

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, November 4, 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. [2019-1072](#) Consider the untabling of Planning and Zoning Commission Minutes of the meeting held September 9, 2019. (Tabled on 10/07/2019)

3. APPROVAL OF MINUTES

[2019-1073](#) Approval of Planning and Zoning Commission Minutes of the meetings held September 9, 2019, October 7, 2019, the Special Called Joint City Council and Planning and Zoning Commission Meeting held October 8, 2019 and the Special Called Planning and Zoning Commission Meeting held October 21, 2019.

Attachments: [19-0909 Updated Meeting Minutes Oct2519](#)
 [19-1007 Special Called Meeting Minutes Oct3019](#)
 [19-1008 Joint Meeting Minutes Oct1719](#)
 [19-1021 Special Called Meeting Minutes Oct3019](#)

4. [2019-1080](#) EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:
 A. SECTION 551.071 - CONSULTATION WITH ATTORNEY (House Bill 3167, amendments to Texas Local Government Code, Chapter 212)

5. CONFLICTS OF INTEREST

6. 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)

7. 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 conditionally.

- [2019-1074](#) a. Consider the final plat for Esperanza, Phase 2E, 34.470 acres, 108 residential lots and 1 open space lot, located along Maravillas, Crossfire, Cordova, and Simpatico, (KAD No. 50520 & 15028). Take necessary action.

Attachments: [Summary - Esperanza 2E Final Plat](#)
[Att 1 - Esperanza 2E - Location Map](#)
[Att 2 - Esperanza 2E - Pod GDP](#)
[Att 3 - Esperanza 2E - Final Plat](#)

ITEMS FOR ACTION

8. [2019-1077](#) Consider the approval of an on-site sewage facility for 138 Sharon Drive (KAD No. 21867), as provided by the City of Boerne Subdivision Ordinance, Article 7, Section 06. On-Site Sewage Facilities, which allows an on-site sewer system rather than connection to the City of Boerne sanitary sewer system. Take necessary action.

Attachments: [Summary - 138 Sharon Drive - OSSF Request.docx](#)
[Att 1 - 138 Sharon - Location Map](#)
[Att 2 - 138 Sharon - Aerial Map](#)
[Att 3 - 138 Sharon Septic System Request](#)

9. [2019-1075](#) Consider a variance to the Subdivision Ordinance, Article 5, Street Specifications and Construction Standards, Section 5.11.010, Access Restricted Entrance Design Standards, A. Access Standards, to allow a stacking distance of 60 feet from the right-of-way of Esperanza Boulevard to the first vehicle stopping point for Esperanza Phase 2F (KAD No. 15028). Take necessary action.

Attachments: [Summary - Esperanza 2F - Gate Distance Variance](#)
[Att 1 - Esperanza - Location Map](#)
[Att 2 - Esperanza 2 F - Variance Application](#)
[Att 3 - Esperanza 2F - Turn Lane Exhibit](#)
[Att 4 - General Development Plan SF8 & SF9](#)

10. [2019-1076](#) Reconsider the Preliminary Plat for Shoreline, Phase 2, 34 Residential lots, 3 open space lots, 8.06 acres, (KAD No. 302217), as required by to Texas Local Government Code Sec. 212.095. 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](#)
[Att 4 - Preliminary Plat Denial Letter to KB](#)
[Att 5 - KB Home - Preliminary Plat - Shoreline Park - Letter to Laura Talley](#)

11. ITEMS FOR DISCUSSION

- [2019-1078](#) a. Presentation by Carissa Cox with Mosaic to discuss Sign Chapter of the UDC
- [2019-1079](#) b. Presentation by Troy Dorman with Halff Associates on Low Impact Development/Stormwater
- [2019-1081](#) c. Discussion on Development “Moratorium”

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

13. 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).

s/s Administrative Officer

CERTIFICATION

**I herby certify that the above notice of meeting was posted on the 1st day of
November, 2019 at 3:10 p.m.**

s/s 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.