

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, May 6, 2019 – 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.)

2. APPROVAL OF MINUTES

[2019-344](#) Approval of Planning and Zoning Commission Minutes of the
meeting held March 21st, 2019 and April 1st, 2019.

Presenter: Planning & Community Development Director Laura Talley

Attachments: [19-0321 Special Called Meeting Minutes Apr1019](#)
[19-0401 Meeting Minutes Apr2919](#)

3. CONFLICTS OF INTEREST

4. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the
City Council on any issue. City Council 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

[2019-345](#)

a. Consider the proposed rezoning at 134 Oak Park Drive (0.428 acres - KAD 21630) from R-1, Medium-Density Single-Family District to B-1, High Density Residential and Neighborhood Commercial District. (Robert S. Thornton)

Presenter:

Planning & Community Development Director Laura Talley

Attachments:

[Summary - Public Hearing](#)

[Att 1 - 134 OAK PARK DRIVE - LOCATION MAP](#)

[Att 2 - 134 OAK PARK DRIVE - AERIAL MAP](#)

[Att 4 - 134 OAK PARK DRIVE - CURRENT ZONING MAP](#)

[Att 5 - 134 OAK PARK DRIVE - PROPOSED ZONING MAP](#)

[Att 6 - R-1 Uses](#)

[Att 7 - B-1 Uses](#)

[Att 8 - Land Use Plan](#)

[Att 9 - Public Hearing Notice](#)

6. ITEMS FOR ACTION

7. [2019-346](#)

Make recommendation to City Council regarding the proposed rezoning at 134 Oak Park Drive (0.428 acres - KAD 21630) from R-1, Medium-Density Single-Family District to B-1, High Density Residential and Neighborhood Commercial District. (Robert S. Thornton)

Presenter:

Planning & Community Development Director Laura Talley

Attachments:

[Summary - 134 OAK PARK DRIVE](#)

[Att 1 - 134 OAK PARK DRIVE - LOCATION MAP](#)

[Att 2 - 134 OAK PARK DRIVE - AERIAL MAP](#)

[Att 4 - 134 OAK PARK DRIVE - CURRENT ZONING MAP](#)

[Att 5 - 134 OAK PARK DRIVE - PROPOSED ZONING MAP](#)

[Att 6 - R-1 Uses](#)

[Att 7 - B-1 Uses](#)

[Att 8 - Land Use Plan](#)

[Att 9 - HarzSite+FrontElevation COLOR 041619](#)

8. [2019-347](#) Consider approval and make recommendation to City Council regarding 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 The Commons at Menger Creek, 59.06 acres located at 20 Old San Antonio Road. (KAD No. 39338)

Presenter: Planning & Community Development Director Laura Talley

Attachments: [Summary - Cross-Section Deviation Apr19](#)
[Att 1 - MASTER DEVELOPMENT PLAN - APPROVED Feb122018](#)
[Att 2 - SOBO REGULATING PLAN](#)
[Att 3 - CROSS SECTION DEVIATION - LETTER](#)
[Att 4 - CROSS SECTION DEVIATION - DETAIL](#)
[Att 5 - PROPOSED TRANSPORTATION NETWORK PLAN](#)

9. [2019-348](#) Consider the approval of a revised Master Plan for Ranches at Creekside Subdivision, (249.4415 acres), located at 125 E. State Highway 46 (KAD No. 49167). Take necessary action.

Presenter: Planning & Community Development Director Laura Talley

Attachments: [Summary - Revised Master Plan Apr19](#)
[Att 1 - RANCHES AT CREEKSIDE - LOCATION MAP](#)
[Att 2 - RANCHES AT CREEKSIDE - AERIAL MAP](#)
[Att 3 - RANCHES AT CREEKSIDE - ZONING MAP](#)
[Att 4 - MASTER PLAN - APPROVED 2013](#)
[Att 5 - RANCHES AT CREEKSIDE - MASTER COMMUNITY PLAN - 1](#)
[Att 6 - RANCHES AT CREEKSIDE - ENTIRE MASTER COMMUNITY PLAN](#)

10. [2019-349](#) Consider the approval of the Preliminary Plat for Esperanza 2C (22 residential lots, four open space lots), (8.818 acres) (KAD No. 15028). Take necessary action.

Presenter: Planning & Community Development Director Laura Talley

Attachments: [Summary - Preliminary Plat Apr19](#)
[Att 1 - ESPERANZA 2C - LOCATION MAP](#)
[Att 2 - ESPERANZA 2C - AERIAL MAP](#)
[Att 3 - ESPERANZA 2C - POD GDP](#)

11. [2019-350](#) Consider the Conditional Approval of the Development Plat for 110 Old San Antonio Business Park, (5.006 acres) located at 110 Old San Antonio Road (KAD No. 41136). Take necessary action.

Presenter: Planning & Community Development Director Laura Talley

Attachments: [Summary - Conditional Approval Apr19](#)
[Att 1 - 110 OLD SAN ANTONIO - LOCATION MAP](#)
[Att 2 - 110 OLD SAN ANTONIO - AERIAL MAP](#)
[Att 3 - 110 OLD SAN ANTONIO - PLAT](#)

12. [2019-351](#) Consider the approval of the Preliminary Plat for the City of Boerne Cemetery North II Extension (160 lots), (0.2184 acre) located at 700 N. School Street (KAD No. 19824). Take necessary action.

Presenter: Planning & Community Development Director Laura Talley

Attachments: [Summary - Preliminary Plat Apr19](#)
[Att 1 - COB CEMETERY NOTH II - LOCATION MAP](#)
[Att 2- PRELIM COB CEMETERY PLAT](#)

13. 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.

- [2019-359](#) a. The Final Plat for the City of Boerne Cemetery North II Extension (160 lots), (0.2184 acre) located at 700 N. School Street (KAD No. 19824).

Presenter: Planning & Community Development Director Laura Talley

Attachments: [Summary - Final Plat Apr19](#)
[Att 1 - COB CEMETERY NOTH II - LOCATION MAP](#)
[Att 2 - FINAL COB CEMETERY PLAT](#)

14. ITEMS FOR DISCUSSION

[2019-361](#)

a. Development ideas for The Commons at Menger Creek, 59.06 acres located at 20 Old San Antonio Road (KAD No. 39338) considering various options for development design that may include streets, access, trail systems.

Presenter:

Planning & Community Development Director Laura Talley

Attachments:

[Summary - Commons at Menger Creek Discussion](#)

[Att 1 - COMMONS AT MENDER CREEK LOCATION MAP](#)

[Att 2 - MASTER DEVELOPMENT PLAN - APPROVED FEB1218](#)

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

16. ADJOURNMENT

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 3rd day of May,
2019 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.