

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

Moment of Silence

APPROVAL OF MINUTES

2. [2019-213](#) Approval of Planning and Zoning Commission Minutes of the meeting held February 4th, 2019.

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)*

PUBLIC HEARING

5. [2019-214](#) Consider the proposed replat of Oak Park Addition (1st), Block 4, Part of Lot 1, .6483 acres located at 441 Oak Park Drive (creating one additional lot) (KAD No. 24894).
6. [2019-216](#) Consider the proposed creative alternative for parking for Boerne Station Business Park Development Plat, a 1.2 acres lot located at Outlot 55 on Ebner Street (KAD No. 20071). Take necessary action.

7. [2019-215](#) Consider the preliminary plat for Buie Subdivision (two commercial lots) (8.658 acres) located at 30775, 30875, 30975 and 30975A IH-10 West (KAD Nos. 63761, 12202, 12288, 12242, 12243). Take necessary action.
8. [2019-219](#) Consider a variance request to the Subdivision Ordinance Article 3, Planning and Community Design Standards, Section 04, Blocks and Lots, Section 002B for lots fronting public streets (Commons at Menger Creek). Take necessary action.
9. [2019-220](#) Consider a variance request to the Subdivision Ordinance Article 3, Planning and Community Design Standards, Section 04, Blocks and Lots, Section 003D for lot lines (Commons at Menger Creek). Take necessary action.
10. [2019-221](#) Consider a variance request to the Subdivision Ordinance Article 3, Planning and Community Design Standards, Section 04, Blocks and Lots, Section 004B, Minimum Separation (Commons at Menger Creek). Take necessary action.
11. [2019-230](#) Consider a Master Plan for The Commons at Menger Creek, 59.05 acres located 20 Old San Antonio Road (KAD No. 15599). Take necessary action.

12. ITEMS FOR DISCUSSION/ACTION

- a. UDC update

13. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - NO DISCUSSION OR ACTION MAY TAKE PLACE.

14. ADJOURNMENT

---

Administrative Officer

**CERTIFICATION**

I herby certify that the above notice of meeting was posted on the 1st day of March, 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.