

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, January 4, 2021 – 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. CONFLICTS OF INTEREST

3. 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)

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered 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.

4.A. [2020-742](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 7, 2020

Attachments: [Official Meeting Minutes 20-1207](#)

5. REGULAR AGENDA:

5.A. [2020-743](#) TO CONSIDER THE PROPOSED REZONING OF 7.33 ACRES LOCATED AT 134 GARDEN STREET (KAD 20006, 20007, 20009 AND 20010) FROM R-1, MEDIUM- DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-2, MODERATE - DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (GREENWAY COTTAGE BUILDERS, LLC/ DAVE LUCIANI).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments:

[Summary - 134 Garden St](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Current Zoning](#)

[Att 4 - Proposed Zoning](#)

[Att 5 - Future Land Use Map](#)

[Att 6 - Advogt/Adler Cottages](#)

[Att 7 - East Advogt Entrance Site Plan \(1\)](#)

5.B. [2020-744](#)

TO CONSIDER THE PROPOSED REZONING OF 5.33 ACRES LOCATED AT 744 WEST SAN ANTONIO ROAD (KAD 14367) FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT, TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT (GUILLERMO J. CAVAZOS)

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments:

[Summary - 744 W. San Antonio](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Current Zoning](#)

[Att 4 - Proposed Zoning](#)

[Att 5 - Future Land Use Map](#)

5.C. [2020-745](#)

TO CONSIDER THE PROPOSED REZONING OF 3.57 ACRES LOCATED AT 322 NORTH PLANT AVENUE (KAD 1999) FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT, TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT (VICTOR SHEELY/ SOURCE TEXAS, LLC)

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments: [Summary - 322 N. Plant Avenue](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - Initial Site Exhibit](#)

5.D. [2020-746](#) TO CONSIDER THE PROPOSED REZONING OF 6.479 ACRES LOCATED IN THE COMMONS AT MENGER CREEK ON OLD SAN ANTONIO ROAD (KAD 300529) FROM B-2, HIGHWAY COMMERCIAL TO R-2, MODERATE DENSITY RESIDENTIAL (ALAN NAUL/J-B BOERNE REALTY, LP).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments: [Summary - Old San Antonio](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 4 - Future Land Use Map](#)
[Att 5 - SoBo Regulating Plan](#)
[Att 6 - Commons At Menger Creek Master Development Plan - Approved](#)
[Att 7 - PUD Plan](#)
[Att 8 - Townhome - Garage Front](#)
[Att 9 - Townhome - Rear Entry](#)

5.E. [2020-747](#) TO CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PLAN, FOR 6.479 ACRES LOCATED IN THE COMMONS AT MENGER CREEK ON OLD SAN ANTONIO ROAD (KAD 300529) (ALAN NAUL/ J-B BOERNE REALTY, LP)

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments:

[Summary - Old San Antonio PUD](#)

[Att 1 - Location Map](#)

[Att 2 - Current Zoning](#)

[Att 3 - Proposed Zoning](#)

[Att 4 - Commons At Menger Creek Master Development Plan - Approved](#)

[Att 5 - SoBo Regulating Plan](#)

[Att 6 - PUD Plan](#)

[Att 7 - Townhome - Garage Front](#)

[Att 8 - Townhome - Rear Entry](#)

5.F. [2020-748](#)

TO CONSIDER THE PROPOSED ADOPTION OF THE REVISED ZONING MAP AND AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC).

I. STAFF PRESENTATION

II. PUBLIC HEARING

Attachments:

[Summary - Zoning - Jan 2021](#)

6. [2020-749](#)

CONSIDER THE APPROVAL OF AN ON-SITE SEWAGE FACILITY AT 33565 IH-10 (KAD NO. 15876), AS PROVIDED BY THE CITY OF BOERNE SUBDIVISION ORDINANCE, ARTICLE 7, SECTION 06, ON-SITE SEWAGE FACILITIES, WHICH AUTHORIZES AN ON-SITE SEWER FACILITY RATHER THAN CONNECTION TO THE CITY OF BOERNE SANITARY SEWER SYSTEM. TAKE NECESSARY ACTION.

Attachments:

[AIS 33565 IH-10 OSSF Waiver](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Letter Request OSSF 7.06.001](#)

[Att 4 - Survey - KAD 15876](#)

7. [2020-750](#)

CONSIDER A VARIANCE REQUEST TO THE SUBDIVISION ORDINANCE, ARTICLE 7, WATER AND SEWERS, SECTION 01. GENERAL REQUIREMENTS WATER SYSTEMS FOR 33565 IH-10

(KAD 15876) (CHAD & KERRI PROPERTIES, LP). TAKE NECESSARY ACTION.

Attachments: [AIS 33565 IH-10 Water Service Variance](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Variance Application Chad Carpenter](#)
[Att 4 - Variance Request Letter Water Service](#)
[Att 5 - Survey - KAD 15876](#)

8. [2020-751](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 3, DRAINAGE AND FLOOD HAZARDS, SECTION 6.03.005 DRAINAGEWAY PROTECTION ZONES FOR A .779 ACRE PARCEL LOCATED AT 320 ROSEWOOD (KAD NO. 26045) (TIM MCCLOSKEY)

Attachments: [Summary - 320 Rosewood - Jan 2021](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - 320 Rosewood FEMA Exhibit](#)
[Att 4 - 320 Rosewood DPZ Exhibit](#)

9. [2020-752](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.008 EXPIRATION OF PLAT APPROVAL FOR JOHN'S CROSSING SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF JOHNS ROAD AND IH-10 (KAD NO. 14392). TAKE NECESSARY ACTION.

Attachments: [Summary - Johns Road Crossing Time Extension](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Plat Time Extension Request Letter - 2020](#)
[Att 4 - Preliminary Plat](#)

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

11. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

12. 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 Laura Talley

Administrative Officer

CERTIFICATION

**I herby certify that the above notice of meeting was posted on the 30th day of
December, 2020 at 5:00 p.m.**

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall 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.