

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, December 5, 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. ACKNOWLEDGEMENT OF RECENTLY RESIGNED PLANNING AND ZONING COMMISSIONER JOE ANZOLLITTO.

3. CONFLICTS OF INTEREST

4. 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)

5. 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.

5.A. [2022-908](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 7, 2022.

Attachments: [Official Meeting Minutes 22-1107](#)

5.B. [2022-909](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR

REGENT PARK UNIT 1, PHASE 5B PRELIMINARY PLAT (KAD NO. 294048). TAKE NECESSARY ACTION.

Attachments: [AIS - 30 Time Ext Regent Park Un 1 Ph 5B Prelim 221107](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Regent Park Un1 Ph 5B 221014](#)
[Att 4 - Regent Park Master Plan Mylar May0117](#)
[Att 5 - 30-Day Time Ext Regent Park Unit 1 Ph5B Prelim Plat](#)
[Att 6 - Memo Review 1 Comments Regent Park Un 1 Ph 5B 221104](#)
[Att 7 - Redlines Regent Pak Un1 Ph5B 221104](#)

- 5.C. [2022-912](#) CONSIDER APPROVAL OF THE PRELIMINARY REPLAT FOR RANCHES AT CREEKSIDE UNIT 6 PRELIMINARY PLAT, 31.812 ACRES, 87 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND 10.77 ACRES OF RIGHT-OF-WAY (KAD NO. 49167) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Attachments: [AIS - Ranches at Creekside Unit 6 Prelim 221205](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Ranches at Creekside Unit 6 Prelim Plat 221118](#)
[Att 4 - Ranches at Creekside Master Plan - Approved 8.05.19](#)
[Att 5 - Memo Review 2 - Updated](#)
[Att 6 - Redlines](#)

- 5.D. [2022-913](#) CONSIDER APPROVAL OF THE PRELIMINARY REPLAT FOR MENDER PLACE LOT 4A CREATING LOTS 4A-1 THRU 4A-10, 19.879 ACRES, 10 NON-RESIDENTIAL LOTS AND 0.022 ACRES OF RIGHT-OF-WAY (KAD NO. 42559) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO

Attachments: [AIS - Menger Place Lot 4A Replat 221205](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Menger Place Lot 4A Prelim Replat 221028](#)

- 5.E. [2022-914](#) CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.63 ACRES, 59 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.96 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:

[AIS Birch at Spencer Ranch Ph 1B FP 221205](#)

[Att 1 - Location Map Birch](#)

[Att 2 - Aerial Map](#)

[Att 3 - Birch at Spencer Ranch Ph 1B 221122](#)

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

[Att 5 - Memo Review 7 Comments Birch 1B Final Plat](#)

[Att 6 - Redlines Birch 1B 221202](#)

5.F. [2022-915](#)

CONSIDER CONDITIONAL APPROVAL FOR SANTI SUBDIVISION
FINAL PLAT, 3.52 ACRES, 12 RESIDENTIAL LOTS, 1 OPEN SPACE
LOT, AND 0.51 ACRES OF RIGHT-OF-WAY (KAD NO. 19999) 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:

[AIS Santi Subd Final Plat 221205](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Santi Final Plat 221122](#)

[Att 4 - Memo Review 2 Comments Santi FP](#)

[Att 5 - Redlines Santi 221201](#)

6. REGULAR AGENDA:

6.A. [2022-916](#)

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).

Attachments: [AIS - 320 N Esser - UNTABLE](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Table of Uses R1M](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - New Concept](#)
[Att 6 - 22-0517 B.O.N.D. Report - 320 N Esser](#)
[Att 7 - Esser Road Project - Neighbor Meeting Summary](#)
[Att 8 - Potential Bungalow Elevations Inspiration](#)

- 6.B. [2022-918](#) 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

Attachments: [AIS - Special Use Permit - 320 North Esser Road](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Table of Uses R1M](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - NEW - Concept 06.22.22 color](#)
[Att 6 - 22-0517 B.O.N.D. Report - 320 N Esser](#)
[Att 7 - 320 North Esser Road Project - Neighbor Meeting Summary](#)
[Att 8 - Potential Bungalow Elevations Inspiration](#)

- 6.C. [2022-919](#) CONSIDER A REQUEST FOR A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, CHAPTER 8, SECTION 8.1.D.2. SPECIFIC STANDARDS FOR A & AE ZONES, FOR IRON'S AND GRAHAM'S ADDITION LOT 49B LOCATED AT 406 IRONS STREET (KAD NO. 624581). TAKE NECESSARY ACTION.

Attachments: [AIS - Variance 406 Irons Street](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Variance Request](#)
 [Att 4 - FEMA SARA Floodplain Maps](#)

7. DISCUSSION ITEMS:

- 7.A. [2022-920](#) SHORT-TERM RENTALS
- 7.B. [2022-921](#) 2023 CITY HOLIDAY CONFLICTS

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

9. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on 2nd day of December,
2022 at 5:30 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.