AGENDA

PLANNING AND ZONING COMMISSION MEETING

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

Monday, December 5, 2016 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. Approval of Planning and Zoning Commission Minutes of the meeting held November 7, 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 rezoning of 215 Wanda Street (Lot 13A-1), a total of 1.44 acres, from R-1, Medium-Density Residential District and B-2, Highway Commercial District to O, Office District, KAD No. 50728 (Fred Hausheer)

6. Make recommendation to City Council to consider the proposed rezoning of 215 Wanda Street (Lot 13A-1), a total of 1.44 acres, from R-1, Medium-Density Residential District and B-2, Highway Commercial District to O, Office District, KAD No. 50728 (Fred Hausheer)

Attachments:
summary
Att 1 - LOCATION MAP
Att 2 - Aerial map
Att 3 - 215 Wanda Zoning Map
Att 4 - 215 Wanda Street Rezone Application04112016
Att 5 - O Uses

7. PUBLIC HEARING

7a. To consider the proposed use request of a long term care facility in a B-1, High-Density Residential and Neighborhood Commercial District at 502 School Street, KAD No. 14412 (Genevieve Jones) and a portion of 536 S. School Street, KAD No. 14381, +/- 0.9 acres. (Anita Lewis Asher Et Al)

8. Consider the recommendation to City Council regarding the proposed use request of a long term care facility in a B-1, High-Density Residential and Neighborhood Commercial District at 502 School Street, KAD No. 14412 (Genevieve Jones) and a portion of 536 S. School Street, KAD No. 14381, +/- 0.9 acres. (Anita Lewis Asher Et Al)

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-1 Uses

9. PUBLIC HEARING

9a. 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 08. Commercial Center Design Standards, Section 09. Combined Commercial Design Standards, Section 10. On-site Parking Requirements, and Article 5, Zoning Districts and Use Regulations.

10. Consider the 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 08. Commercial Center Design Standards, Section 09. Combined Commercial Design Standards, Section 10. On-site Parking Requirements, and Article 5, Zoning Districts and Use Regulations.

Attachments: summary
Sobo Regulating Plan
SoBo Updates 11.28.16

11. Untable the recommendation to City Council regarding the proposed the use request of an assembly in a RE-1, Low-Density Single Family District at 35 Old San Antonio Road, KAD No. 38977 (Belleori Holdings, LLC).

12. Consider the recommendation to City Council regarding the proposed the use request of an assembly in a RE-1, Low-Density Single Family District at 35 Old San Antonio Road, KAD No. 38977 (Belleori Holdings, LLC).

Attachments: summary
Att 1 - LOCATION MAP
Att 2 - Aerial Map
Att 3 - Zoning Map
Att 4 - RE-1 Uses
Att 5 - site plan
Att 6 - use request letter 35 old sa

ITEMS FOR DISCUSSION/ACTION

13. Consider approval as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Open Space Systems, Subsection 3.03.002, Storm Water System Facilities as Open Space for BISD Administration Building Development Plat located at 235 Johns Road. Take necessary action.

Attachments:
Summary - BISD
1- letter for waiver
2 -location
3 - Exhibit

14. Consider a request for a variance to the City of Boerne Subdivision Ordinance No. 2007-56, Article 8, Utility Extensions and General Subdivision Improvements, Section 8.01.006 Final Plans and Acceptance for the Regent Park, Unit 1, Phase 1 and 2 to allow final acceptance prior to issuance of a letter from the Texas Department of Transportation. Take necessary action.

Attachments:
Regent Park variance Summary
Att 1 - Regent Park variance application
Att 2 - Public Works - Regent Park TxDOT Acceptance Variance Memo
Att 3 - Location Map

15. Untable 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 Ranches at Creekside Unit 1, Phase 2A and Phase 2B. Take necessary action.

16. 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 Ranches at Creekside Unit 1, Phase 2A and Phase 2B. Take necessary action.

Attachments:
Ranches variance summary
Att 1 - Variance application
Att 2 - 14-1223 Ranches U1 Phase 2

17. Consider approval for a preliminary plat for Esperanza Amenity Center Subdivision Plat (1 commercial lots, 9 open space lots). Take necessary action.

Attachments: Amenity plat summary
HPSC1525
HPSC1526

18. Consider approval for a final plat for Regent Park, Unit 1, Phase 5A (58 residential lots, 2 open space lots). Take necessary action.

Attachments: Summary
Final Plat

19. Discussion Items:

19a. 2017 Meeting Dates as follows: Jan 9, Feb 6, March 6, April 3, May 1, June 5, July 3, August 7, Sept 11, Oct 2, Nov 6, Dec 4, Jan 8, 2018

19b. Master Plan Update

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

21. ADJOURNMENT

_____
Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted at the Boerne City Hall this be the 2nd day of December, 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.