

**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

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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.**

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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.