

MINUTES
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.

PRESENT 6 - CHAIRMAN TIM BANNWOLF , COMMISSIONER JOE ANZOLLITTO, COMMISSIONER SUSAN FRIAR, COMMISSIONER LUCAS HILER, COMMISSIONER BOB CATES, COMMISSIONER BILL BIRD

ABSENT 1 - VICE CHAIR PATRICK COHOON

STAFF PRESENT: MICK MCKAMIE, LAURA HANING, HEATHER WOOD, SHELDON CRAVEY, CHASE WALSTON, REBECCA PACINI, RYAN BASS, JEFF CARROLL, CHERYL ROGERS, SARA SERRA-BENNETT

RECOGNIZED/REGISTERED GUESTS: CHRISTINA RYRHOLM, ZACHARY-TAYLOR WRIGHT, TRAVIS ROBERSON, ALEX RUDD, DAVID RUDD, LANCE KYLE, ROBERT IMLER, TOM TRENT, CHERYL PERZ, DAVID HOLLAND, GARRETT ELCONIN, LUKE PALMER, ROBERT EMWORTH, THOMAS ADELSTEIN, ROLAND BENSON, HAROLD ZUFLACHT, JIM GUY EGBERT, ELIZABETH JOHNSON, STEVEN LEA, BILLY HINER, MAXIE ZINSMEISTER, NANCY CATES, JOSHUA CATES, ROBERT THORNTON, MICHAEL GIDDENS, TAMI BENSON, MIKE SCHOLZE

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

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:00 p.m.

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

Commissioner Joe Anzollitto declared conflicts with items 4.B., 4.C., 4.D. (all on consent agenda); he recused himself from the consent agenda and left the dais at 6:02 p.m.

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)

Alex Rudd, Kendall County resident, spoke regarding concerns with the local and environmental health, safety and welfare of the community; she expressed concerns with water supply, current drought, quality of water.

Luke Palmer, resident at 144 Hampton Way, spoke regarding concerns with the growth in Boerne.

David Rudd spoke regarding concerns with development on Interstate Highway 10.

Robert Imler, resident at 3 Sky Ranch Road, spoke regarding concerns with approved development in Boerne and raised the question, "when is enough, enough?"

4. CONSENT AGENDA

THE COMMISSION AGREED TO REMOVE ITEMS 4.I. AND 4.J. FROM THE CONSENT AGENDA AND TO CONSIDER THEM SEPARATELY ON THE REGULAR AGENDA.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER HILER, TO APPROVE CONSENT AGENDA ITEMS 4.A.-4.H. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES

NAY: 0

Approved: 5-0

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

- 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.
- 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.

Commissioner Anzollitto returned to the dias at 6:11 p.m.

Ms. Rebecca Pacini, City Planner III., presented items 4.I. and 4.J. that were removed from the consent agenda to be considered separately, and by separate votes.

Commissioner Cates had questions regarding width of the roads meeting code, and if there are any possible parking/fire safety concerns.

Ms. Pacini explained that the plat being presented is a brand new plat, the Fire Marshal had no comments from his review, and the plat will meet all requirements of the subdivision ordinance once conditions identified in the staff review memo (to include right-of-way widths/dedication) are met.

Ms. Laura Haning, Planning and Community Development Director, clarified that the plat shows internal connections not streets.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER BIRD, TO CONDITIONALLY APPROVE 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. THE

MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES. COMMISSIONER ANZOLLITTO

NAY: 0

Approved: 6-0

- 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.

Ms. Pacini presented the preliminary plat.

Commission Cates had questions regarding possible discrepancies related to open space dedicated to the City for possible future trails.

Ms. Pacini clarified that the developer did resubmit an open space plan that is included in the agenda packet; the developer is providing the required open space per the Development Agreement and Master Development Plan, and the portion of open space is correct on this phase.

A MOTION WAS MADE BY COMMISSIONER HILER, SECONDED BY COMMISSIONER FRIAR, TO CONDITIONALLY APPROVE 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. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES. COMMISSIONER ANZOLLITTO

NAY: 0

Approved: 6-0

5. REGULAR AGENDA

Commissioner Cates requested that item 5.H. and 5.I. be moved up the agenda and considered before item 5.A.; all Commissioners present agreed.

- 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

Ms. Sara Serra-Bennett, City Planner II., presented the proposed zoning.

The applicants for the proposed rezoning, Mr. Garrett Elconin and Mr. Dave Holland with Provident Realty Advisors, Inc., both gave a presentation on the proposed development for this site.

Chairman Bannwolf opened the public hearing at 6:48 p.m.

Alex Rudd spoke regarding concerns of too much growth, too fast; she further expressed concerns specific to zoning, density, drought, impervious cover, traffic, and flooding.

Lance Kyle, resident at 226 Cascade Caverns Road, spoke regarding concerns with high density residential neighborhoods, storm water runoff, traffic, and stated that this is the wrong site for the proposed development.

Tom Adelstein, resident at 126 Kendall Ridge, spoke in opposition of the proposed development and expressed some of the same concerns as above fellow citizens.

Travis Roberson, resident at 313 Frey Street, spoke in favor of the development.

Roland Benson, resident at 6 Old Fredericksburg Road (property being considered), spoke in favor of this project. He explained that they (he and his family) are the property owners of this site and have turned down many offers for unfavorable options (trailer park home style development and industrial use projects). He expressed the likelihood of this property being developed in the future and their desire to make sure it's the right project for the community.

Harold Zuflacht, resident at 247 Old Fredericksburg Road, spoke in opposition of the proposed development, against high density residential projects in this area, and expressed some of the same concerns as above fellow citizens.

Jim Guy, resident at 136 Scheele Road, spoke in favor of the proposed development.

Elizabeth Johnson, 23 Old Fredericksburg Road, spoke in opposition of the project and spoke to the importance of groundwater preservation.

Steven Leah, Kendall County resident, 108 Canyon Circle, spoke in opposition of the proposed development and expressed some of the same concerns as above fellow citizens.

Billy Hiner, 155 Scheele Road, spoke in favor of the proposed development, but did express concerns with traffic and drainage.

Chairman Bannwolf closed the public hearing at 7:18 p.m.

Commissioner Friar gave a brief update from the Planning and Zoning Commission subcommittee assigned to this project.

Commissioner Cates read a statement he prepared as an overview of the Boerne Master Plan and vision for development based on existing and future needs of the community.

Commission discussion ensued regarding some of the concerns brought up by citizens, affordability of this project, and concerns if this location is the appropriate designation for this product type.

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER BIRD, TO DENY 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES. COMMISSIONER ANZOLLITTO

NAY: 0

Denied: 6-0

- 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

Chairman Bannwolf opened the public hearing at 7:42 p.m.

Mr. Dave Holland with Provident Realty Advisors, Inc., discussed their willingness to explore other options for this project.

Mr. Travis Roberson spoke encouraging the Commission to avoid basing their decisions on finances/profitability of developers, rent vs. buy product types, and to think of long-term plans for traffic rather than individual development projects.

Mr. Roland Benson spoke stating most families have two incomes and this project provides a better product

Chairman Bannwolf closed the public hearing at 7:50 p.m.

No motion made. No action taken.

- 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.

Ms. Pacini presented the final plat.

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER FRIAR, TO CONDITIONALLY APPROVE 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES. COMMISSIONER ANZOLLITTO

NAY: 0

Denied: 6-0

- 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.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER HILER, TO 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. CONDITIONALLY APPROVE 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES. COMMISSIONER ANZOLLITTO

NAY: 0

UNTABLED: 6-0

Chairman Bannwolf called for a recess at 7:56 p.m.

Chairman Bannwolf reconvened the Planning and Zoning Commission at 8:06 p.m.

- 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

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER BIRD, TO TABLE 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. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES. COMMISSIONER ANZOLLITTO

NAY: 0

TABLED: 6-0

- 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.

Applicant requested postponement. No action.

- 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

Applicant requested postponement. No action.

- 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).

Applicant requested postponement. No action.

- 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

Applicant requested postponement. No action.

- 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

Applicant requested postponement; however, the item was posted as a public hearing item. Public hearing held, but no action taken.

Chairman Bannwolf opened the public hearing at 8:08 p.m.

No comments were received.

Chairman Bannwolf closed the public hearing at 8:08 p.m.

- 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

Applicant requested postponement; however, the item was posted as a public hearing item. Public hearing held, but no action taken.

Chairman Bannwolf opened the public hearing at 8:08 p.m.

No comments were received.

Chairman Bannwolf closed the public hearing at 8:08 p.m.

6. DISCUSSION ITEM

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

Ms. Laura Haning, Planning and Community Development Director, gave a brief presentation over the intent of the Boerne Open Neighborhood Discussion (B.O.N.D.) meetings and the roles of the Planning and Zoning Commission and City Council Members involvement.

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

No comments were received.

8. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 8:22 p.m.

Chairman

CERTIFICATION

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

Secretary