

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, August 7, 2017 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM
2. Approval of Planning and Zoning Commission Minutes of the meeting held July 10, 2017.
3. Conflicts of Interest Declaration.
4. CITIZENS' COMMENTS:

This Is the opportunity for visitors and guests to address the Advisory board on any Issue. The Advisory Board 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. To consider the proposed rezoning of 36 Old San Antonio Road, a total of 6.099 acres, from R-E, Single-Family Residential Estate District to B-2R, Highway Commercial - Restricted District, KAD No. 15903 (Cortes)
6. Make recommendation to City Council to consider the proposed rezoning of 36 Old San Antonio Road, a total of 6.099 acres, from R-E, Single-Family Residential Estate District to B-2R, Highway Commercial - Restricted District, KAD No. 15903 (Cortes)

Attachments: [Summary 36 Old San Antonio](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - ZoningMap](#)
 [Att 4 - R-E Uses](#)
 [Att 5 - B-2R Uses](#)

7. PUBLIC HEARING

- 7a. To consider the proposed rezoning of 17 Herff Road, a total of 14.202 out of 26.654 acres, from MU-1, Mixed-Use Neighborhood District to R-4, Multi-Family Residential District, KAD No. 12536, 15848, AND 15849 (CT 17 Herff Land LP)
8. Make recommendation to City Council to consider the proposed rezoning of 17 Herff Road, a total of 14.202 out of 26.654 acres, from MU-1, Mixed-Use Neighborhood District to R-4, Multi-Family Residential District, KAD No. 12536, 15848, AND 15849 (CT 17 Herff Land LP)

Attachments:

[Summary 17 Herff](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - aerialmap-17 Herff](#)
[Att 3 - ZoningMap-17 Herff](#)
[Att 4 - MU-1 Uses](#)
[Att 5 - R-4 Uses](#)
[Att 6 - Legacy at Cibolo Site Plan 7.28.17](#)

9. Consider a request for approval to the Subdivision Ordinance, Article 3, Section 3.02.003 Street Cross Section Standards for the 143 Acres Subdivision located in the ETJ approximately one mile outside of the city limits on FM 1376 (142.98 acres). Take necessary action.

Attachments:

[Summary](#)
[Location map](#)
[281000 Gourley Street Section](#)
[Cross section - table](#)
[170720 - 145 Acre Tract, Street Section Memo](#)
[02 5-1 Master Development Plan](#)

10. To consider the approval of the master plan for 143 Acre Subdivision located in the ETJ approximately one mile outside of the city limits on FM 1376 (142.98 acres). Take necessary action.

Attachments: [Summary](#)
[Location map](#)
[02 5-1 Master Development Plan](#)

11. To consider the approval of the preliminary plat for Regent Park Unit 2 (60 residential lots). Take necessary action.

Attachments: [Summary](#)
[Att 1 - master plan location](#)
[03-Plat-U2-SHT 1](#)
[03-Plat-U2-SHT 2](#)

12. To consider the approval of the preliminary plat for Esperanza 1C (20 residential lots). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Esperanza POD plan location](#)
[Esperanza Phase 1C-preliminary](#)

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

14. ADJOURNMENT

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted at the Boerne City Hall
this be the 4th day of August, 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.