

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, September 12, 2016 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. Approval of Planning and Zoning Commission Minutes of the meeting held August 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 the proposed permanent zoning of the Durango Tract Subdivision, a total of 40.892 acres, from R-A, Single-Family Rural Residential - Agricultural District to RN-1, Neighborhood Residential District, KAD Nos. 153712, 153713, 153714, 153715, and 153716 (William E. Canavan Jr. - Durango Development)

Attachments: [Summary](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Proposed Site Exhibit - Version C](#)

6. Make recommendation to City Council regarding the proposed permanent zoning of the Durango Tract Subdivision, a total of 40.892 acres, from R-A, Single-Family Rural Residential - Agricultural District to RN-1, Neighborhood Residential District, KAD Nos. 153712, 153713, 153714, 153715, and 153716 (William E. Canavan Jr. - Durango Development)

Attachments:

[Summary](#)

[Att 1 - LOCATION MAP](#)

[Att 2 - zoning map](#)

[Att 3 - Land Use Plan revised 12.11.12](#)

[Att 4 - aerial topo](#)

[Att 5 - Proposed Site Exhibit - Version C](#)

7. PUBLIC HEARING

- 7a. To consider the use of any contractor in a B-2, Highway Commercial District at 110 Old San Antonio Road, KAD No. 41136 (TBRQ, LLC). Take necessary action.

Attachments:

[Notice](#)

[Summary -110 old sa](#)

[Att 1 - LOCATION MAP](#)

[Att 4 - 110 Site Plan](#)

8. Make recommendation to City Council for the use of any contractor in a B-2, Highway Commercial District at 110 Old San Antonio Road, KAD No. 41136 (TBRQ, LLC).

Attachments:

[Notice](#)

[Summary -110 old sa](#)

[Att 1 - LOCATION MAP](#)

[Att 2 - Aerial map](#)

[Att 3 - 110 Old SA - zoning](#)

[Att 4 - 110 Site Plan](#)

[Att 5 - letter of request](#)

9. PUBLIC HEARING

- 9a. To consider the proposed rezoning of 502 School Street, a total of 4.83 acres, from R-1, Medium-Density Single-Family Residential District to B-2R, Highway Commercial-Restricted District, KAD 14412. (Genevieve Jones)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)

10. Make recommendation to City Council regarding the proposed rezoning of 502 School Street, a total of 4.83 acres, from R-1, Medium-Density Single-Family Residential District to B-2R, Highway Commercial-Restricted District, KAD 14412. (Genevieve Jones)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Aerial](#)
[Att 3 - Zoning Map](#)
[Att 4 - Land Use Plan revised 12.11.12](#)
[Att 5 - SITE PLAN](#)
[Att 6 - B-2R Uses](#)

ITEMS FOR DISCUSSION/ACTION

11. Untable the recommendation to City Council regarding the proposed revisions to the City of Boerne Subdivision Ordinance No. 2007-64, Article 1, In General, Section 04. Definitions, Section 05. General Prohibitions, Article 2, Procedures, Section 02. Procedures for Preliminary Plat, Article 3, Planning and Community Design Standards, Section 03. Open Space Systems, Section 04. Blocks and Lots, Adding Article 4, Master Planned Developments/Subdivisions, Section 04. Cottage Subdivisions, Article 5. Street Specifications and Construction Standards, Article 6. Drainage and Flood Hazards, Article 7. Water and Sewers, Article 8, Utility Extensions and General Subdivision Requirements, Adding Article 10. Reclaimed Water, Adding Article 11. Gas Distribution

Attachments: [Untable Subdivision Ordinance Summary](#)

12. Table the recommendation to City Council regarding the proposed revisions to the City of Boerne Subdivision Ordinance No. 2007-64, Article 1, In General, Section 04. Definitions, Section 05. General Prohibitions, Article 2, Procedures, Section 02. Procedures for Preliminary Plat, Article 3, Planning and Community Design Standards, Section 03. Open Space Systems, Section 04. Blocks and Lots, Adding Article 4, Master Planned Developments/Subdivisions, Section 04. Cottage Subdivisions, Article 5. Street Specifications and Construction Standards, Article 6. Drainage and Flood Hazards, Article 7. Water and Sewers, Article 8, Utility Extensions and General Subdivision Requirements, Adding Article 10. Reclaimed Water, Adding Article 11. Gas Distribution

Attachments: [Table Subdivision Ordinance Summary](#)

13. Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.001 Submission (for a preliminary plat) and Section 2.05.001 Procedures for Submission (for a final plat) for the Regent Park, Unit 1, Phase 5A and 5B. Take necessary action.

Attachments: [Regent Park Unit 1 Phase 5 variance Summary](#)
[Att 1 - Variance Application](#)
[03-Plat-U1-PH5 - Final-SHT 1](#)
[03-Plat-U1-PH5 - Final-SHT 2](#)
[03-Plat-U1-PH5 - Final-SHT 3](#)

14. 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 4 Shooting Club Road (Westward Environmental, Inc., Office Addition). Take necessary action.

Attachments: [Summary - onsite sewage](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Zoning map](#)
[Att 3 - Aerial](#)
[Att 4 - Letter of request 4 Shooting Club](#)
[Att 5 - Westward Environmental Septic Memo](#)

15. 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 5 Spanish Pass (Spanish Pass Business Park South). Take necessary action.

Attachments: [Summary - onsite sewage](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Aerial](#)
[Att 3 - letter of request 5 spanish pass](#)
[Att 4 - Spanish Pass BP Septic Memo](#)

16. Consider approval for a preliminary plat for Champion Heights Unit 3 (59 residential lots, 3 open space lots). Take necessary action.

Attachments: [Summary](#)
[Att 1 - Final Plat](#)

17. 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.

- 17a. Consider the final plat for Regent Park Unit 1, Phase 4 (0 residential lots).

Attachments: [Regent Park Unit 1 Phase 4 Summary](#)
[03-Plat-U1-PH4 - Final-SHT 1](#)
[03-Plat-U1-PH4 - Final-SHT 2](#)

18. Discussion Items:

18a. Master Plan RFP update

18b. 55 Ebner

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

20. ADJOURNMENT

Administrative Officer

CERTIFICATION

**I herby certify that the above notice of meeting was posted at the Boerne City Hall
this be the 9th day of September, 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.**

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.