 4 Plat \(220718\)](#)
[Att 4 - 2021-05-11-Biedenharn Development Agreement Exhibit G](#)
[Att 5 - Memo Review 4 Comments Corley Farms Unit 4 Prelim Plat](#)
[Att 6 - Redlines CF Unit 4 220729](#)

- 4.I. [2022-609](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR COMMONS AT MENDER CREEK UNIT 9, 6.3 ACRES, 6 NON-RESIDENTIAL LOTS AND 0.45 ACRES OF RIGHT-OF-WAY (KAD NO. 39338) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS Prelim Plat CMC Unit 9 220801](#)
[Att 1 - Location Map CMC9](#)
[Att 2 - AERIAL MAP CMC Unit 9](#)
[Att 3 - CMC Unit 9 Plat 7-18-22](#)
[Att 4 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review 5 CMC Unit 9 Prelim Plat](#)
[Att 6 - Redlines CMC Unit 9 220729](#)

- 4.J. [2022-610](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR COMMONS AT MENDER CREEK UNIT 10, 4.45 ACRES, 1 NON-RESIDENTIAL LOT AND 1 OPEN SPACE LOT (KAD NO. 39338) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS CMC Unit 10](#)
[Att 1 - Location Map](#)
[Att 2 - AERIAL MAP](#)
[Att 3 - CMC Unit 10 Plat 7-15-22](#)
[Att 4 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review 5 CMC Unit 10 Prelim Plat](#)
[Att 6 - CMC Unit 10 220729](#)

5. REGULAR AGENDA

- 5.A. [2022-611](#) CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 2 FINAL PLAT, 56.87 ACRES, 225 RESIDENTIAL LOTS, 7 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS Corley Farms Unit 2 Final Plat 220801](#)
[Att 1 - Location Map](#)
[Att 2 - AERIAL MAP](#)
[Att 3 - CFU2 Final Plat \(220705\)](#)
[Att 4 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)
[Att 5 - Memo Review 1 Comments Corley Farms Unit 2 Final Plat](#)
[Att 6 - Redline Comments CF Unit 2 220729](#)

- 5.B. [2022-612](#) UNTABLE AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 15. OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III, PEDDLERS, CANVASSERS AND SOLICITORS, ADDING DEFINITIONS AND REGULATIONS FOR THE OPERATION AND USE OF MOBILE FOOD COURTS; PROVIDING FOR A PENALTY NOT TO EXCEED \$1000 FOR THE VIOLATION THEREOF; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - Mobile Food Truck Court - UNTABLE](#)

- 5.C. [2022-613](#) CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 15. OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III, PEDDLERS, CANVASSERS AND SOLICITORS, ADDING DEFINITIONS AND REGULATIONS FOR THE OPERATION AND USE OF MOBILE FOOD COURTS; PROVIDING FOR A PENALTY NOT TO EXCEED \$1000 FOR THE VIOLATION THEREOF; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

- I. STAFF PRESENTATION
- II. MAKE RECOMMENDATION

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - Mobile Food Truck Court - CONSIDER](#)
[Att 1 - Food Truck](#)

- 5.D. [2022-614](#) UNTABLE THE PROPOSED REZONING FROM R2-M DT, MODERATE DENSITY RESIDENTIAL, DOWNTOWN COMMUNITY OVERLAY DISTRICT, TO R3-D DT, DUPLEX RESIDENTIAL DOWNTOWN COMMUNITY OVERLAY DISTRICT, LOCATED AT 327 EBNER STREET (TRINIDAD ADDITION LOT 3, 0.191 ACRE, KAD 33727) (BEN ANCA). APPLICANT REQUESTED POSTPONEMENT.

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 327 Ebner Road - UNTABLE](#)

- 5.E. [2022-615](#) TO CONSIDER THE PROPOSED REZONING FROM R2-M DT, MODERATE DENSITY RESIDENTIAL, DOWNTOWN COMMUNITY OVERLAY DISTRICT, TO R3-D DT, DUPLEX RESIDENTIAL DOWNTOWN COMMUNITY OVERLAY DISTRICT, LOCATED AT 327 EBNER STREET (TRINIDAD ADDITION LOT 3, 0.191 ACRE, KAD 33727) (BEN ANCA). APPLICANT REQUESTED POSTPONEMENT.

- I. STAFF PRESENTATION
II. MAKE RECOMMENDATION

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 327 Ebner Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses R2-M R3-D](#)
[Att 5 - Overlay Map](#)
[Att 6 - UDC - DT](#)
[Att 7 - Future Land Use](#)

- 5.F. [2022-616](#) UNTABLE THE PROPOSED SPECIAL USE PERMIT FOR BUNGALOW COURTS IN A R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT LOCATED AT 320 NORTH ESSER ROAD (SURVEY 180 M I LEAL (CHEEVERS ADDITION PT 4), 1.01 ACRES, KAD 14132). (HOWARD KLEIN JR).

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 320 North Esser - UNTABLE](#)

- 5.G. [2022-617](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR BUNGALOW COURTS IN A R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT LOCATED AT 320 NORTH ESSER ROAD (SURVEY 180 M I LEAL (CHEEVERS ADDITION PT 4), 1.01 ACRES, KAD 14132). (HOWARD KLEIN JR).

- I. STAFF PRESENTATION
II. MAKE RECOMMENDATION

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 320 North Esser](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Table of Uses R1M](#)
[Att 4 - Future Land Use](#)
[Att 5 - NEW - Concept 06.22.22 color](#)
[Att 6 - 22-0517 B.O.N.D. Report - 320 N Esser](#)
[Att 7 - Cottage House Sample](#)

- 5.H. [2022-618](#) TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM HOL, INTERIM HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT, ON 23.81 ACRES, LOCATED AT 6 OLD FREDERICKSBURG ROAD, (A10002 - SURVEY 171 J R AROCHA, KAD 11542, 11543, AND A PORTION OF KAD 11558). (DOUG BACKES AND GARRETT ELCONIN/ PARCHAUS).

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

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 6 Old Fredericksburg Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses](#)
[Att 5 - Future Land Use](#)
[Att 6 - Proposed Site Plan](#)

- 5.I. [2022-619](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT (SUP) FOR MULTI-FAMILY DEVELOPMENT WITH LESS THAN 18 UNITS PER ACRE IN A R4-L, ON 23.81 ACRES, LOCATED AT 6 OLD FREDERICKSBURG ROAD, (A10002 - SURVEY 171 J R AROCHA, KAD 11542, 11543, AND A PORTION OF KAD 11558). (DOUG BACKES AND GARRETT ELCONIN/ PARCHAUS).

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

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 6 Old Fredericksburg Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses](#)
[Att 5 - Future Land Use](#)
[Att 6 - Proposed Site Plan](#)

- 5.J. [2022-620](#) TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM RE-HC, ESTATE RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, TO R4-U-HC, URBAN MULTI-FAMILY RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, ON 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD, (A10346 - SURVEY 184 J M MCCULLOUGH, KAD 14784, AND 14785). (COMMUNITY FIRST DEVELOPMENT OPERATIONS, LLC/ ROB KILLEN AND DELANEY HONAKER).

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

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 116 Old San Antonio Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses](#)
[Att 5 - Overlay District](#)
[Att 6 - Future Land Use](#)
[Att 7 - Boerne Apartments Site 2](#)

- 5.K. [2022-621](#) TO CONSIDER THE PROPOSED SPECIAL USE PERMIT (SUP) FOR MULTI-FAMILY DEVELOPMENT WITH MORE THAN 18 UNITS PER ACRE IN A R4-U, ON 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD, (A10346 - SURVEY 184 J M MCCULLOUGH, KAD 14784, AND 14785). (COMMUNITY FIRST DEVELOPMENT OPERATIONS, LLC/ ROB KILLEN AND DELANEY HONAKER).

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

Presenter: Planning & Community Development Director Laura Haning

Attachments: [AIS - 116 Old San Antonio Road](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses](#)
[Att 5 - Overlay District](#)
[Att 6 - Future Land Use](#)
[Att 7 - Boerne Apartments Site 2 - 116 OSA](#)
[Att -8 - B.O.N.D. Report - 22-0621](#)

6. DISCUSSION ITEM

- 6.A. [2022-622](#) BOERNE OPEN NEIGHBORHOOD DISCUSSION (B.O.N.D.) MEETINGS - COMMUNITY ENGAGEMENT TOOL.

Presenter: Planning & Community Development Director Laura Haning

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

8. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 29th day of July,
2022 at 5:00 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.