

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, December 4, 2017 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. APPROVAL OF MINUTES

[2017-889](#) Approval of Planning and Zoning Commission Minutes of the meeting held November 6, 2017.

Attachments: [November 2017 draft minutes](#)

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. PUBLIC HEARING

a. [2017-890](#) To consider the proposed use of a gymnasium in a B-2R, Highway Commercial - Restricted District located at 129 Old San Antonio Road (KAD 62676).

Attachments: [PUBLIC HEARING - summary](#)
[Att 1 - LOCATION MAP](#)

6. [2017-891](#) Make recommendation to City Council to consider the proposed use of a gymnasium in a B-2R, Highway Commercial - Restricted District, located at 129 Old San Antonio Road (KAD 62676).

Attachments: [MAKE RECOMMENDATION - summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - ZONING MAP](#)
[Att 3 - Revised Submittal Change of Use Request Nov1517](#)

7. [2017-892](#) Consider the Master Development Plan for Shoreline Park, a 99.9 acre tract of land located in the Extraterritorial Jurisdiction (ETJ) of the City of Boerne at 122 Ranger Creek Road (KAD No. 12851, 12852, and part of 12854). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Shoreline Park location](#)
[Att 2 - Shoreline Park MPCP with Drainage Note-171121](#)

8. [2017-893](#) Consider the proposed creative alternative for Woods of Boerne Commercial Lot 3C, Block 1, located at 1560 State Highway 46 (KAD NO. 296233). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Woods of boerne commercial lot 3c block 1 location map](#)
[Att 2 - Creative Alternative Design Request](#)

9. [2017-894](#) Consider the preliminary plat for Legacy at Cibolo, creating 7 commercial lots and one open space lot, a total of 13.45 acres (17 Herff Rd). Take necessary action.

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Preliminary Plat Submittal Nov2017](#)

10. [2017-895](#) Consider the preliminary plat for The Commons at Menger Creek, Unit 3 (16 commercial lots and 2 open space lots). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Commons at Menger Creek Ph 3-Prelim Plat](#)

11. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be 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. The following final plat shall be approved conditionally as is stated in the Subdivision Ordinance Article 2, Section 04. Final Plat Approval, Subsection 2.04.001 B Conditional Approval.

- a. [2017-896](#) Regent Park Subdivision, Unit 3 (53 residential lots and 3 open space lots).

Attachments: [Summary](#)
[Att 1 - Electronic Copy - Regent Park Unit 3 Nov3017](#)

- b. [2017-897](#) Esperanza, Unit 2D (44 residential lots and 1 open space lot).

Attachments: [Summary](#)
[Att 1 - Esperanza 2D Nov3017](#)

12. ITEMS FOR DISCUSSION/ACTION

- a. The Commons at Menger Creek

- b. Master Plan update

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

14. ADJOURNMENT

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted at the Boerne City Hall this be the 1st day of December, 2017 by 5:00 p.m.

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.

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.