

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, July 9th, 2018 – 6:00 p.m.**

1. CALL TO ORDER – 6:00 PM

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one  
and indivisible.)

2. APPROVAL OF MINUTES

[2018-507](#) Approval of Planning and Zoning Commission Minutes of the  
meeting held June 4, 2018.

**Attachments:** [18-0618 Meeting Minutes Jul0618](#)

3. CONFLICTS OF INTEREST

4. PUBLIC 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

[2018-503](#) To consider the proposed rezoning at the corner of East Highland  
and Schweppe (0.428 acres - KAD 21623) from R-1,  
Medium-Density Single-Family District to R-4, Multi-Family  
Residential District (Robert S. Thornton LP).

**Attachments:** [Summary - Public hearing](#)

[2018-504](#) Make recommendation to City Council regarding the proposed rezoning at the corner of East Highland and Schweppe (0.428 acres - KAD 21623) from R-1, Medium-Density Single-Family District to R-4, Multi-Family Residential District (Robert S. Thornton LP).

**Attachments:** [Summary - Recommendation](#)  
[Att 1 - EAST HIGHLAND AND SCHWEPPE LOCATION MAP](#)  
[Att 2 - EAST HIGHLAND AND SCHWEPPE AERIAL MAP](#)  
[Att 3 - EAST HIGHLAND AND SCHWEPPE ZONING MAP](#)  
[Att 4 - EAST HIGHLAND AND SCHWEPPE REZONING MAP](#)  
[Att 5 - R-1 Uses](#)  
[Att 6 - R-4 Uses](#)  
[Att 7 - E.HighlandLoftCOLORrenderings](#)

PUBLIC HEARING

[2018-505](#) To consider the proposed adoption of the City of Boerne's 2018 Comprehensive Master Plan.

**Attachments:** [Public hearing Summary 070918](#)

[2018-506](#) Make recommendation to City Council regarding the proposed adoption of the City of Boerne's 2018 Comprehensive Master Plan.

**Attachments:** [Recommendation 070918](#)  
[Att 1 - Master Plan Feedback 7-6](#)  
[Att 3 -Report to CC](#)  
[01 Introduction DRAFT 180620](#)  
[02 Existing Conditions DRAFT 180620](#)  
[03 Community Input DRAFT 180620](#)  
[04 Community Vision DRAFT 180620](#)  
[05 Future Directions DRAFT 180620](#)  
[06 Plan Implementation DRAFT 7.02.18](#)

[2018-409](#) Consider conditional approval of the Development plat for LIV at Boerne, (11.762 acres) located at 3 Shooting Club Road (KAD No. 14421) (One Multi-family Lot). Take necessary action.

**Attachments:** [Summary](#)  
[Att 1 - Plat Submittal Jun2518](#)  
[Att 2 - Location map from plat](#)  
[Att 3 - LIV AT BOERNE AERIAL MAP](#)

[2018-485](#) Consider unconditional approval of the Development plat for The Commons at Menger Creek, Lot 2A, Block A, Unit 4 (1.594 acres) located along Herff Road (KAD No. 39338) (One commercial Lot). Take necessary action.

**Attachments:** [Summary](#)  
[Att 1 - Location Map from plat](#)  
[Att 2 - Plat Submittal Jun2018](#)  
[Att 3 - COMMONS AT MENDER CREEK UNIT 4 AERIAL MAP](#)  
[Att 4 - MDPResubmittal 1.30.18](#)

[2018-486](#) Consider a Preliminary Subdivision plat for Legacy at Cibolo Unit 2 at 17 Herff Road (One Multi-family Lot). Take necessary action.

**Attachments:** [Summary](#)  
[Att 1 - Location Map from Plat](#)  
[Att 2 - LEGACY AT CIBOLO AERIAL MAP](#)  
[Att 3 - Legacy at Cibolo Unit 2 Preliminary](#)

[2018-491](#) Consider the approval for a Preliminary Subdivision plat for Southglen Phase VI and VII located along Cascade Caverns Road (67 Residential Lots, two open space lots). Take necessary action.

**Attachments:** [summary](#)  
[Att 1 - Location Map](#)  
[Att 2 - SOUTHGLEN PHASE 6&7 AERIAL MAP](#)  
[Att 3 - Southglen Ph 6 & 7 Preliminary Plat](#)  
[Att 4 - MPCP - Amended](#)

9. CONSENT AGENDA

[2018-492](#) Legacy at Cibolo Unit 1 (7 commercial Lots)

**Attachments:**

[Summary](#)

[ATT 1 - Location Map from plat](#)

[Att 2 - LEGACY AT CIBOLO AERIAL MAP](#)

[Att 3 - Legacy at Cibolo Unit 1 Final Plat](#)

[2018-493](#) Replat of Menger Place Lot 5 (3 commercial lots)

**Attachments:**

[Summary](#)

[Att 1 - MENDER PLACE LOCATION MAP](#)

[Att 2 - MENDER PLACE AERIAL MAP](#)

[Att 3 - 068657008 MENDER REPLAT](#)

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

11. ADJOURNMENT

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Administrative Officer

**CERTIFICATION**

I herby certify that the above notice of meeting was posted on the 6 day of July,  
2018 by 5:00 p.m.

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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.