

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, March 5, 2018 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. [2018-241](#) Untable approval of Planning and Zoning Commission Minutes of the meeting held January January 8, 2018.

3. [2018-240](#) Approval of Planning and Zoning Commission Minutes of the meeting held January 8, 2018.

Attachments: [18-0108 Official Meeting Minutes Unsigned Feb2318](#)

4. [2018-242](#) Approval of the minutes of the Special Called Planning and Zoning Commission Meeting held January 29, 2018.

Attachments: [18-0129 Official Meeting Minutes Unsigned Feb0618](#)

5. [2018-243](#) Approval of Planning and Zoning Commission Minutes of the meeting held February 12, 2018.

Attachments: [18-0212 Official Meeting Minutes Unsigned Feb2218](#)

6. CONFLICTS OF INTEREST

7. 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)*

PUBLIC HEARING

- 8a. [2018-231](#) To consider the proposed rezoning of 20 Old San Antonio Road, 15.54 acres south of Bandera Road, west of Old San Antonio Road (Commons at Menger Creek - KAD 39338 and 298096) from R-2, Moderate-Density Residential District (2.25 acres), R-3, High-Density Residential District (4.81 acres), and B-2, Highway Commercial District (8.48 acres) to R-4, Multi-Family Residential District.

Attachments: [Public hearing summary](#)
[Att 1 - COMMONS AT MENDER CREEK LOCATION MAP](#)

9. [2018-232](#) Make recommendation to City Council regarding the proposed rezoning of 20 Old San Antonio Road, 15.54 acres south of Bandera Road, west of Old San Antonio Road (Commons at Menger Creek - KAD 39338 and 298096) from R-2, Moderate-Density Residential District (2.25 acres), R-3, High-Density Residential District (4.81 acres), and B-2, Highway Commercial District (8.48 acres) to R-4, Multi-Family Residential District.

Attachments: [Summary - Recommendation](#)
[Att 1 - COMMONS AT MENDER CREEK LOCATION MAP](#)
[Att 2 - COMMONS AT MENDER CREEK AERIAL MAP](#)
[Att 3 - COMMONS AT MENDER CREEK ZONING MAP](#)
[Att 4 - COMMONS AT MENDER REZONING MAP](#)
[Att 5 - MDPResubmittal 1.30.18](#)
[R-2 Uses](#)
[R-3 Uses](#)
[B-2 Uses](#)
[R-4 Uses](#)

- 10a. [2018-229](#) To consider the proposed rezoning of 110 Bluebonnet Circle (2.16 acres - KAD 22517) from RMO-3, Modular Residential District to R-4, Multi-Family Residential District (Erin Hudson).

Attachments: [Public hearing summary](#)
[Att 1 - 110 BLUEBONNET CIRCLE LOCATION MAP](#)

11. [2018-230](#) Make recommendation to City Council regarding the proposed rezoning of 110 Bluebonnet Circle (2.16 acres - KAD 22517) from RMO-3, Modular Residential District to R-4, Multi-Family Residential District (Erin Hudson).

Attachments: [Summary - Recommendation](#)
[Att 1 - 110 BLUEBONNET CIRCLE LOCATION MAP](#)
[110 BLUEBONNET CIRCLE AERIAL MAP](#)
[Att 3 - 110 BLUEBONNET CIRCLE ZONING MAP](#)
[Att 4 - Site Plan](#)
[RMO-3 Uses](#)
[R-4 Uses](#)

12. [2018-239](#) Consider the proposed creative alternative on parking for Lot 4, Country Village, a .94 acre lot (KAD No. 18391 at South School Street on behalf of Mark Rodkey). Take necessary action.

Attachments: [Summary - creative alt](#)
[SCHOOL STREET LOCATION MAP](#)
[Aerial map](#)
[Aerial Feb1518](#)
[Site Plan Feb1618](#)

- 13, [2018-236](#) Consider the proposed creative alternative on parking for 36 Old San Antonio (Proposed Lot 1) (El Chaparral at the request for Carlos Garcia). Take necessary action.

Attachments: [Summary - creative alt](#)
[Att 1 - 36 OLD SAN ANTONIO LOCATION MAP](#)
[Att 2 - 36 OLD SAN ANTONIO AERIAL MAP](#)
[Att 3 - Site Plan Feb2118](#)
[Att 4 - EL CHAPARRAL-set](#)

14. [2018-233](#) Consider the proposed creative alternative on detention placement for 36 Old San Antonio (Proposed Lot 1) (El Chaparral at the request for Carlos Garcia). Take necessary action.

Attachments: [Summary - creative alt](#)
[Att 1 - 36 OLD SAN ANTONIO LOCATION MAP](#)
[Att 2 - 36 OLD SAN ANTONIO AERIAL MAP](#)
[Att 3 - EL CHAPARRAL-SKETCH2](#)
[Att 4 - EL CHAPARRAL-set](#)

15. [2018-238](#) Consider the proposed creative alternative on parking for 17 Herff Road (Proposed Lot 2, Block 3). Take necessary action.

Attachments: [Summary - creative alt](#)
[Att 1 - 17 HERFF LOCATION MAP](#)
[Att 2 - 17 HERFF AERIAL MAP](#)
[Att 3 - Letter Feb1618](#)
[Att 4 - APPROVED MDP](#)
[Att 5 - Site Plan Feb1618](#)

16. 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 plats 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. [2018-234](#) Overlook at Boerne (37 Residential, three (3) open space lots).

Attachments: [Summary](#)
[OVERLOOK AT BOERNE LOCATION MAP](#)
[OVERLOOK AT BOERNE AERIAL MAP](#)
[1 283600 Chaparral Hill Townhomes Plat - SHEET 1](#)
[2 283600 Chaparral Hill Townhomes Plat - SHEET 2](#)

- b. [2018-235](#) Regent Park Unit 2 (60 Residential, five (5) open space lots).

Attachments: [Summary](#)
[REGENT PARK LOCATION MAP](#)
[REGENT PARK AERIAL MAP](#)
[Plat Submittal Feb1218](#)

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 5th day of
March, 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.