

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, January 4, 2016 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM
2. APPROVAL OF MINUTES
3. CONFLICTS OF INTEREST
4. CITIZENS' COMMENTS:

This Is the opportunity for visitors and guests to address the Advisory oard 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 116 Bess Street, a total of 2.0035 acres, from R-1, Medium-Density Single-Family District to R-4, Multi-Family Residential District, KAD No. 21648. (717 Investments, LLC)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Zoning Map - 116 Bess St](#)
[Att 3 - Aerial Map - 116 Bess St](#)
[Att 4 - 150806 Bess Street Concept Plan-Model](#)
[Att 5 - Public Notification Sent](#)

6. Make recommendation to City Council regarding the proposed rezoning of 116 Bess Street, a total of 2.0035 acres, from R-1, Medium-Density Single-Family District to R-4, Multi-Family Residential District, KAD No. 21648. (717 Investments, LLC)

7. PUBLIC HEARING

- 7a. To consider the proposed subdivision of Nagel Addition Lots Pt 12, 13 and 14 (217 and 223 Becker Street), 2 residential lots into 6 residential lots, KAD Nos. 24440, 24442. (Robert Grier)

Attachments: [Summary -Becker](#)
[Att 1 - Grier letter of request](#)
[Att 2 - location](#)
[Att 3 - aerial](#)
[Att 4 - Becker street layout-1-11x17](#)
[Att 5 - SURFACE - WIN 20150917 174554](#)
[Att 6 - SURFACE - WIN 20150917 174727](#)
[Att 7 - Public Notification Sent](#)

8. Take necessary action regarding the proposed subdivision of Nagel Addition Lots Pt 12, 13 and 14 (217 and 223 Becker Street), 2 residential lots into 6 residential lots, KAD Nos. 24440, 24442. (Robert Grier)

9. PUBLIC HEARING

- 9a. To consider approval for the use of a retirement community in a R-2, Moderate-Density Residential District and R-3, High-Density Residential District for 20 Old San Antonio Road, a total of 5.609 acres, fronting East Bandera Road, KAD No. 39338. (Franklin Development Properties for Bruce Calder, Owner)

Attachments: [Summary - Retirement Community - Franklin](#)
[Att 1 - 20 Old SA - location fronting E Bandera](#)
[Att 2 - aerialmapsforsignsfranklin2](#)
[Att 3 - site plan](#)
[Att 4 - 1-story elevations - 12.14.15](#)
[Att 5 - 3-story elevations - 12.14.15](#)
[Att 6 - Public Notification Sent](#)

10. Make recommendation to City Council regarding the use of a retirement community in a R-2, Moderate-Density Residential District and R-3, High-Density Residential District for 20 Old San Antonio Road, a total of 5.609 acres, fronting East Bandera Road, KAD No. 39338. (Franklin Development Properties for Bruce Calder, Owner)

ITEMS FOR DISCUSSION/ACTION

11. Untable and consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed commercial development located at 101 Woods of Boerne Blvd (Woods of Boerne, Commercial Lot 7C). Take necessary action.

Attachments: [Summary - 7C creative alternative](#)
[Att 1 - City of boerne ordinance request](#)
[Att 2 - location](#)
[Att 3 -Site plan](#)

12. Consider a request for a variance to the City of Boerne Subdivision Ordinance, Article 6, Drainage and Flood Hazards, Section 6.01.003 Stormwater Management, for Menger Springs, Unit 3A to construct detention facilities at a later time within the development of the master planned community of Regent Park (parent tract) owned by 420 Investment Group. Take necessary action.

Attachments: [Summary](#)
[Att 1 - Menger Springs Unit 3A](#)
[Att 2 - location to Regent Park](#)
[Att 3 - Signed Variance Application](#)
[Att 4 - Tenotex Letter - Israel Fogiel - Menger Springs](#)
[Att 5 - Pape Dawson ltr Variance Request](#)
[Att 6 - Mike Mann email - approval of variance](#)

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

14. ADJOURNMENT

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted at the Boerne City Hall
this be the [X] day of [Month], 2015 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.