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 mapl
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.