

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, September 13, 2021 – 6:00 p.m.

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 BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

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. CONFLICTS OF INTEREST

3. 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)

4. CONSENT AGENDA:

4.A. [2021-757](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 9, 2021.

Attachments: [21-0809 Official Meeting Minutes](#)

5. REGULAR AGENDA:

5.A. [2021-759](#) CONSIDER THE PRELIMINARY PLAT FOR HERFF ROAD COMMERCIAL, 4.349 ACRES, 5 COMMERCIAL LOTS GENERALLY LOCATED AT 12 HERFF ROAD (KAD NO. 15815). TAKE NECESSARY ACTION.

Attachments: [AIS Herff Rd Commercial Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Herff Road Commercial Preliminary Plat](#)

- 5.B. [2021-760](#) CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 2A, 19.428 ACRES, 29 RESIDENTIAL LOTS, 6 OPEN SPACE LOT, 4.51 ACRES OF PUBLIC RIGHT-OF-WAY AND 2.65 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED AT HERFF RANCH BOULEVARD AND COPPER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [AIS Ranches at Creekside Unit 2A Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2- Aerial Map](#)
[Att 3 - Ranches at Creekside Master Plan](#)
[Att 4 - Ranches at Creekside Unit 2A Prelim Plat](#)

- 5.C. [2021-799](#) CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 2B, 41.616 ACRES, 142 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 7.70 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED EAST OF BOULDER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [AIS Ranches at Creekside Unit 2B Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Ranches at Creekside Master Plan](#)
[Att 4 - Ranches at Creekside Unit 2B Preliminary Plat](#)

- 5.D. [2021-800](#) CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 3B, 13.096 ACRES, 44 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.34 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED EAST OF CINNAMON CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [AIS Ranches at Creekside Unit 3B Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Ranches at Creekside Master Plan](#)
[Att 4 - Ranches at Creekside Unit 3B Preliminary Plat](#)

6. DISCUSSION ITEMS

- 6.A. [2021-761](#) OVERVIEW OF THE CITY OF BOERNE PARKS MASTER PLAN
PRESENTED BY DANNY ZINCKE, ASSISTANT CITY MANAGER.
- 6.B. [2021-762](#) OVERVIEW OF THE SIDEWALK PLAN PRESENTED BY JEFF
CARROLL, DIRECTOR OF DEVELOPMENT SERVICES.
- 6.C. [2021-763](#) OVERVIEW OF CITY'S STRATEGIC BUDGET CYCLE BY NICK
MONTAGNO, ASSISTANT TO THE CITY MANAGER.
- 6.D. [2021-780](#) OVERVIEW OF THE NEW PLAT REVIEW AND CONSIDERATION
PROCESS PRESENTED BY REBECCA PACINI, PLANNER III.

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

8. ADJOURNMENT

Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 10th day of
September, 2021 at 11:00 a.m.

Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall 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.