

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, November 5th, 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

[2018-741](#) Approval of Planning and Zoning Commission Minutes of the meeting held October 1, 2018.

**Attachments:** [18-1001 Meeting Minutes Oct3118](#)

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)*

5. [2018-728](#) Consider the Conditional approval of the Development Plat for Tricity Medical Center, (5.010 acres) located along at 1361 North Main Street (KAD No. 14943) (one commercial lot). Take necessary action.

**Attachments:** [Summary](#)  
[Att 1 - 34 SHOOTING CLUB ROAD AERIAL MAP](#)  
[Att 2 - Location map from plat](#)  
[Att 3 - Tricity Development Plat](#)

6. [2018-729](#) Consider the Preliminary Plat for The Commons at Menger Creek, Unit 5, Lots 12A & 12 B, Block A Subdivision located along Herff Road (KAD No. 39338) (one multi-family lot, one open space lot). Take necessary action.

**Attachments:**

[Summary](#)

[Att 1 - COMMONS AT MENER CREEK AERIAL MAP](#)

[Att 2 - Location map from plat](#)

[Att 3 - Commons at Menger Creek Ph 5-Prelim Plat](#)

[Att 4 - MDPResubmittal 1.30.18](#)

7. [2018-730](#) Consider the Preliminary Plat for Siena Court Garden Homes Subdivision, (5.481 acres) located at 235 Frey Street (KAD No. 15884) (25 residential lots, three open space lots). Take necessary action.

**Attachments:**

[Summary](#)

[Att 1 - 235 FREY AERIAL MAP](#)

[Att 2 - Location map from plat](#)

[Att 3 - SIENA Preliminary Plat](#)

8. [2018-731](#) Consider a request for a request for a variance to the Subdivision Ordinance, Article 5, Section 5.02.001, Required Street Improvements and Section 5.02.002, Street Improvement - Timing for 133 Scheele Road (KAD Nos. 288665, 63706, 48770) (Dwaine Rivers). Take necessary action.

**Attachments:**

[Summary](#)

[Att 1 - 133 SCHEELE AERIAL MAP](#)

[Att 2 - 133 SCHEELE LOCATION MAP](#)

[Att 3 - Exhibit1](#)

[Att 4 - Exhibit3](#)

[Att 5 - Variance Application 10232018](#)

9. [2018-732](#) 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 Trinity One Development Plat located on Norris Lane (KAD No. 15919). Take necessary action.

**Attachments:** [Summary](#)  
[Att 1 - NORRIS LANE AERIAL MAP](#)  
[Att 2 - Location map from plat](#)  
[Att 3 - Plat 1](#)  
[Att 4 - Plat 2](#)  
[Att 5 - Waiver for Detention](#)

10. DISCUSSION ITEM

- a. [2018-743](#) Meeting dates for 2019 Planning and Zoning Commission meetings.

**Attachments:** [Summary 10a. PZ Schedule Changes - Copy](#)  
[2019 P&Z Commission Calendar](#)

- b. [2018-742](#) Update of the Thoroughfare Plan for Frey Street.

**Attachments:** [Summary 10b. Frey Street Reclassification](#)  
[Thoroughfare12-7-17](#)  
[freythoroughfare](#)

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

12. ADJOURNMENT

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Administrative Officer

**CERTIFICATION**

I herby certify that the above notice of meeting was posted on the 5th day of  
November, 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.