

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, February 4, 2019, 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.)

Moment of Silence

2. APPROVAL OF MINUTES

[2019-162](#) Approval of Planning and Zoning Commission Minutes of the meeting held January 7th, 2019.

Attachments: [19-0107 Meeting Minutes Jan2819](#)

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. PUBLIC HEARING

- a. [2019-163](#) To consider the proposed permanent zoning of 11.219 acres at 35 Cascade Caverns Road (KAD 12245) and 45 Cascade Caverns Road (KAD 24328) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Currey Creek Baptist Church of Boerne).

Attachments: [Summary - Public hearing](#)

6. [2019-164](#) Make recommendation to City Council regarding the proposed permanent zoning of 11.219 acres at 35 Cascade Caverns Road (KAD 12245) and 45 Cascade Caverns Road (KAD 24328) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Currey Creek Baptist Church of Boerne).

Attachments: [Summary - Recommendation](#)
[CURREY CREEK UPDATED LOCATION MAP](#)
[CURREY CREEK UPDATED AERIAL MAP](#)
[CURREY CREEK ZONING MAP](#)
[CURREY CREEK REZONING MAP](#)
[FLU%20Map](#)
[R-A Uses](#)
[B-1 Uses](#)

7. PUBLIC HEARING

- a. [2019-165](#) To consider the proposed permanent zoning of 9.865 acres at 38 Cascade Caverns Road (KAD 46739) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Hill Country Daily Bread Ministries).

Attachments: [Summary - Public hearing](#)

8. [2019-166](#) Make recommendation to City Council regarding the proposed permanent zoning of 9.865 acres at 38 Cascade Caverns Road (KAD 46739) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Hill Country Daily Bread Ministries).

Attachments: [Summary - Recommendation](#)
[HCDB LOCATION MAP](#)
[HCDB AERIAL MAP](#)
[HCDB ZONING MAP](#)
[HCDB REZONING MAP](#)
[FLU%20Map](#)
[R-A Uses](#)
[B-1 Uses](#)

9. PUBLIC HEARING

- a. [2019-167](#) To consider the proposed rezoning of 2.992 acres at 1025 E. Blanco Road (KAD 18967) from O, Office District, and R-1, Medium-Density Single-Family Residential District to R-3, High-Density Residential District (Pfeiffer Thomas C & Julia Lee).

Attachments: [Summary - Public hearing](#)

10. [2019-168](#) Make recommendation to City Council regarding the proposed rezoning of 2.992 acres at 1025 E. Blanco Road (KAD 18967) from O, Office District, and R-1, Medium-Density Single-Family Residential District to R-3, High-Density Residential District (Pfeiffer Thomas C & Julia Lee).

Attachments: [Summary - Recommendation](#)
[1025 E BLANCO LOCATION MAP](#)
[1025 E BLANCO AERIAL MAP](#)
[1025 E BLANCO ZONING MAP](#)
[1025 E BLANCO REZONING MAP](#)
[Dawnridge Village - for COB Planning & Zoning 1](#)
[Dawnridge Village - for COB Planning & Zoning 3](#)
[Dawnridge Village - for COB Planning & Zoning 5](#)
[FLU%20Map](#)
[O Uses](#)
[R-1 Uses](#)
[R-3 Uses](#)

11. [2019-169](#) Consider the proposed creative alternative for parking and building design and material requirements for 38 Cascade Caverns Road, a 9.685 acre lot (KAD No. 46739) on behalf of Hill Country Daily Bread Ministries. Take necessary action.

Attachments: [Summary - Recommendation](#)
[HCDB LOCATION MAP](#)
[HCDB AERIAL MAP](#)
[2019-0125 HCDB Site Master Plan](#)
[Updated elevations](#)
[Letter of Request](#)

12. [2019-171](#) Consider a waiver to 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 the proposed Boerne Station Business Park Development Plat (1.2 acres) located at Ebner Street (KAD 20071). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Location map from plat](#)
[Att 2 - EBNER AERIAL MAP](#)
[Att 3 - Boerne Station Business Park](#)
[Att 4 - Public Works Comments](#)
[Att 5 - Drainage calculations \(002\)](#)

13. [2019-172](#) Consider a request for a variance to the Subdivision Ordinance, Article 7, Water and Sewers, Section 7.01.001, General Requirements for Water Systems, Service Required and Section 7.05.001 General Requirements for Sanitary Sewers for John's Crossing Subdivision (7.35 acres) located at 36756 IH-10 (KAD 14392). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Location map from plat](#)
[Att 2 - JOHNS CROSSING AERIAL MAP](#)
[Att 3 - PL4190201-PL4190201 PAGE 1](#)
[Att 4 - PL4190201-PL4190201 PAGE 2](#)
[Att 5 - Johns Crossing Variance Request](#)
[Att 6 - Public Works Comments](#)

14. [2019-173](#) Consider the approval of the Preliminary Plat for John's Crossing Subdivision (5 commercial lots) (7.35 acres) located at 36756 IH-10 (KAD 14392). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Location map from plat](#)
[Att 2 - JOHNS CROSSING AERIAL MAP](#)
[Att 3 - PL4190201-PL4190201 PAGE 1](#)
[Att 4 - PL4190201-PL4190201 PAGE 2](#)

15. [2019-170](#) Discussion item:
- a. Commons at Menger Creek Master Plan Update and development discussion

Attachments: [Summary](#)

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

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 1 day of February, 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.