

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, April 3, 2017 – 6:00 p.m.**

1. CALL TO ORDER – 6:00 PM

2.     [2017-302](#)           Approval of Planning and Zoning Commission Minutes of the meeting held March 6, 2017

**Attachments:**    [17-0306 PZ meeting minutes draft](#)

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)*

5. PUBLIC HEARING

5a.    [2017-255](#)           To consider the proposed rezoning at the southeast corner of Old San Antonio and Herff Road, 5 acres out of 12.224 acres, from R-2, Moderate-Density Residential District to R-4, Multi-Family Residential District, KAD 12533 and 14788 (Heard)

**Attachments:**    [Summary](#)  
                              [Att 1 - LOCATION MAP](#)  
                              [Att 2 - Aerial](#)

6.     [2017-256](#)           Make recommendation to City Council to consider the proposed rezoning at the southeast corner of Old San Antonio and Herff Road, a total of 5 acres out of 12.224 acres, from R-2, Moderate-Density Residential District to R-4, Multi-Family Residential District, KAD 12533 and 14788 (Heard)

7. PUBLIC HEARING

- 7a. [2017-257](#) To consider the proposed revisions to the City of Boerne Thoroughfare Plan last updated February 10, 2015.

**Attachments:** [summary](#)  
[Att 1 - Thoroughfare Plan - revised 2.10.15](#)  
[Att 2 - Aerial of Shooting Club](#)

8. [2017-258](#) Make recommendation to City Council to consider the proposed revision to the City of Boerne Thoroughfare Plan last updated February 10, 2015.

**Attachments:** [summary](#)  
[Att 1 - Thoroughfare Plan - revised 2.10.15](#)  
[Att 2 - Aerial of Shooting Club](#)

ITEMS FOR DISCUSSION/ACTION

9. [2017-259](#) Consider approval for the Master Plan for The Commons at Menger Creek. Take necessary action.

**Attachments:** [summary](#)  
[Att 1 - The Commons at Menger Creek MDP-20170321](#)  
[Att 2 - Sobo Regulating Plan](#)  
[Att 3 - zoning map](#)

10. [2017-260](#) Consider the approval for a preliminary plat for Herff Village Phase 2 (37 residential lots, 7 open space lots). Take necessary action.

**Attachments:** [summary](#)  
[Herff Village Phase II Sheet 1](#)  
[Herff Village Phase II Sheet 2](#)  
[Herff Village Phase II Sheet 3](#)  
[att 4 - WGL\\_PUD PLAN 1.23.14](#)

11. [2017-261](#) Consider the approval for a preliminary plat for Southglen Subdivision Phase 5 (36 residential lots and 2 open space lots). Take necessary action.

**Attachments:** [summary](#)  
[SG P5 Preliminary Plat S1](#)  
[SG P5 Preliminary Plat S2](#)  
[SG P5 Preliminary Plat S3](#)  
[Att 4 - MCP - approved 9.14.15](#)

12. [2017-262](#) Consider a creative alternative for Raising Cane's located at 1406 S. Main Street. Take necessary action.

**Attachments:** [summary](#)  
[Att 1 - 1406SMainLocationMap](#)  
[Att 2 - 1406SMainaerialmap](#)  
[Att 3 - 1406SMainPlanningandZoningMap](#)  
[Att 4 - RC 343 Boerne, TX Creative Alternative Drawings2](#)  
[Att 5 - RC343 Justification Letter](#)

13. [2017-263](#) Consider a waiver to the detention requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 6, Drainage and Flood Hazards, Subsection 6.01.002, Facilities Required for 153 South Main Street. Take necessary action.

**Attachments:** [Summary](#)  
[Att 1 - location](#)  
[Att 2 - request for stormwater waiver](#)  
[Att 3 - 153 S. Main St. elevation front of building](#)  
[Att 4 - 153 S. Main St. Ellevation 2nd Floor](#)  
[Att 5 - BreezeWay](#)  
[Att 6 - Entry\\_1](#)

14. 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 2.04.001B Conditional Approval.

**14a.** [2017-265](#) Final plat for The Ranches at Creekside Unit 1, Phase 2A Subdivision Plat (39 residential lots, 4 open space lots).

**Attachments:** [plat summary](#)  
[Ranches at Creekside Unit 1 2A 0.1 Phase 2A Plat 17-0313](#)  
[Ranches at Creekside Unit 1 2A 0.2 Phase 2A Plat 17-0313](#)  
[Att 3 - Master Community Plan](#)

**14b.** [2017-266](#) Final plat for The Ranches at Creekside Unit 1, Phase 2B Subdivision Plat (25 residential lots, 0 open space lots).

**Attachments:** [plat summary](#)  
[Ranches at Creekside Unit 1 2B 0.1 Phase 2B Plat 17-0313](#)  
[Ranches at Creekside Unit 1 2B 0.2 Phase 2B Plat 17-0313](#)  
[Att 3 - Master Community Plan](#)

**14c.** [2017-300](#) Final plat for Champion Heights Unit 3 Subdivision Plat (60 residential lots, 3 open space lots).

**Attachments:** [plat summary](#)  
[FINAL PL 3820102 170328](#)

15. DISCUSSION ITEMS

**15a. Update from Burditt Group on Master Plan**

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

17. ADJOURNMENT

\_\_\_\_\_  
Administrative Officer

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted at the Boerne City Hall  
this be the 31 day of March, 2017 by 6:00 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.