

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, June 3, 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. RECOGNITION OF EXITING COMMISSIONERS AND NEWLY APPOINTED
COMMISSIONERS.

3. ELECTION OF VICE CHAIR AND SECRETARY.

4. APPROVAL OF MINUTES

[2019-498](#) Approval of Planning and Zoning Commission Minutes of the
meeting held May 6th, 2019

Attachments: [19-0506 Meeting Minutes May28](#)

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. PUBLIC HEARING

- [2019-499](#) a. Consider the proposed permanent zoning of 7.963 acres located at 15A Upper Balcones from the temporary zoning of R-A, Residential Agricultural to B-2R, Highway Commercial-Restricted (Morningside Ministries, KAD 15841 and 290201).

Attachments: [Public Hearing Summary - 15A Upper Balcones Zoning May2919](#)
[Att 1 - 15A UPPER BALCONES ROAD LOCATION MAP](#)
[Att 2 - 15A UPPER BALCONES ROAD AERIAL MAP](#)
[Att 3 - 15A UPPER BALCONES ROAD FUTURE LAND USE MAP 2](#)
[Att 4 -15A UPPER BALCONES ROAD CURRENT ZONING MAP](#)
[Att 5 - 15A UPPER BALCONES ROAD PROPOSED ZONING MAP](#)
[Att 6 -R-A Uses](#)
[Att 7 - B-2R Uses](#)

ITEMS FOR ACTION

8. [2019-500](#) Make recommendation to City Council regarding the proposed permanent zoning of 7.963 acres located at 15A Upper Balcones from the temporary zoning of R-A, Residential Agricultural to B-2R, Highway Commercial-Restricted (Morningside Ministries, KAD 15841 and 290201).

Attachments: [Recommendation Summary - 15A Upper Balcones Zoning May2919](#)
[Att 1 - 15A UPPER BALCONES ROAD LOCATION MAP](#)
[Att 2 - 15A UPPER BALCONES ROAD AERIAL MAP](#)
[Att 3 - 15A UPPER BALCONES ROAD FUTURE LAND USE MAP 2](#)
[Att 4 -15A UPPER BALCONES ROAD CURRENT ZONING MAP](#)
[Att 5 - 15A UPPER BALCONES ROAD PROPOSED ZONING MAP](#)
[Att 6 -R-A Uses](#)
[Att 7 - B-2R Uses](#)

9. [2019-501](#) Consider the approval of the Preliminary Plat for Esperanza 1C (34 residential lots, six open space lots) (13.496 acres) (KAD No. 50520). Take necessary action.

Attachments: [Summary - Esperanza 1C May2919](#)
[Att 1 - ESPERANZA 1C LOCATION MAP](#)
[Att 2 - ESPERANZA 1C AERIAL MAP](#)
[Att 3 - ESPERANZA 1C PRELIM PLAT](#)
[Att 4 - POD-GDP- Phase 1](#)

10. [2019-502](#) Consider the approval of the Preliminary Plat for Esperanza Phase 2E (109 residential lots, one open space lot) (KAD No. 50520). Take necessary action.

Attachments: [Summary - Esperanza 2E May2919](#)
[Att 1 - ESPERANZA 2E LOCATION MAP](#)
[Att 2 - ESPERANZA 2E AERIAL MAP](#)
[Att 3 - ESPERANZA 2E PRELIM PLAT](#)
[Att 4 - Phase 2 Pod GDP](#)

11. [2019-503](#) Consider the approval of the Preliminary Plat for Regent Park Subdivision Unit 4 (123 residential lots) (35.97 acres) (KAD No. 291871). Take necessary action.

Attachments: [Summary- Regent Park Unit 4 May2919](#)
[Att 1 - REGENT PARK UNIT 4 LOCATION MAP](#)
[Att 2 - REGENT PARK UNIT 4 AERIAL MAP](#)
[Att 3 - REGENT PARK UNIT 4 PRELIM PLAT](#)
[Att 4 - Master Plan Mylar May0117](#)

12. 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 as is stated in the Subdivision Ordinance Article 2, Section 04. Final Plat Approval, Subsection 2.04.001 B Conditional Approval.

[2019-504](#) a. BDSP - Scenic Loop Rd (four commercial lots), (5.006 acres) located at 31500 IH-10 (KAD No. 12146).

Attachments: [Summary - BDSP Plat May2919](#)
[Att 1 - BDSP LOCATION MAP](#)
[Att 2 - BDSP AERIAL MAP](#)
[Att 3 - BDSP PLAT](#)

[2019-505](#) b. 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).

Attachments: [Summary - Buie Subdivision May2919](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - BUIE AERIAL MAP](#)
[Att 3 - Final Plat Mar 19 2019](#)

13. DISCUSSION ITEM:

[2019-506](#) a. Presentation on 86th Legislative Session and the Texas Open Meetings Act and Texas Public Information Act, by City Attorney, Molly Solis.

[2019-507](#) b. Distribute Commissioners' IPads and Email training/advisory by IT Director, Mike Raute.

[2019-508](#) c. Shoreline Park - presentation by developer (KB Homes) and status update by City Staff - Updates include: drainage study, lot layouts, LID features, studies by developer and future plans.

14. [2019-509](#) Consider the approval of the Preliminary Plat for Shoreline Park, Phase 1 (49 residential lots, 2 open space lots) (KAD No. 302218). Take necessary action.

Attachments: [Summary - Shoreline Park PH1 May3019](#)
[Att 1 - SHORELINE PARK PHASE 1 LOCATION MAP](#)
[Att 2 - SHORELINE PARK PHASE 1 AERIAL MAP](#)
[Att 3 - SHORELINE PARK PHASE 1 PRELIM PLAT](#)
[Att 4 - Shoreline Park Master Plan](#)

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

16. ADJOURNMENT

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 31st day of May, 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.