

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, February 12th, 2018 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. APPROVAL OF MINUTES

[2018-199](#) Approval of Planning and Zoning Commission Minutes of the meeting held January 8, 2018.

Attachments: [18-0108 UPDATED VERSION Official Meeting Minutes Unsigned Feb0918](#)

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)*

PUBLIC HEARING

5. [2018-198](#) To consider the use of a Parking Lot in a B-2, Highway Commercial District for a proposed lot located at 1434 South Main Street (fronting the proposed Herff Road extension - KAD 49470) (Larry Lester).

Attachments: [Public hearing summary - S Main](#)
[Att 1 - 1434 SOUTH MAIN LOCATION MAP](#)
[Att 2 - Aerial - site plan](#)

6. [2018-200](#) Make recommendation to City Council regarding the use of a Parking Lot in a B-2, Highway Commercial District for a proposed lot located at 1434 South Main Street (fronting the proposed Herff Road extension - KAD 49470) (Larry Lester).

Attachments: [Summary](#)
 [Att 1 - 1434 SOUTH MAIN LOCATION MAP](#)
 [Att 2 - Aerial - site plan](#)
 [Att 3 - 1434 SOUTH MAIN ZONING MAP](#)
 [Att 4 - B-2 Uses](#)

7. [2018-201](#) To consider the proposed rezoning of 946 Adler (1.519 acres - KAD 14178) from R-E, Single-Family Residential-Estate District to B-1, High-Density Residential and Neighborhood Commercial District (Linda Lira).

Attachments: [Public hearing summary - Adler](#)
 [Att 1 - 946 ADLER LOCATION MAP](#)
 [Att 2 - 946 ADLER AERIAL MAP](#)

8. [2018-202](#) Make recommendation to City Council regarding the proposed rezoning of 946 Adler (1.519 acres - KAD 14178) from R-E, Single-Family Residential-Estate District to B-1, High-Density Residential and Neighborhood Commercial District (Linda Lira).

Attachments: [Summary - Recommendation - Adler](#)
 [Att 1 - 946 ADLER LOCATION MAP](#)
 [Att 2 - 946 ADLER AERIAL MAP](#)
 [Att 3 - 946 ADLER ZONING MAP](#)
 [Att 4 - R-E Uses](#)
 [Att 5 - B-1 Uses](#)

9. [2018-203](#) To consider the proposed rezoning of a portion of 34 Shooting Club Road (4.2 acres fronting North Main Street - KAD 14943) from I, Industrial District to B-2R, Highway Commercial - Restricted District (Urfan Dar).

Attachments: [Public hearing summary - 34 Shooting Club](#)
 [Att 1 - 34 SHOOTING CLUB ROAD LOCATION MAP](#)
 [Att 4 - 34 SHOOTING CLUB ROAD AERIAL MAP](#)

10. [2018-204](#) Make recommendation to City Council regarding the proposed rezoning of a portion of 34 Shooting Club Road (4.2 acres fronting North Main Street - KAD 14943) from I, Industrial District to B-2R, Highway Commercial - Restricted District (Urfan Dar).

Attachments: [Summary - Recommendation - Shooting Club](#)
[Att 1 - 34 SHOOTING CLUB ROAD LOCATION MAP](#)
[Att 2 - 34 SHOOTING CLUB ROAD ZONING MAP](#)
[Att 3 - 34 SHOOTING CLUB ROAD REZONING MAP](#)
[Att 4 - 34 SHOOTING CLUB ROAD AERIAL MAP](#)
[Att 5 - I Uses](#)
[Att 6 - B-2R Uses](#)

11. [2018-190](#) Consider a Master Plan for The Commons at Menger Creek, 59.06 acres located 20 Old San Antonio Road (KAD No. 39338). Take necessary action.

Attachments: [Summary - Commons at Menger Creek MP](#)
[Att - 1 MDP Commons at Menger Creek](#)
[Att 2 - COMMONS AT MENDER CREEK LOCATION MAP](#)
[Att 3 - COMMONS AT MENDER CREEK AERIAL MAP](#)
[Att 4 - COMMONS AT MENDER CREEK ZONING MAP](#)

12. [2018-193](#) Consider a Master Plan for The Legacy at Cibolo, 26.654 acres located at 17 Herff Road (KAD No. 12536, 15848, AND 15849 (CT 17 Herff Land LP). Take necessary action.

Attachments: [Summary - Legacy MP](#)
[Att - 1 Master Plan Legacy at Cibolo](#)
[Att 2 - LEGACY AT CIBOLO LOCATION MAP](#)
[Att 3 - LEGACY AT CIBOLO AERIAL MAP](#)

13. [2018-194](#) Consider the preliminary plat for the Replat of Menger Place Subdivision, creating two (2) commercial lots, at a total of 5.852 acres located along Christus Parkway (KAD No. 153705). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Preliminary Plat - Replat of Menger Place](#)
[Att 2 - MENER PLACE LOCATION MAP](#)
[Att 3 - MENER PLACE AERIAL MAP](#)

14. [2018-195](#) Consider the preliminary plat for BDSP - Scenic Loop Rd Subdivision, creating three (3) commercial lots, at total of 5.006 acres located at 31500 IH 10 (KAD No. 12146). Take necessary action.

Attachments: [Summary](#)
[Att - 1 BDSP Preliminary Plat](#)
[Att 2 - BDSP LOCATION MAP](#)
[Att 3 - BDSP AERIAL MAP](#)

15. [2018-196](#) Consider a request for a variance to the Subdivision Ordinance, Article 3, Block Sizes and Arrangement, Section 3.04.002.E.1.a, Cul-de-sac and Disconnected Street Limitations for Bent Tree Subdivision located along FM 1376 (Sisterdale Rd) (KAD No. 13824). Take necessary action.

Attachments: [Summary](#)
[Att - 1 Variance request](#)
[Att - 2 Bent Tree Subdivision Plat](#)
[Att - 3 BENT TREE LOCATION MAP](#)
[Att - 4 BENT TREE AERIAL MAP](#)

16. [2018-197](#) Consider the preliminary plat for Bent Tree Subdivision - Unit 1, creating 41 residential lots and four (4) open space lots, a total of 65.5 acres located along FM 1376 (Sisterdale Rd) (KAD No. 13824). Take necessary action.

Attachments: [Summary](#)
[Att - 1 Bent Tree - Unit 1 Preliminary Plat](#)
[Att 2 BENT TREE LOCATION MAP](#)
[Att 3 BENT TREE AERIAL MAP](#)

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

18. ADJOURNMENT

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 9th day of February, 2018 by 5:00 p.m.

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Police/Municipal Court 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 830-249-9511.

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.