

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, December 2nd, 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. APPROVAL OF MINUTES

[2019-1123](#) Approval of Planning and Zoning Commission Minutes of the meetings held November 4, 2019.

Attachments: [19-1104 Meeting Minutes Nov2619](#)

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)

5. 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.

[2019-1124](#) a. Consider the final plat for Cascade Business Park, 10.05 acres, 3 commercial lots, located at 122, 124, and 126 Cascade Caverns Road (KAD No. 11593). Take necessary action.

Attachments: [Summary - Cascade Business Park - Final Plat](#)
[Att 1 - Cascade Business Park - Location Map](#)
[Att 2 - Cascade Business Park - Plat](#)

6. PUBLIC HEARING

- [2019-1125](#) a. To consider the proposed rezoning of 2.348 acres located at 87 Market Avenue (KAD 19961) from I, Industrial District, to B-2R, Highway Commercial - Restricted District. (UDS Thirteen LLC).

Attachments: [Summary - 87 Market - Public Hearing](#)
[Att 1 - 87 Market Avenue - Location Map](#)
[Att 2 - 87 Market Avenue - Aerial Map](#)
[Att 3 - 87 Market Avenue - Future Land Use Map](#)
[Att 4 - I Uses](#)
[Att 5 - B-2R Uses](#)

7. [2019-1126](#) Make recommendation to City Council regarding the proposed rezoning of 2.348 acres located at 87 Market Avenue (KAD 19961) from I, Industrial District, to B-2R, Highway Commercial - Restricted District. (UDS Thirteen LLC).

Attachments: [Summary - 87 Market - Recommendation](#)
[Att 1 - 87 Market Avenue - Location Map](#)
[Att 2 - 87 Market Avenue - Aerial Map](#)
[Att 3 - 87 Market Avenue - Future Land Use Map](#)
[Att 4 - I Uses](#)
[Att 5 - B-2R Uses](#)

8. PUBLIC HEARING

- [2019-1127](#) a. To consider the proposed rezoning of 1.55 acres located at 614 Frey Street (KAD 18975) from R-1, Medium-Density Single-Family Residential District, to B-2R, Highway Commercial - Restricted District. (Jon Miller).

Attachments: [Summary - 614 Frey - Public Hearing](#)
[Att 1 - 614 Frey Street - Location Map](#)
[Att 2 - 614 Frey Street - Aerial Map](#)
[Att 3 - 614 Frey Street - Future Land Use Map](#)
[Att 4 - R-1 Uses](#)
[Att 5 - B-2R Uses](#)

9. [2019-1128](#) Make recommendation to City Council regarding the proposed rezoning of 1.55 acres located at 614 Frey Street (KAD 18975) from R-1, Medium-Density Single-Family Residential District, to B-2R, Highway Commercial - Restricted District. (Jon Miller).

Attachments: [Summary - 614 Frey - Recommendation](#)
[Att 1 - 614 Frey Street - Location Map](#)
[Att 2 - 614 Frey Street - Aerial Map](#)
[Att 3 - 614 Frey Street - Future Land Use Map](#)
[Att 4 - R-1 Uses](#)
[Att 5 - B-2R Uses](#)

10. PUBLIC HEARING

- [2019-1129](#) a. To consider the proposed rezoning of 0.412 acres located at 121 Advogt Street (Lot 11A - KAD 24670) from B-2, Highway Commercial District, to B-1, High-Density Residential and Neighborhood Commercial District. (Mike Hodsdon).

Attachments: [Summary - 121 Advogt - Public Hearing](#)
[Att 1 - 121 Advogt Street - Location Map](#)
[Att 2 - 121 Advogt Street - Aerial Map](#)
[Att 3 - 121 Advogt Street - Future Land Use Map](#)
[Att 4 - B-2 Uses](#)
[Att 5 - B-1 Uses](#)

11. [2019-1130](#) Make recommendation to City Council regarding the proposed rezoning of 0.412 acres located at 121 Advogt Street (Lot 11A - KAD 24670) from B-2, Highway Commercial District, to B-1, High-Density Residential and Neighborhood Commercial District. (Mike Hodsdon).

Attachments: [Summary - 121 Advogt - Recommendation](#)
[Att 1 - 121 Advogt Street - Location Map](#)
[Att 2 - 121 Advogt Street - Aerial Map](#)
[Att 3 - 121 Advogt Street - Future Land Use Map](#)
[Att 4 - B-2 Uses](#)
[Att 5 - B-1 Uses](#)

12. PUBLIC HEARING

[2019-1131](#)

a. To consider the proposed permanent zoning of 10.484 acres located at 30-32 FM 1376, from temporary zoning of R-A, Residential-Agricultural District to R-1, Medium-Density Single-Family Residential District. (Sherri and Rodney Yates).

Attachments:

[Summary - 30-32 FM1376 - Public Hearing](#)

[Att 1 - 30-32 FM1376 - Location Map](#)

[Att 2 - 30-32 FM1376 - Aerial Map](#)

[Att 3 - 30-32 FM1376 - Future Land Use Map](#)

[Att 4 - R-A Uses](#)

[Att 5 - R-1 Uses](#)

13. [2019-1132](#)

Make recommendation to City Council regarding the proposed permanent zoning of 10.484 acres located at 30-32 FM 1376, from temporary zoning of R-A, Residential-Agricultural District to R-1, Medium-Density Single-Family Residential District. (Sherri and Rodney Yates).

Attachments:

[Summary - 30-32 FM 1376 - Recommendation](#)

[Att 1 - 30-32 FM1376 - Location Map](#)

[Att 2 - 30-32 FM1376 - Aerial Map](#)

[Att 3 - 30-32 FM1376 - Future Land Use Map](#)

[Att 4 - R-A Uses](#)

[Att 5 - R-1 Uses](#)

[Att 6 - Draft Plan](#)

14. [2019-1139](#)

Discussion and presentation of the proposed integrated stormwater management update to the ordinances.

Attachments:

[Summary - Stormwater Management](#)

PUBLIC HEARING

15. [2019-1134](#) a. To consider the proposed amendment of to the City of Boerne Zoning Ordinance, 2007-64, Article 1, In General, Section 06. Definitions - Stream Setback

Attachments: [Summary - Zoning Ord - Public Hearing](#)
[Att 1 - Zoning Ord amendment](#)

16. [2019-1135](#) Make recommendation to City Council regarding the proposed amendment of to the City of Boerne Zoning Ordinance, 2007-64, Article 1, In General, Section 06. Definitions - Stream Setback.

Attachments: [Summary - Zoning Ord - Make recommendation](#)
[Att 1 - Zoning Ord amendment](#)

17. [2019-1136](#) Consider the Preliminary Plat for Esperanza Phase 2F (251 residential lots, 18 open space lots, 16.279 acres of right-of-way) (79.120 acres) (KAD No. 15028 & 45852). Take necessary action.

Attachments: [Summary - Esperanza Phase 2F - Preliminary Plat](#)
[Att 1 - Esperanza Phase 2F - Location Map](#)
[Att 2 - Esperanza Phase 2F - Preliminary Plat](#)
[Att 3 - Esperanza Phase 2F - PODS SF8-SF9](#)

18. DISCUSSION ITEMS

- [2019-1137](#) a. Development - WCID#3A

Attachments: [Summary - Zoning Ord - Public Hearing](#)
[Att 1 - 11.25 WCID NO 3 PRESS RELEASE - ADVISORY](#)
[Att 2 - Master Planned Community - FINAL](#)

- [2019-1138](#) b. Potential additional meetings - workshop or discussion items

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

20. 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).

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 27th day of November, 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.