

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, December 7, 2015 – 6:00 p.m.**

1. Call to Order – 6:00 PM
2. Approval of Planning and Zoning Commission Minutes of the meeting held November 2, 2015.
3. Conflicts of Interest Declaration.
4. CITIZENS' 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. PUBLIC HEARING

- 5a. To consider the proposed permanent zoning of 1 acre located at 125 Old San Antonio Road and 1 acre located at 127 Old San Antonio Road from R-A, Single Family Rural Residential - Agricultural District to I, Industrial District, PID Nos. 62674, 62675 (Wiley and Kathy Cloud).

**Attachments:**     [Summary](#)  
                                  [125 127 Old SA - zoning map](#)

6. Make recommendation to City Council for the proposed permanent zoning of 1 acre located at 125 Old San Antonio Road and 1 acre 127 Old San Antonio Road from R-A, Single Family Rural Residential – Agricultural District to I, Industrial District, KAD Nos. 62674, 62675 (Wiley and Kathy Cloud).

7. PUBLIC HEARING

- 7a. To consider the proposed application of an Entrance Corridor Overlay District designation to 125 Old San Antonio Road and 127 Old San Antonio Road, KAD Nos. 62674 and 62675 (Wiley and Kathy Cloud).

**Attachments:** [Summary entrance corridor cloud](#)  
[125 127 ECOD map](#)

8. Make recommendation to City Council the proposed application of an Entrance Corridor Overlay District designation to 125 Old San Antonio Road and 127 Old San Antonio Road, KAD Nos. 62674 and 62675 (Wiley and Kathy Cloud).

9. PUBLIC HEARING

- 9a. To consider the proposed permanent zoning of 1 acre located at 129 Old San Antonio Road, from R-A, Single Family Rural Residential - Agricultural District to I, Industrial District, KAD No. 62676 (SDG 129 LLC).

**Attachments:** [Summary](#)  
[129 Old SA - zoning](#)

10. Make recommendation to City Council for the proposed permanent zoning of 1 acre located at 129 Old San Antonio Road, from R-A, Single Family Rural Residential – Agricultural District to I, Industrial District KAD No. 62676 (SDG 129 LLC).

11. PUBLIC HEARING

- 11a. To consider the proposed application of an Entrance Corridor Overlay District designation to 129 Old San Antonio Road, KAD No. 62676 (SDG 129 LLC).

**Attachments:** [Summary entrance corridor SDG 129](#)  
[129 Old SA - ECOD map](#)

12. Make recommendation to City Council the proposed application of an Entrance Corridor Overlay District designation to 129 Old San Antonio Road, KAD No. 62676 (SDG 129 LLC).

13. PUBLIC HEARING

- 13a.** To consider the proposed permanent zoning of 6.41 acres located at 131 Old San Antonio Road from R-A, Single Family Rural Residential - Agricultural District to I, Industrial District, KAD Nos. 48169, 152323 (Texas Ten Oaks Storage LLC) and KAD No.17387 (Thomas Drought Trustee).

**Attachments:** [Summary](#)  
[131 Old SA - zoning map](#)

14. Make recommendation to City Council for the proposed permanent zoning of 6.41 acres located at 131 Old San Antonio Road from R-A, Single Family Rural Residential – Agricultural District to I, Industrial District, KAD Nos. 48169, 152323 (Texas Ten Oaks Storage LLC) and KAD No.17387 (Thomas Drought Trustee).

15. PUBLIC HEARING

- 15a.** To consider the proposed application of an Entrance Corridor Overlay District designation to 131 Old San Antonio Road, KAD Nos. 48169, 152323, (Texas Ten Oaks Storage LLC).

**Attachments:** [Summary entrance corridor tx ten oaks](#)  
[131 Old SA - ECOD map](#)  
[20151201152935257](#)

16. To consider the proposed application of an Entrance Corridor Overlay District designation to 131 Old San Antonio Road, KAD Nos. 48169, 152323, (Texas Ten Oaks Storage LLC).

17. PUBLIC HEARING

- 17a. To consider the proposed permanent zoning of 3.895 acres located at 137 Old San Antonio Road from R-A, Single Family Rural Residential - Agricultural District to R-2, Moderate-Density Residential District, KAD Nos. 41140, 46196, 290279 (Patricia Long).

**Attachments:** [Summary](#)  
[Att 1 - 137 Old San Antonio location](#)  
[Att 2 - 137 Old SA - zoning](#)  
[Att 3 - 137 Old SA aerial](#)  
[20151201152557398](#)

18. Make recommendation to City Council for the proposed permanent zoning of 3.895 acres located at 137 Old San Antonio Road from R-A, Single Family Rural Residential – Agricultural District to R-2, Moderate-Density Residential District, KAD Nos. 41140, 46196, 290279 (Patricia Long).

19. PUBLIC HEARING

- 19a. To consider approval for the use of a trailer court in a B-2, Highway Commercial District for 48 and 48A Old San Antonio Road, 5.378 acres, KAD Nos. 39194 and 39193 (Roy Faz).

**Attachments:** [Summary](#)  
[Att 1 - LOCATION MAP](#)  
[Att 2- Aerial](#)  
[Att 3 - letter of request for use for cc](#)  
[Att 4 -Site plan 10.08.15](#)

20. Make recommendation to City Council for the use of a trailer court in a B-2, Highway Commercial District for 48 and 48A Old San Antonio Road, 5.378 acres, KAD Nos. 39194 and 39193 (Roy Faz).

21. PUBLIC HEARING

- 21a.** To consider the proposed application of an Entrance Corridor Overlay District to 48 and 48A Old San Antonio Road, KAD Nos. 39194 and 39193 (Roy Faz).

**Attachments:** [Summary entrance corridor faz](#)  
[Att 1 - LOCATION MAP](#)  
[Att 2- Aerial](#)  
[Att 3 - ECOD map](#)  
[20151201153150415](#)

22. Make recommendation to City Council for proposed application of an Entrance Corridor Overlay District to 48 and 48A Old San Antonio Road, KAD Nos. 39194 and 39193 (Roy Faz).

- 23.** Consider a waiver to the City of Boerne Subdivision Ordinance 2007-64, Section 6.01.003 Stormwater Management, B. Waiver of Stormwater Management requirements in certain circumstances for a proposed 6 lot residential development (+/- 1.22 acres) located at 217 and 223 Becker Street. Take necessary action.

**Attachments:** [Summary - waiver](#)  
[Att 1 - stormwater waiver signed](#)  
[Att 2 - location](#)  
[Att 3 - Lot layout](#)  
[Att 4 - PW - Nagel Addition Detention Waiver Memo](#)

24. Consider a creative alternative to Article 3, Section 07.  
Neighborhood Design Standards, Section 3.07.003A, Design  
Options - Subdivision Design, for a proposed 6 lot residential  
development (+/- 1.22 acres) located at 217 and 223 Becker  
Street. Take necessary action.

**Attachments:** [Summary - grier creative alternative](#)  
[Att 1 - location](#)  
[Att 2 - Becker request for creative alternative signed](#)  
[Att 3 - Becker garages](#)  
[Att 4](#)  
[Att 5](#)  
[Att 6](#)  
[Att 7](#)

25. Review and consider the resubmittal of the preliminary plat for  
Esperanza Phase 2A (46 residential lots, 13 open space lots).  
Take necessary action.

**Attachments:** [Summary - Esperanza 2A](#)  
[Preliminary Esperanza Phase 2A Plat](#)

26. Review and consider the resubmittal of the preliminary plat for  
Esperanza Phase 2B (33 residential lots, 1 open space lot). Take  
necessary action.

**Attachments:** [Summary - Esperanza 2B](#)  
[Preliminary Esperanza Phase 2B Plat](#)

27. Consider a creative alternative to Article 3, Section 09  
Combined Commercial Design Standards, Section 3.09.003  
Parking, for a proposed commercial development located at  
101 Woods of Boerne Blvd (Woods of Boerne, Commercial Lot  
7C). Take necessary action.

**Attachments:** [Summary - 7C creative alternative](#)  
[Att 1 - City of boerne ordinance request](#)  
[Att 1 - location](#)  
[Att 3 -Site plan](#)

28. ITEMS FOR DISCUSSION/ACTION

- a. Discussion item: 2016 meeting dates

**Attachments:** [Summary - meeting dates](#)  
[Att 1 - meeting dates](#)

- b. Discussion item: PLAN FOR SOUTH BOERNE (SOBO)

**Attachments:** [Summary - SoBo](#)  
[Att 1 - SoBo](#)

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

30. ADJOURNMENT

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Administrative Officer

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted at the Boerne City Hall  
this be the 4th day of December, 2015 by 5:00 p.m.

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Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

The City of Boerne Police/Municipal Court Complex and City Council Chambers are wheelchair accessible. Access to the building and special parking is located at the east (front) entrance to the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at 830-249-9511.