

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, April 2, 2018 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. [2018-293](#) Approval of Planning and Zoning Commission Minutes of the meeting held March 5, 2018.

Attachments: [18-0305 MeetingMinutes Mar2618](#)

3. CONFLICTS OF INTEREST

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)*

PUBLIC HEARING

- 5a. [2018-302](#) To consider the proposed rezoning of 12 Herff Road (4.349 acres - KAD 15815) from R-1, Medium-Density Single-Family District to B-1, High-Density Residential and Neighborhood Commercial District (+/- .08 acres) and B-2, Highway Commercial District (+/- 3.5 acres) (ProCore Developments).

Attachments: [Summary - Public hearing](#)
 [Att 1 - 12 HERFF LOCATION MAP](#)
 [Att 3 - 12 HERFF ZONING MAP](#)
 [Att 4 - 12 herff rezoning map](#)

6. [2018-303](#) Make recommendation to City Council To consider the proposed rezoning of 12 Herff Road (4.349 acres - KAD 15815) from R-1, Medium-Density Single-Family District to B-1, High-Density Residential and Neighborhood Commercial District (+/- .08 acres) and B-2, Highway Commercial District (+/- 3.5 acres) (ProCore Developments).

Attachments: [Summary - Recommendation](#)
[Att 1 - 12 HERFF LOCATION MAP](#)
[Att 2 - 12 HERFF AERIAL MAP](#)
[Att 3 - 12 HERFF ZONING MAP](#)
[Att 4 - 12 herff rezoning map](#)
[Att 5 - R-1 Uses](#)
[Att 6 - B-1 Uses](#)
[Att 7 - B-2 Uses](#)
[Att 8 - NH Overlay District](#)

PUBLIC HEARING

- 7a. [2018-294](#) Consider the replat of Lester Subdivision, Block 1, Lot 2.

Attachments: [Summary](#)
[Att 1 - 1434 SOUTH MAIN LOCATION MAP](#)
[Att 2 - 1434 SOUTH MAIN ZONING MAP](#)
[Att 3 - 1434 SOUTH MAIN AERIAL MAP](#)
[Att 4 - Lot 2 Replat](#)
[Att 5 - Site plan](#)

8. [2018-295](#) Consider a preliminary replat for Lester Subdivision, Block 1, Lot 2, establishing lots 2A, 2B & 2C. Take necessary action.

Attachments: [Summary](#)
[Preliminary Lot 2 Replat](#)

9. [2018-296](#) Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.04, Final Plat Approval for the replat of Lester Subdivision, Block 1, Lot 2, establishing lots 2A, 2B & 2C. Take necessary action.

Attachments: [Summary](#)

10. [2018-297](#) Consider a final replat for Lester Subdivision, Block 1, Lot 2, establishing lots 2A, 2B & 2C. Take necessary action.

Attachments: [Summary](#)
[Final Lot 2 Replat](#)

11. [2018-298](#) Consider the Development Plat for Johns Road Offices, (10.719 acres) located at 10038 Johns Road (KAD No. 12506). Take necessary action.

Attachments: [Summary](#)
[JOHNS ROAD OFFICE LOCATION MAP](#)
[Location map from plat](#)
[JOHNS ROAD OFFICE AERIAL MAP](#)
[Development Plat-Johns Road Office](#)

12. [2018-299](#) 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 Southglen Phase 11 Subdivision. Take necessary action.

Attachments: [Summary](#)
[SOUTHGLEN PHASE 11 LOCATION MAP](#)
[SOUTHGLEN PHASE 11 AERIAL MAP](#)
[SG Ph11-Variance Request Exhibit-180327](#)
[Variance Application Mar2218](#)

13. 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. [2018-300](#) Esperanza, Unit 1B.

Attachments:

[Summary](#)

[Att - 1 ESPERANZA 1B LOCATION MAP](#)

[Att - 2 Location map from plat](#)

[Att - 3 ESPERANZA 1B AERIAL MAP](#)

[Att - 4 Esperanza1B-Plat](#)

- b. [2018-301](#) Ranches at Creekside Unit 4A Subdivision.

Attachments:

[Summary](#)

[Att - 1 Ranches at Creekside Unit 4a Final Plat](#)

[Att - 2 RANCHES AT CREEKSIDE AERIAL MAP](#)

[Att - 3 Location map from Plat](#)

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

15. ADJOURNMENT

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 29th 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.