

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, June 1, 2020 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM
ROLL CALL

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. INTRODUCTION OF NEW MEMBERS BY THE CHAIR. ELECTION OF THE VICE CHAIR
AND THE SECRETARY.

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)

*The Planning and Zoning Commission will allot a maximum of 30 minutes for
Public Comments. Presentations will be limited to 3 minutes per speaker.*

5. CONSENT AGENDA

- 5.A. [2020-367](#) THE MINUTES OF THE REGULAR PLANNING AND ZONING
COMMISSION MEETING OF MAY 4, 2020.

Attachments: [PZ Official Meeting Minutes 20-0504](#)

- 5.B. [2020-368](#) CONDITIONAL APPROVAL OF THE FINAL PLAT FOR REGENT PARK
UNIT 4, 35.701 ACRES, 119 RESIDENTIAL LOTS, 3 OPEN SPACE
LOTS, AND 6.762 ACRES OF RIGHT-OF-WAY, LOCATED
NORTHWEST OF BALMORAL PLACE AND REGENT BOULEVARD
(KAD NO. 291871) AS IS PROVIDED BY ARTICLE 2, SECTION
2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [Summary - Regent Park Unit 4 - Final Plat](#)
[Location Map Regent Park Unit 4](#)
[AERIAL MAP Regent Park Unit 4](#)
[Regent Park Unit 4 Final Plat 20200522](#)
[Master Plan Mylar May0117](#)

6. [2020-369](#) CONSIDER THE DEVELOPMENT PLAT FOR THE RANCHES AT CREEKSIDE UNIT 4C, 3.333 ACRES, 1 PARK/AMENITY/OPEN SPACE LOT, LOCATED AT 351 COPPER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [Summary - Ranches at Creekside Unit 4C Dev Plat](#)
[Location Map Ranches at Creekside Unit 4C](#)
[AERIAL MAP Ranches at Creekside Unit 4C](#)
[Ranches at Creekside Unit 4C - DEVELOPMENT PLAT](#)
[Ranches at Creekside Master Plan - approved 8.05.19](#)

7. DISCUSSION ITEM:

- 7.A. [2020-371](#) BENT TREE SUBDIVISION DRAINAGE

Attachments: [Final Master Plan Oct0217](#)

8. [2020-370](#) CONSIDER THE PRELIMINARY PLAT FOR BENT TREE UNIT 2, 37.448 ACRES, 29 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 3.37 ACRES OF PRIVATE RIGHT-OF-WAY, LOCATED SOUTH OF BENT TREE DRIVE (KAD NO. 13824). TAKE NECESSARY ACTION.

Attachments: [Summary - Bent Tree Unit 2 Preliminary Plat](#)
[Location Map](#)
[AERIAL MAP Bent Tree Unit 2](#)
[Preliminary Plat - Bent Tree 2](#)
[Phasing Plan Bent Tree Unit 2 20200310](#)

9. [2020-372](#) CONSIDER A VARIANCE REQUEST TO SUBDIVISION ORDINANCE ARTICLE 5, SECTION 5.11.003, CERTAIN STREETS EXCLUDED THAT WOULD ALLOW FOR A PRIVATE STREET BE ALLOWED ON A THOROUGHFARE LOCATED AT 10 SPENCER ROAD (MATKIN-HOOVER ENGINEERING & SURVEYING FOR THE OWNER, FORESTAR (USA) REAL ESTATE GROUP, INC.)

Attachments: [Summary](#)
 [Variance Application 20200522](#)
 [Master Plan](#)
 [ThoroughfarePlan2019](#)

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 29th day of May, 2020 at 5:50 p.m.

s/s Shelby Allen

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

Boerne City Hall 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.