

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, October 7, 2019 – 6:30 p.m.

1. CALL TO ORDER – 6:30 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

[2019-967](#) Approval of Planning and Zoning Commission Minutes of the meetings held September 9, 2019.

Attachments: [19-0909 Meeting Minutes Oct0119](#)

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. CONSENT AGENDA

[2019-968](#) a. Commons at Menger Creek, Unit 5, lot 12A, Block A, 16.157 acres, (KAD No. 39338).

Attachments: [Summary - Commons at Menger Creek Unit 5 - Final Plat](#)
[Att 1 - Commons at Menger Creek - Location Map](#)
[Att 2 - Commons at Menger Creek - Aerial Map](#)
[Att 3 - Commons at Menger Creek, Unit 5 - Final Plat](#)
[Att 4 - Master Development Plan](#)

ITEMS FOR ACTION

6. [2019-969](#) Consider the proposed creative alternative for a +/- 1.7 acre portion of 36756 Interstate Highway 10 at Johns Road, on behalf of Lique Design Studio (KAD No. 14392). Take necessary action.
- Attachments:** [Summary - C-Store Creative Alternative](#)
[Att 1 - John's Road - Location Map](#)
[Att 2 - John's Road - Aerial Map](#)
[Att 3 - Letter Requesting Creative Alternative](#)
[Att 4 - Renderings](#)
7. [2019-970](#) Consider the driveway variance request for 12 Herff Road, 4.349 acres, (KAD No.15815). Take necessary action.
- Attachments:** [Summary - 12 Herff - Driveway Variance](#)
[Att 1 - 12 Herff - Location](#)
[Att 2 - 12 Herff - Aerial Map](#)
[Att 3 - 12 Herff - Proposed driveway location](#)
[Att 4 - 12 Herff - Survey](#)
[Att 5 - Variance Application](#)
8. [2019-971](#) Consider the Development Plat for the Ranch Empire, LLC, located at 01 Upper Cibolo Creek Road, 2.367 acres, (KAD No. 12961). Take necessary action.
- Attachments:** [Summary - Ranch Empire LLC](#)
[Att 1 - Ranch Empire - Location Map](#)
[Att 2 - Ranch Empire - Aerial Map](#)
[Att 3 -Ranch Empire LLC - Final Plat](#)
9. [2019-972](#) Consider the Preliminary Plat for The Birch at Spencer Ranch Phase 1A , 1,875 linear feet for a Primary Collector, 94' ROW, in ETJ, 4.21 acres, (KAD Nos.14916 & 63687). Take necessary action.
- Attachments:** [Summary - Birch at Spencer Ranch, Phase 1A - Preliminary Plat](#)
[Att 1 - Birch at Spencer Ranch, Phase 1A - Location Map](#)
[Att 2 - Birch at Spencer Ranch, Phase 1A - Preliminary Plat](#)
[Att 3 - Master Planned Community Plan](#)

10. [2019-973](#) Consider the Preliminary Plat for The Birch at Spencer Ranch Phase 1B, 60 residential lots, 3 open space lots, 2.61 acres of right-of-way in ETJ, 21.27 acres. (KAD Nos.14916 & 63687). Take necessary action.

Attachments: [Summary - Birch at Spencer Ranch, Phase 1B - Preliminary Plat](#)
[Att 1- Birch at Spencer Ranch, Phase 1B - Location Map](#)
[Att 2 - Birch at Spencer Ranch, Phase 1B - Preliminary Plat](#)
[Att 3 - Master Planned Community Plan](#)

11. [2019-974](#) Consider the Preliminary Plat for Shoreline, Phase 2, 34 Residential lots, 3 open space lots, 8.06 acres, (KAD No. 302217). Take necessary action.

Attachments: [Summary - Shoreline Park, Phase 2](#)
[Att 1 - Shoreline Park, Phase 2 - Location Map](#)
[Att 2 - Shoreline Park, Phase 2 - Aerial Map](#)
[Att 3 - Preliminary Plat Submittal](#)

12. ITEMS FOR DISCUSSION

[2019-976](#) a. Proposed revisions to the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 8, Historic Landmark/Historic District Preservation, adding Section13, Demolition of Historic Structures, and amending the subsequent section numbers.

[2019-977](#) b. Presentation by Carissa Cox with Mosaic to discuss Design Chapters (residential, nonresidential, subdivisions, environmental) of UDC.

[2019-978](#) c. Potential additional meetings - workshop or discussion items

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

14. ADJOURNMENT

The City of Boerne planning and zoning commission reserves the right to adjourn into executive session at any time to discuss any of the matters listed above, as authorized by Texas government code §551.071 (consultation with attorney).

Administrative Officer

CERTIFICATION

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