

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, March 7, 2016 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. Approval of Planning and Zoning Commission Minutes of the meetings held January 4, 2016 and February 1, 2016.

3. Conflicts of Interest Declaration.

4. CITIZENS' COMMENTS:

This Is the opportunity for visitors and guests to address the Advisory board on any Issue. The Advisory Board may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General Opinion – JC-0169)

5. PUBLIC HEARING

5a. To consider City Council approval for the use of Automobile Sales (motorcycle sales) in a B-2, Highway Commercial District for 941 North Main Street (KAD: 24699), a total of 0.088 acres. (James Day)

Attachments: [Summary - 941 north main](#)
[Att 1- 941 N Main-Zoning Letter of Request](#)
[Att 2- LOCATION MAP](#)
[Att 3 -Aerial](#)
[Att 4 - Zoning](#)
[Att 5 - BMC-Site Plan](#)

6. Make recommendation to City Council for the use of a retail motorcycle sales in a B-2, Highway Commercial District for 941 North Main Street (KAD: 24699), a total of 0.088 acres. (James Day)

7. PUBLIC HEARING

- 7a. To consider the proposed revisions to the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 3. General Prohibitions and Requirements, Section 04. Home Occupations.

Attachments: [AIS Home Occupation Definition](#)

8. Make recommendation to City Council regarding the proposed revisions to the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 3. General Prohibitions and Requirements, Section 04. Home Occupations.

9. PUBLIC HEARING

- 9a. To consider the proposed subdivision of Ranch Land Subdivision, Lots 1 and 2 (111 and 113 Ranch Drive - a total of 20.084 acres), located in Kendall County, KAD Nos. 11539, 11540.

Attachments: [Summary - 111 and 113 ranch dr](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Ranch Land subdivision - aerial](#)
[Att 3 - MCP - approved 9.14.15](#)

10. Take necessary action regarding the proposed subdivision of Ranch Land Subdivision, Lots 1 and 2 (111 and 113 Ranch Drive - a total of 20.084 acres), located in Kendall County, KAD Nos. 11539, 11540.

11. Untable a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed commercial development located at 101 Woods of Boerne Blvd (Woods of Boerne, Commercial Lot 7C).

Attachments: [Summary - 7C creative alternative](#)
[Att 1 - City of boerne ordinance request](#)
[Att 2 - location](#)

12. Withdraw a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed commercial development located at 101 Woods of Boerne Blvd (Woods of Boerne, Commercial Lot 7C).

Attachments: [Summary - 7C creative alternative](#)
[Att 1 - location](#)
[Att 2 -Site plan](#)
[Att 3 - Boerne-select plan 2-8-16](#)

13. Consider approval and make recommendation to City Council regarding a request by the City of Boerne for deviations from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for HB Subdivision (a commercial development). Take necessary action.

Attachments: [Summary - Variance for HB -cross section](#)
[Att 1 for both - HB Subdivision](#)
[Att 2 - cross section request](#)

14. Consider approval and make recommendation to City Council regarding a request by the City of Boerne for a deviation from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Section 3.04.002E, Cul-de-sac and Disconnected Street Limitations for HB Subdivision (a commercial development). Take necessary action.

Attachments: [Summary - city requests Variance for HB](#)
[Att 1 for both - HB Subdivision](#)

15. 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.

15a. Consider the final plat for Southglen Subdivision, Phase 3 (37 residential lots, 3 open space lots).

Attachments: [Southglen Phase 3](#)
[Southglen 3 Final Plat Memo](#)

15b. Consider the final replat of Southglen Subdivision, Phase 1 aka Ranch Land Subdivision, Lots 1 & 2 (0 residential lots, 1 open space lot).

Attachments: [SG P1 Plat 2016-03-02](#)
[Southglen 1 Final Plat Memo](#)

15c. Consider the final plat for Menger Springs Unit 3A (10 residential lots).

Attachments: [Menger Springs Unit 3A](#)
[Menger Springs 3A Final Plat Memo](#)

16. DISCUSSION ITEMS:

16a. 2016 Master Plan

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

18. ADJOURNMENT

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted at the Boerne City Hall
this be the 4th day of March, 2016 by 5:00 p.m.

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City of Boerne Police/Municipal Court Complex and City Council Chambers are wheelchair accessible. Access to the building and special parking is located at the east (front) entrance to the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at 830-248-1501.