

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, August 1, 2016 – 6:00 p.m.

1. Call to Order, 6:00
2. Approval of Planning and Zoning Commission Minutes of the meeting held July 11, 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 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](#)
[SubDiv Ordinance - revisions 7 29 16](#)

6. 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: [Summary - untable](#)

7. Make 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: [Summary](#)
[SubDiv Ordinance - revisions 7 29 16](#)

8. PUBLIC HEARING

- 8a. To consider the proposed permanent zoning of the Southglen Subdivision, a total of 88.967 acres, from R-A, Single-Family Rural Residential - Agricultural District to R-2, Moderate-Density Single-Family District and R-E, Single-Family Residential Estate District, KAD Nos. 11502, 11539, 11540, a portion of 11567, a portion of 11593, 38723, and a portion of 42662 (ML&E Landquest Cascade Caverns, L.L.C., Pulte Homes of Texas, L.P., Meritage Homes of Texas, L.L.C., and Kendall West Utility, L.L.C.)

Attachments:

[Summary](#)

[Att 1- LOCATION MAP](#)

9. Make recommendation to City Council regarding the proposed permanent zoning of the Southglen Subdivision, a total of 88.967 acres, from R-A, Single-Family Rural Residential - Agricultural District to R-2, Moderate-Density Single-Family District and R-E, Single-Family Residential Estate District, KAD Nos. 11502, 11539, 11540, a portion of 11567, a portion of 11593, 38723, and a portion of 42662 (ML&E Landquest Cascade Caverns, L.L.C., Pulte Homes of Texas, L.P., Meritage Homes of Texas, L.L.C., and Kendall West Utility, L.L.C.)

Attachments:

[Summary](#)

[Att 1- LOCATION MAP](#)

[Att 2 - SouthglenZoningMap](#)

[Att 3 - Aerial](#)

[Att 4 - MCP - approved 9.14.15](#)

[Att 5 - R-2 Uses](#)

[Att 6 - R-E Uses](#)

[Att 7 - responses](#)

[Att 8 - future zoning](#)

10. PUBLIC HEARING

- 10a. To consider the proposed rezoning of 44 and 46 Old San Antonio Road, a total of 2.811 acres, from R-E, Single-Family Residential Estate District to B-2, Highway Commercial District, KAD Nos. 42070, 15863, 14796, 42069 (Howard R Moore, Michelle L Moore, Vicki Reid Moore, Leon Grivell III)

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

11. Make recommendation to City Council regarding the proposed rezoning of 44 and 46 Old San Antonio Road, a total of 2.811 acres, from R-E, Single-Family Residential Estate District to B-2, Highway Commercial District, KAD Nos. 42070, 15863, 14796, 42069 (Howard R Moore, Michelle L Moore, Vicki Reid Moore, Leon Grivell III)

Attachments: [Summary - rezoning](#)
[Att 1 - LOCATION MAP](#)
[Att 2- Aerial](#)
[Att 3 - Zoningmap](#)
[Att 4 - Land Use Plan revised 12.11.12](#)
[Att 5 - Old SA Boerne Zoning Exhibit 7-13-16](#)
[Att 6 - B-2 Uses](#)
[Att 7 - R-E Uses](#)

12. PUBLIC HEARING

- 12a. To consider the use of contractors in a B-2, Highway Commercial District at 44 and 46 Old San Antonio Road, KAD Nos. 42070, 15863, 14796, 42069 (Howard R Moore, Michelle L Moore, Vicki Reid Moore, Leon Grivell III)

Attachments: [Summary - use request](#)
[Att 1 - Letter of use request](#)

13. Make recommendation to City Council regarding the use of contractors in a B-2, Highway Commercial District at 44 and 46 Old San Antonio Road, KAD Nos. 42070, 15863, 14796, 42069 (Howard R Moore, Michelle L Moore, Vicki Reid Moore, Leon Grivell III)

Attachments: [Summary - use request](#)
[Att 1 - Letter of use request](#)
[Att 2- Aerial](#)
[Att 3 - Old SA Boerne Zoning Exhibit 7-13-16](#)

RECOMMENDATIONS

14. Untable 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 04. Home Occupations.

Attachments: [Untable summary - AIS Home Occupation Definition - untable](#)

15. 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 04. Home Occupations. Take necessary action.

Attachments: [Consider summary - AIS Home Occupation Definition](#)
[Att 1 - home occupation](#)

16. Consider a waiver request to the Subdivision Ordinance, Article 5, Street Specifications and Construction Standards, Section 03. Street Geometry Standards, Reverse Curves for Southglen Phase 2. Take necessary action.

Attachments: [Summary](#)
[Att 1 - waiver request Southglen Phase 2](#)
[Att 2 - MCP - approved 9.14.15](#)
[Att 3 - EXH - Pad Fit Exhibit SG P2](#)
[Att 4 - Clear vision](#)

17. Consider fence materials for fencing along Arterials in Southglen Subdivision. Take necessary action.

Attachments: [Summary](#)
 [Att 1- LOCATION MAP](#)
 [Att 2 - Southglen exhibits for fencing approval](#)
 [Att 3 - Southglen city letter signed](#)

18. Consider preliminary plat approval for Whisper Glen Phase 1 (16 residential lots). Take necessary action.

Attachments: [Summary](#)
 [Att 1 - 140509_WGL_PUD](#)
 [Att 2 - Whisper Glen Phase I Replat Sheet 1](#)
 [Att 3 - Whisper Glen Phase I Replat Sheet 2](#)

19. The following final plat shall be approved as is stated in the Subdivision Ordinance Article 2, Section 04. Final Plat Approval, Subsection 2.04.001 B Conditional Approval.

- 19a. Final plat for Southglen Phase 2.

Attachments: [Summary](#)
 [SG P2 Final Plat Sheet 1](#)
 [SG P2 Final Plat Sheet 2](#)

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 29th day of July, 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.