AGENDA

PLANNING AND ZONING COMMISSION MEETING

BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD

Monday, May 2, 2016 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. Approval of Planning and Zoning Commission Minutes of the meeting held April 4, 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)

ITEMS FOR DISCUSSION/ACTION

5. Untable the use of a Parking Lot in a B-2, Highway Commercial District for 1241 South Main Street (KAD: 21676), a total of 0.532 acres. (Cloverleaf Development LP)

Attachments:
UNTABLE Summary - 1241 S Main (Old Diamond Shamrock)
Att - 1 LOCATION MAP

6. Make recommendation to City Council for the use of a Parking Lot in a B-2, Highway Commercial District for 1241 South Main Street (KAD: 21676), a total of 0.532 acres. (Cloverleaf Development LP)

Attachments:
Summary - 1241 S Main (Old Diamond Shamrock)
Att - 1 LOCATION MAP
Att - 2 aerial
Att-3 Zoning Map
Att - 4 WalgreensPkg-PnZPres
Att - 5 1606-PlanEnlarged-WalgreensBoerne
01 275600 SITE PLAN CS101-01 275600 SITE PLAN CS101 - MH24x36

7. Consider approval as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 7, Water and Sewers, Subsection 7.06.001, On-Site Sewage Facilities for Spencer Ranch Subdivision located at 8 Spencer Road. Take necessary action.

Attachments:
Summary
LOCATION MAP
Preliminary plat 12.02.15
160419-Spencer Ranch OSSF Approval Request
Spencer Ranch OSSF Memo

8. Consider a waiver to the detention requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 6, Drainage and Flood Hazards, Subsection 6.01.002, Facilities Required for 214 W Bandera Road. Take necessary action.

Attachments:
Summary
Att 1 - LOCATION MAP
Att 2 - Aerial
Att 3 - letter
214 Bandera Detention Waiver Memo

9. Consider fence materials for fencing along arterials and collectors in Regent Park Subdivision. Take necessary action.

Attachments:
Summary -Regent Park
2014-04-02_02133_MPC fencemark-up
Fence examples - mixed materials
L1.4_Fence_Layout_MP
Perimeter Fence

10. 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.

10a. Consider the final plat for H.B. Subdivision (9 commercial lots).

Attachments:
Summary - HB Subdivision Plat
Att 3 -Location map
Att 4 - Aerial
HB Subdivision Plat-20160425
HB Lots 3A-12 Final Plat Memo

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

12. ADJOURNMENT

_____
Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted at the Boerne City Hall this be the 29th day of April, 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 830-249-9511.