

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, January 9, 2017 – 6:00 p.m.

1. Call to Order, 6:00
2. Approval of The Planning and Zoning Commission Minutes of the meeting held December 5, 2016, the Annual Ethics Training Minutes of the meeting held November 30, 2016, and the Special Joint City Council and Planning and Zoning Commission meeting held December 13, 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 122 Oak Park Drive, a total of 0.44 acres, from R-2, Moderate-Density Residential District to B-1, High-Density Residential and Neighborhood Commercial District, KAD No. 18954 (Cynthia Brown)

Attachments: [Summary](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - ZoningMap](#)

6. Make recommendation to City Council to consider the proposed rezoning of 122 Oak Park Drive, a total of 0.44 acres, from R-2, Moderate-Density Residential District to B-1, High-Density Residential and Neighborhood Commercial District, KAD No. 18954 (Cynthia Brown)

7. PUBLIC HEARING

- 7a. To consider the proposed rezoning of 134 Oak Park Drive, a total of 0.4284 acres, from R-2, Moderate-Density Residential District to B-1, High-Density Residential and Neighborhood Commercial District, KAD No. 21630 and 21623 (Robert S Thornton LP)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - ZoningMap](#)

8. Make recommendation to City Council to consider the proposed rezoning of 134 Oak Park Drive, a total of 0.4284 acres, from R-2, Moderate-Density Residential District to B-1, High-Density Residential and Neighborhood Commercial District, KAD No. 21630 and 21623 (Robert S Thornton LP)

9. PUBLIC HEARING

- 9a. To consider the proposed rezoning of the property at Highland E and Schweppe, a total of 0.4284 acres, from R-2, Moderate-Density Residential District to B-1, High-Density Residential and Neighborhood Commercial District, KAD No. 21630 and 21623 (Robert S Thornton LP)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - ZoningMap](#)

10. Make recommendation to City Council to consider the proposed rezoning of the property at Highland E and Schweppe, a total of 0.4284 acres, from R-2, Moderate-Density Residential District to B-1, High-Density Residential and Neighborhood Commercial District, KAD No. 21630 and 21623 (Robert S Thornton LP)

11. PUBLIC HEARING

- 11a. To consider the proposed use request of a Governmental Facility in a B-2, Highway Commercial District, at 221 Water Street, KAD No. 21662 (Cow Creek Groundwater Conservation District)

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

12. Make recommendation to City Council to consider the proposed use request of a Governmental Facility in a B-2, Highway Commercial District, at 221 Water Street, KAD No. 21662 (Cow Creek Groundwater Conservation District)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 1 -Letter of request](#)
[Att 2 - AERIAL MAP](#)
[Att 3 - Zoning Map](#)
[Att 4 - front](#)

ITEMS FOR DISCUSSION/ACTION

13. Consider a creative alternative for 1560 Hwy 46 East (Lot 3C, Woods of Boerne, Com 2). Take necessary action.

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - aerialmap](#)
[Att 3 - Zoning Map Woods of Boerne Commercial Lot3C](#)
[Att 4 - Boerne Retail P&Z Exhibits](#)
[Att 5 - LEVY P&Z Creative Alternate request](#)

14. Consider approval of a Master Plan for Durango Subdivision, 39.087 acres. Take necessary action.

Attachments: [summary](#)
[277400 1-1 MASTER DEVELOPMENT PLAN](#)

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. Esperanza Amenity Center (1 commercial lot, 9 open space lots)

Attachments: [summary](#)
[Amenity Center Road Final Plat-20161215](#)

15b. Herff Village at 22 Herff (17 residential lots, 3 open space lots)

Attachments: [summary](#)
[2371 Whisper Glen Phase I Replat Sheet 1](#)
[2371 Whisper Glen Phase I Replat Sheet 2](#)
[2371 Whisper Glen Phase I Replat Sheet 3](#)

16. Discussion Items:

16a. Potential development of three properties between Oak Park and Highland

16b. Development of 4 ½ acres at the corner of Herff and Old SA

16c. 17 Herff Rd mixed use development

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

18. ADJOURNMENT

Administrative Officer

CERTIFICATION

**I herby certify that the above notice of meeting was posted at the Boerne City Hall
this be the 6th day of January, 2017 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.