

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, October 2, 2017 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. APPROVAL OF MINUTES

[2017-741](#) Approval of Planning and Zoning Commission Minutes of the meeting held August 7, 2017 and September 11, 2017.

Attachments: [17-0807 PZ meeting minutes draft](#)
[PZ meeting minutes Sep 11 2017](#)

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)*

ITEMS FOR DISCUSSION/ACTION

5. [2017-742](#) Consider the Master Plan for Shoreline Park, a 99.9 acre tract of land located in the Extraterritorial Jurisdiction (ETJ) of the City of Boerne at 122 Ranger Creek Road (KAD No. 12851, 12852, and part of 12854). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Shoreline Park location](#)
[Att 2 - Shoreline Park-MPCP-170822](#)
[Att 3 - Land Use Plan](#)

6. [2017-743](#) Consider the approval for a Development Plat for Pizza Cave (1 commercial lot) located at 115 Adler (KAD 20011). Take necessary action.

Attachments: [Summary](#)
[Att 1 - location](#)
[Att 2 - street view](#)
[Att 3 - plat pg 1](#)
[Att 4 - plat pg 2](#)

7. [2017-744](#) Consider deviations from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for Johns Road Business Park located at 10038 Johns Road (KAD 12506). Take necessary action.

Attachments: [Summary](#)
[Att 1 - COB, Johns Road Xsect Deviation Request Letter-170915](#)
[Att 2 - location](#)

8. [2017-745](#) Consider deviations from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for a subdivision plat of Sunrise Addition, Lots 1A, 2A and 2B a total of three lots located at 106 Dietert between Dietert and Aransas Pass (a total .477 acres) (KAD 26715). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Request for deviation](#)
[Att 2 - location](#)
[Att 3 - Survey plat](#)

9. [2017-746](#) Consider a waiver to 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 a subdivision plat of Sunrise Addition, Lots 1A, 2A and 2B a total of three lots located at 106 Dietert between Dietert and Aransas Pass (a total .477 acres) (KAD 26715). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Wayne's Letters](#)
[Att 2 - location](#)
[Att 3 - Survey plat](#)

10. 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, Section 04. Final Plat Approval, Subsection 2.04.001 B Conditional Approval.

- [2017-747](#) Final Plat for Southglen Subdivision, Phase 9 (40 residential lots, 3 open space lots).

Attachments: [final plat summary](#)
[Att 1 - SG P9 Final Plat PDF provided sep1317](#)

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

12. ADJOURNMENT

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted at the Boerne City Hall
this be the 29th day of September, 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.