

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, March 7, 2022 – 6:00 p.m.

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.)

3. 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.** [2022-308](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR
ESPERANZA PHASE 3A, 23.119 ACRES, 49 RESIDENTIAL LOTS, 5
OPEN SPACE LOTS, 0.657 ACRES OF PUBLIC RIGHT-OF-WAY, AND
4.016 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 14990,
45852, AND 15028).

Attachments: [Summary - Esperanza Ph 3A Prelim Plat 20220207](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 2021-06-07](#)
[Att 4 - Esperanza 3A Preliminary Plat](#)

- 4.B.** [2022-309](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR CORLEY
FARMS UNIT 3, 49.75 ACRES, 154 RESIDENTIAL LOTS, 2 OPEN
SPACE LOTS, AND 7.33 ACRES OF RIGHT-OF-WAY (KAD NO.
12154, 307737, AND 307739).

Attachments: [Summary - Corley Farms Unit 3 Prelim Plat 22-0207](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - 2021-05-11-Biedenharn Development Agreement Exhibit G](#)
[Att 4 - Prelim Plat Corley Farms Unit 3](#)

- 4.C. [2022-310](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR SHORELINE PARK PHASE 7, 27.40 ACRES, 68 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 3.45 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 305752).

Attachments: [Summary - Shoreline Park Ph 7 Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Prelim Plat](#)
[Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)

- 4.D. [2022-311](#) CONSIDER DISAPPROVAL OF THE PRELIMINARY PLAT FOR COMMONS AT MENDER 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) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [Summary - Commons at MC Un 7](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Prelim Plat CMC Unit 7](#)
[Att 4 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 5 - Memo Review 2 Comments CMC Unit 7](#)
[Att 6 - Redlines CMC Unit 7 220304](#)

5. REGULAR AGENDA:

- 5.A. [2022-312](#) UNTABLE THE PROPOSED REZONING OF 23.03 ACRES LOCATED AT 1650 RIVER ROAD FROM C2, TRANSITIONAL COMMERCIAL TO C3, COMMUNITY COMMERCIAL DISTRICT (A10298 - SURVEY 180 M I LEAL, 8.472 ACRES AND A10298 - SURVEY 180 MI LEAL 13.685 ACRES, KAD 222979 AND 43311) (474 LTD (C/O 474 MANAGEMENT, LLC, GENERAL PARTNER; C/O LD CHRISTIANSON, PRESIDENT)).

- 5.B. [2022-313](#) TO CONSIDER THE PROPOSED REZONING OF 23.03 ACRES LOCATED AT 1650 RIVER ROAD FROM C2, TRANSITIONAL COMMERCIAL TO C3, COMMUNITY COMMERCIAL DISTRICT (A10298 - SURVEY 180 MI LEAL, 8.472 ACRES AND A10298 - SURVEY 180 MI LEAL 13.685 ACRES, KAD 222979 AND 43311) (474 LTD (C/O 474 MANAGEMENT, LLC, GENERAL PARTNER; C/O LD CHRISTIANSON, PRESIDENT)).

- I. STAFF PRESENTATION
II. MAKE RECOMMENDATION

Attachments: [Summary - 1650 River Road Rezoning](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zone](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Table of Uses - C2 C3](#)
[Att 5 - Overlay District](#)
[Att 6 - UDC - Overlay - Entrance Corridors](#)
[Att 7 - Land Use Plan](#)
[Att 8 - Survey](#)
[Att 9 - BOND Report](#)

- 5.C. [2022-314](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3C, 36.665 ACRES, 57 RESIDENTIAL LOTS, 7 OPEN SPACE LOTS, AND 4.309 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 20220207](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - Esperanza 3C Preliminary Plat](#)
[Att 5 - Memo Review 4 Comments Esperanza Ph 3C Prelim Plat](#)
[Att 6 - Redlines Esperanza 3C 220301](#)

- 5.D. [2022-315](#) CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1A FINAL PLAT, 7.33 ACRES, 1 NON-RESIDENTIAL LOT, AND 4.71 ACRES OF PRIVATE

RIGHT-OF-WAY (KAD NO. 307605, 63687, & 14916) 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.

Attachments:

[Summary - Birch at Spencer Ranch Ph 1A Final Plat](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Birch at Spencer Ranch Ph 1A Final Plat](#)

[Att 4 - MPCP Spencer Ranch Oct0118](#)

[Att 5 - Memo Review 4 Comments Birch 1A Final Plat](#)

[Att 6 - Redlines Birch 1A 220304](#)

5.E. [2022-316](#)

CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.27 ACRES, 59 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.61 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605) 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.

Attachments:

[Summary - Birch at Spencer Ranch Ph 1B Final Plat](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Birch at Spencer Ranch 1B Final Plat](#)

[Att 4 - MPCP Spencer Ranch Oct0118](#)

[Att 5 - Memo Review 4 Comments Birch 1B Final Plat](#)

5.F. [2022-317](#)

CONSIDER CONDITIONAL APPROVAL FOR SHORELINE PARK PHASE 6 FINAL PLAT, 27.33 ACRES, 64 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 5.16 ACRES OF RIGHT-OF-WAY (KAD NO. 12851, 12852, 302217, 302218, 302219, AND 305752) 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.

Attachments: [Summary - Shoreline Park Ph 6 Final Plat](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Final Plat Shoreline Park Ph 6](#)
 [Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)
 [Att 5 - Memo Review 3 Comments Shoreline Ph 6 Final Plat](#)
 [Att 6 - Plat Redline Shoreline Ph 6 220301](#)

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

7. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 4th day of March,
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 830-249-1501.

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.

