

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, May 7, 2018 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. [2018-379](#) Approval of Planning and Zoning Commission Minutes of the meeting held April 2, 2018.

Attachments: [18-0402 Meeting Minutes May0318](#)

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. [2018-371](#) To consider the proposed permanent zoning of 140 Enterprise Parkway, a total of 4.987 acres, from the temporary zoning of R-A, Single-Family Residential - Agricultural District to I-Industrial District, KAD No. 12259 and 12255 (Heller - Bird Real Properties LLC).

Attachments: [Summary - Public hearing](#)

6. [2018-372](#) Make recommendation to City Council to consider the proposed permanent zoning of 140 Enterprise Parkway, a total of 4.987 acres, from the temporary zoning of R-A, Single-Family Residential - Agricultural District to I-Industrial District, KAD No. 12259 and 12255 (Heller - Bird Real Properties LLC).

Attachments: [Summary - Recommendation](#)
[140 ENTERPRISE PARKWAY LOCATION MAP](#)
[140 ENTERPRISE PARKWAY AERIAL MAP](#)
[140 ENTERPRISE PARKWAY ZONING MAP](#)
[140 ENTERPRISE PARKWAY REZONING MAP](#)
[R-A Uses](#)
[I Uses](#)

PUBLIC HEARING

- 7a. [2018-367](#) To consider the proposed permanent zoning of the Wastewater Treatment and Recycling Center, KAD No. 38976, a total of 13.327 acres located at 41 Old San Antonio Road, from the temporary zoning of R-A, Single-Family Residential - Agricultural District to B-2R, Highway Commercial - Restricted District (City of Boerne).

Attachments: [Summary - Public hearing](#)

8. [2018-369](#) Make recommendation to City Council to consider the proposed permanent zoning of the Wastewater Treatment and Recycling Center, KAD No. 38976, a total of 13.327 acres located at 41 Old San Antonio Road, from the temporary zoning of R-A, Single-Family Residential - Agricultural District to B-2R, Highway Commercial - Restricted District (City of Boerne).

Attachments: [Summary - Recommendation](#)
[41 OLD SAN ANTONIO ROAD LOCATION MAP](#)
[41 OLD SAN ANTONIO ROAD AERIAL MAP](#)
[41 OLD SAN ANTONIO ROAD ZONING MAP](#)
[41 OLD SAN ANTONIO ROAD REZONING MAP](#)
[R-A Uses](#)
[B-2R Uses](#)

PUBLIC HEARING

- 9a. [2018-375](#) To consider the proposed use of Automobile Sales in a B-2, Highway Commercial District located at 30725 and 30775 Interstate-10 West (.382 acres - KAD 12202 and +/- .71 acres out of 1.627 acres KAD 12288) (Michael Buie).

Attachments: [PUBLIC HEARING - summary](#)

10. [2018-376](#) Make recommendation to City Council to consider the proposed use of Automobile Sales in a B-2, Highway Commercial District located at 30725 and 30775 Interstate-10 West (.382 acres - KAD 12202 and +/- .71 acres out of 1.627 acres KAD 12288) (Michael Buie).

Attachments: [Recommendation - summary](#)
[Att 1 - 30775 IH10 LOCATION MAP](#)
[Att 2 - Aerial for dealership location](#)
[Att 3 - AerialFromDale1](#)

PUBLIC HEARING

- 11a. [2018-377](#) To consider the proposed use of Automobile Sales in a B-2, Highway Commercial District located at 30775 and 30875 Interstate-10 West (+/- .68 acres out of 1.627 acres - KAD 12288 and +/- .86 acres out of 5.587 acres - KAD 63761) (Michael Buie).

Attachments: [PUBLIC HEARING - summary](#)

12. [2018-378](#) Make recommendation to City Council to consider the proposed use of Automobile Sales in a B-2, Highway Commercial District located at 30775 and 30875 Interstate-10 West (+/- .68 acres out of 1.627 acres - KAD 12288 and +/- .86 acres out of 5.587 acres - KAD 63761) (Michael Buie).

Attachments: [Recommendation - summary](#)
[Att 1 - 30875 IH10 LOCATION MAP](#)
[Att 2 - Aerial for proposed location](#)
[Att 3 - FutureElevation](#)

PUBLIC HEARING

- 13a. [2018-373](#) To consider the proposed rezoning of 5.48 acres at 235 Frey Street (KAD 15884) from R-1, Medium-Density Single-Family District to R-2, Moderate-Density Residential District (Boerne United Pentecostal Church, at the request of Dave Luciani).

Attachments: [Summary - Public hearing](#)

14. [2018-374](#) Make recommendation to City Council to consider the proposed rezoning of 5.48 acres at 235 Frey Street (KAD 15884) from R-1, Medium-Density Single-Family District to R-2, Moderate-Density Residential District (Boerne United Pentecostal Church, at the request of Dave Luciani).

Attachments: [Summary - Recommendation](#)
[Att 1 - 235 FREY LOCATION MAP](#)
[Att 2 - 235 FREY AERIAL MAP](#)
[Att 3 - 235 FREY ZONING MAP](#)
[Att 4 - Plan041618](#)
[Att 5 -HouseDrawings](#)
[Att 6 - R-1 Uses](#)
[Att 7 - R-2 Uses](#)

15. [2018-363](#) Consider a preliminary plat for El Chaparral Boerne located at 36 Old San Antonio Road (KAD No. 15903) (2 commercial lots). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Location Map from Plat](#)
[Att 2 - EL CHAPARRAL AERIAL MAP](#)
[Att 3 - Plat Submittal Apr0518](#)

16. [2018-364](#) Consider a Preliminary plat of The Commons at Menger Creek, Unit 2A, Lots 12C-12D, Block A; Lots 1-7, Block B; Lots 1-3, Block C. (10 residential lots, 2 open space lots) Take necessary action.

Attachments: [Summary](#)
[Att 1 - Location map from plat](#)
[Att 2 - COMMONS AT MENER CREEK UNIT 2A AERIAL MAP](#)
[Att 3 - Plat Submittal Apr2318](#)

17. 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 unconditionally.

- a. [2018-365](#) Miller Subdivision Plat, Block 2, Lots 1 & 2. (2 lots).

Attachments: [Summary - final plat](#)
[Att 1 - Location map from plat](#)
[Att 2 - MILLER SUBDIVISION AERIAL MAP](#)
[Att 3 - Miller Subdivision Submittal](#)

- b. [2018-366](#) Lester Subdivision, Block 1, Lots 2A, 2B, 2C (3 lots)

Attachments: [Summary](#)
[Att 1 - 1434 SOUTH MAIN LOCATION MAP](#)
[Att 2 - 1434 SOUTH MAIN AERIAL MAP](#)
[Att 3 - Lester Subd - FINAL pg1](#)
[Att 4 - Lester Subd - FINAL pg2](#)

18. 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.

- a. [2018-368](#) Cottages on Oak Park, (17 residential lots, 4 open space lots)

Attachments: [Summary - prelim plat](#)
[Att 1 - Location Map from Plat](#)
[Att 2 - OAK PARK AERIAL MAP](#)
[Att 3 - OAK PARK Final Plat \(2018 04 13\)](#)

- b. [2018-370](#) The Ranches at Creekside Unit 4B (43 Residential lots, 1 open space lot)

Attachments: [Summary](#)
[Att 1 - Location Map from plat](#)
[Att - 2 RANCHES AT CREEKSIDE AERIAL MAP](#)
[Att 3 - PLAT - UNIT 4B](#)

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

20. ADJOURNMENT

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 4th day of May,
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.