

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

1. CALL TO ORDER – 6:00 PM

2. Approval of Planning and Zoning Commission Minutes of the meeting held January 9, 2017.

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 remaining Southglen Subdivision, a total of 22.558 acres, from R-A, Single-Family Rural Residential District to R-2, Moderate-Density Single-Family Residential, KAD No. 11567 and 42662 (ML&E LANDQUEST CASCADE CAVERNS, LLC)

6. Make recommendation to City Council to consider the proposed permanent zoning of the remaining Southglen Subdivision, a total of 22.558 acres, from R-A, Single-Family Rural Residential District to R-2, Moderate-Density Single-Family Residential, KAD No. 11567 and 42662 (ML&E LANDQUEST CASCADE CAVERNS, LLC)

Attachments: [Summary](#)
 [Att - 1 LOCATION MAP](#)
 [Att - 2 aerial for southglen](#)
 [Att 3 - ZoningMap Southglen](#)
 [Att 4 - R-2 Uses](#)
 [Att 5 - approved 9.14.15](#)

7. PUBLIC HEARING

- 7a. To consider the proposed permanent zoning of 17 Herff Road, a total of 26.582 acres, from R-A, Single-Family Rural Residential District to MU-2, Mixed-Use Community District and R-4, Multi-Family Residential District, KAD No. 12536, 15847, 15848, AND 15849 (CT 17 Herff Land LP)

8. Make recommendation to City Council to consider the proposed permanent zoning of 17 Herff Road, a total of 26.582 acres, from R-A, Single-Family Rural Residential District to MU-2, Mixed-Use Community District and R-4, Multi-Family Residential District, KAD No. 12536, 15847, 15848, AND 15849 (CT 17 Herff Land LP)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - 17 Herff - aerial](#)
[Att 3 - 17 Herff zoning map](#)
[Att 4 - Master Plan](#)
[Att 5 - Retail 17 HERFF 11x17](#)
[Att 6 - MU-2 Uses](#)
[Att 6 - R-4 Uses](#)

9. PUBLIC HEARING

- 9a. To consider the proposed rezoning at the southeast corner of Old San Antonio and Herff Road, a total of 5.6 acres out of 12.224 acres, from R-2, Moderate-Density Residential District to R-4, Multi-Family Residential District, KAD 15842, 12533 and 14788 (Heard)

Attachments: [Summary](#)

10. Make recommendation to City Council to consider the proposed rezoning at the southeast corner of Old San Antonio and Herff Road, a total of 5.6 acres out of 12.224 acres, from R-2, Moderate-Density Residential District to R-4, Multi-Family Residential District, KAD 15842, 12533 and 14788 (Heard)

Attachments: [Summary.docx](#)

11. PUBLIC HEARING

- 11a. To consider the proposed rezoning at 25 Cascade Caverns Road , a total of 5 acres out of 12.04 acres, from B-2R, Highway Commercial-Restricted District to R-4, Multi-Family Residential District, KAD 24323 (Meyers)

12. Make recommendation to City Council to consider the proposed rezoning 25 Cascade Caverns Road , a total of 5 acres out of 12.04 acres, from B-2R, Highway Commercial-Restricted District to R-4, Multi-Family Residential District, KAD 24323 (Meyers)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP 25 Cascade Caverns](#)
[Att 2 - aerialmap 25 cascade caverns](#)
[Att 3 - ZoningMap 25 Cascade Caverns](#)
[Att 3A Initial Site Exhibit](#)
[Att 3A2 - 5 Acres Exhibit](#)
[Att 4 - B-2R Uses](#)
[Att 5 - R-4 Uses](#)

13. PUBLIC HEARING

- 13a.** To consider the proposed application of the South Boerne (SoBo) Overlay District to +/- 160 acres known as 115 Norris Ln, 1376 S Main St, 109 Waterview Pkwy, 1410 S Main St, 1420 S Main St, 1430 S Main St, 1434 S Main St, 20 Old San Antonio Rd, Main St, Herff Rd, 1481 S Main St, 1521 S Main St, 30 Old San Antonio Rd, ,KAD 42559, 153703, 153704, 42558, 153705, 48830, 48829, 48828, 62206, 49469, 49470, 39338, 288416, 291873, 33697, 33698, 37636, 33695, 15887 (Christus Santa Rosa Health Care, JKRK Limited Partnership, Holly Lily Holdings LLC, Compass Bank, JRR Partners LTD, Watermark Enterprises LTD, Larry Lester, Judy Calder Foundation, Willis Jay and Dawn Harpole, LFP Ventures LP - Per the Request of The City of Boerne)
- 14.** Make recommendation to City Council to consider the proposed application of the South Boerne (SoBo) Overlay District to +/- 160 acres known as 115 Norris Ln, 1376 S Main St, 109 Waterview Pkwy, 1410 S Main St, 1420 S Main St, 1430 S Main St, 1434 S Main St, 20 Old San Antonio Rd, Main St, Herff Rd, 1481 S Main St, 1521 S Main St, 30 Old San Antonio Rd, ,KAD 42559, 153703, 153704, 42558, 153705, 48830, 48829, 48828, 62206, 49469, 49470, 39338, 288416, 291873, 33697, 33698, 37636, 33695, 15887 (Christus Santa Rosa Health Care, JKRK Limited Partnership, Holly Lily Holdings LLC, Compass Bank, JRR Partners LTD, Watermark Enterprises LTD, Larry Lester, Judy Calder Foundation, Willis Jay and Dawn Harpole, LFP Ventures LP - Per the Request of The City of Boerne)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Sobo Regulating Plan](#)

15. PUBLIC HEARING

- 15a.** To consider 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
- 16.** Make recommendation to City Council to consider 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: [Summary - Subd Ord](#)
 [Subdivision Ord - to PZ 2](#)

ITEMS FOR DISCUSSION/ACTION

17. To consider the approval of a creative alternative for a cottage development located at 530 Oak Park, a total of 1.992 acres, KAD 15836 (Dave Luciani). Take necessary action.

Attachments: [Summary](#)
[Att 1 - LOCATION MAP-530 Oak Park](#)
[Att 2 - aerialmap 530 Oak Park](#)
[Att 3 - ZoningMap 530 oak park](#)
[Att 4 - 11x17 site plan for packet pg 2](#)
[Att 5 - Spec Sheets - 1 bdrms](#)
[Att 6 - Spec Sheets - 2 bdrms](#)

18. DISCUSSION ITEMS:

18a. Master Plan Update

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 3rd day of February, 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.