

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

1. CALL TO ORDER – 6:00 PM

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.)

MOMENT OF SILENCE

2. APPROVAL OF MINUTES

[2018-537](#) Approval of Planning and Zoning Commission Minutes of the
meeting held July 9, 2018.

Attachments: [18-0709 Meeting Minutes Aug0218](#)

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. [2018-533](#) To consider the proposed adoption of the City of Boerne's 2018
Comprehensive Master Plan.

Attachments: [Public hearing Summary 080618](#)

6 [2018-534](#) Make recommendation to City Council regarding the proposed
adoption of the City of Boerne's 2018 Comprehensive Master
Plan.

Attachments: [Recommendation Summary 080618](#)
[Att 1 - Master Plan Feedback FINAL v2](#)
[Att 2 -Report to CC](#)

PUBLIC HEARING

- 7a. [2018-536](#) Make recommendation to City Council regarding the proposed rezoning of Herff Farm, 60.673 acres at 33 Herff Road (KAD 63558, 12531, 12530, and 15831) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Carolyn Chipman Evans - Friends of the Cibolo Wilderness).

Attachments: [Summary - Recommendation](#)

8. [2018-535](#) To consider the proposed rezoning of Herff Farm, 60.673 acres at 33 Herff Road (KAD 63558, 12531, 12530, and 15831) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Carolyn Chipman Evans - Friends of the Cibolo Wilderness).

Attachments: [Summary - Public hearing](#)
[HERFF FARM LOCATION MAP](#)
[HERFF FARM AERIAL MAP](#)
[HERFF FARM ZONING MAP](#)
[HERFF FARM REZONING MAP](#)
[R-A Uses](#)
[B-1 Uses](#)

PUBLIC HEARING

- 9a. [2018-538](#) To consider the proposed permanent zoning of 4.224 acres at 5 Coughran Road (KAD 14889 and 14890) from the temporary zoning of R-A, Single-Family Residential - Agricultural District to B-1, High-Density Residential and Neighborhood Commercial District (Alejandro Gutierrez).

Attachments: [Summary - Public hearing](#)

10. [2018-539](#) Make recommendation to City Council regarding the proposed permanent zoning of 4.224 acres at 5 Coughran Road (KAD 14889 and 14890) from the temporary zoning of R-A, Single-Family Residential - Agricultural District to B-1, High-Density Residential and Neighborhood Commercial District (Alejandro Gutierrez).

Attachments: [Summary - Recommendation](#)
[Att 1 - COUGHRAN ROAD LOCATION MAP](#)
[Att 2 - COUGHRAN ROAD AERIAL MAP](#)
[5 COUGHRAN ROAD ZONING MAP](#)
[5 COUGHRAN ROAD REZONING MAP](#)
[R-A Uses](#)
[B-1 Uses](#)

PUBLIC HEARING

- 11a. [2018-540](#) To consider the proposed application of the North Herff Road Overlay District to 4.349 acres located at 12 Herff Road (KAD 15815) (ProCore Developments).

Attachments: [Summary - Public hearing](#)

12. [2018-541](#) Make recommendation to City Council regarding the proposed application of the North Herff Road Overlay District to 4.349 acres located at 12 Herff Road (KAD 15815) (ProCore Developments).

Attachments: [Summary - Recommendation](#)
[Att 1 - 12 HERFF LOCATION MAP](#)
[Att 2 - 12 HERFF AERIAL MAP](#)
[Att 3 - 12 HERFF RE-ZONING MAP](#)
[North Herff Overlay](#)

13. [2018-543](#) Consider the preliminary plat for BDSP - Scenic Loop Rd Subdivision, creating four (4) commercial lots, a total of 5.006 acres located at 31500 IH 10 (KAD No. 12146). Take necessary action.

Attachments: [Summary](#)
[Att 1 - BDSP Preliminary Plat](#)
[Att 2 - BDSP LOCATION MAP](#)
[Att 3 - BDSP AERIAL MAP](#)

14. [2018-544](#) Consider a Preliminary Subdivision plat for Durango Reserve - Phase II located on Shooting Club Road (47 residential lots, 3 open space lots) (KAD 153712, 153713, 15714 and 153715). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Location map from plat](#)
[Att 2 - DURANGO RESERVE AERIAL MAP](#)
[Att 3 - Durango Reserve Phase II Preliminary Plat](#)
[Att 4 - Durango Reserve Master Plan](#)

15. [2018-530](#) 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 South Plant Modern a total of four lots located at 306 South Plant Avenue, the southwest corner of South Plant Avenue and Rosewood Avenue (a total of 0.2063 acres) (KAD 20040). Take necessary action.

Attachments: [Summary](#)
[Att 1 - 306 S PLANT AVE LOCATION MAP](#)
[Att 2 - 306 S PLANT AVE AERIAL MAP](#)
[Att 3 - Application](#)
[Att 4 - Exhibit](#)

16. [2018-531](#) 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 South Plant Modern, a total of four lots located at 306 South Plant Avenue, the southwest corner of South Plant Avenue and Rosewood Avenue (a total of 0.2063 acres) (KAD 20040). Take necessary action.

Attachments:

[Summary](#)

[Att 1 - 306 S PLANT AVE LOCATION MAP](#)

[Att 2 - 306 S PLANT AVE AERIAL MAP](#)

[Att 3 - Application Packet 07202018](#)

17. [2018-532](#) Consider a waiver for 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 re-plat of Kernaghan Addition part of Lot 6, Block 2, a total of three lots located at 442 Oak Park (a total of 0.557 acres) (KAD 20040). Take necessary action.

Attachments:

[Summary](#)

[Att 1 - 442 OAK PARK LOCATION MAP](#)

[Att 2 - 442 OAK PARK AERIAL MAP](#)

[Att 3 - Preliminary Plat](#)

[Att 4 - waiver letter from godsey engineering](#)

18. CONSENT AGENDA

- a. [2018-542](#) Legacy at Cibolo Unit 2 (one multi-family residential lot)

Attachments:

[Summary](#)

[Att 1 - Location Map from Plat](#)

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

[Att 3 - Legacy at Cibolo Unit 2 Final plat](#)

[Att 4 - APPROVED MDP](#)

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 3rd day of August, 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.