

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, September 11, 2017 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. APPROVAL OF MINUTES

Approval of Planning and Zoning Commission Minutes of the
meeting of August 7, 2017.

3. CONFLICTS OF INTEREST DECLARATION

4. CITIZENS' COMMENTS:

*This is the opportunity for visitors and guests to address the Planning and Zoning
Commission on any issue. The Planning and Zoning Commission may not discuss
any presented issue, nor may any action be taken on any issue at this time.
(Attorney General Opinion – JC-0169)*

PUBLIC HEARING

5. To consider the proposed use request of multi-dwelling structures in a B-2, Highway Commercial District, a total of 6.089 acres, for a site located within The Commons at Menger Creek Master Development Plan.
6. Make recommendation to City Council to consider the proposed use request of multi-dwelling structures in a B-2, Highway Commercial District, a total of 6.089 acres, for a site located within The Commons at Menger Creek Master Development Plan.

PUBLIC HEARING

7. 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. Commerical Center Design Standards, Section 09. Combined Commercial Design Standards.

- 8.** Make recommendation to City Council 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. Commerical Center Design Standards, Section 09. Combined Commercial Design Standards.

ITEMS FOR DISCUSSION/ACTION

- 9.** Consider approval for the preliminary plat for Overlook at Boerne (37 residential lots, 3 open space lots). Take necessary action.
- 10.** Consider approval for the development plat for Boerne ISD Administration Building. Take necessary action.
- 11.** Consider a request for a variance to the Subdivision Ordinance, Article 5, Section 5.02.001, Required Street Improvements and Section 5.02.002, Street Improvement Timing for 115 Adler Road (Pizza Cave - Roxie Orms). Take necessary action.
- 12.** Consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed restaurant located at 214 West Bandera, KAD 24357 (Dunkin Donuts). Take necessary action.
- 13.** Consider a request for a variance to the Subdivision Ordinance, Article 4, Section 4.01.001, to allow for plat submittal prior to approval of the Master Plan for 17 Herff Road, KAD 15747, 15748, 15749 (Brown & Ortiz).
- 14.** Consider a request for a variance to the Subdivision Ordinance, Article 3, Section 3.04.004, Lot Access, Minimum Separation for a driveway in a multi-family development located on a .996 acre tract located between S. Plant and Stahl Street, KAD 63697 (Alamo Ridge Investments).
- 15.** Consider the approval for a preliminary plat for Esperanza, Unit 2D (44 residential lots and one (1) open space lot). Take necessary action.

16. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence. The following final plat shall be approved conditionally as is stated in the Subdivision Ordinance Article 2, Section 04. Final Plat Approval, Subsection 2.04.001B Conditional Approval.

- a. Final plat for Esperanza Phase 2B (33 residential lots, 1 open space lot).
- b. Final Plat for Southglen, Unit 8 (1 amenity lot and 1 open space lot).
- c. Final Plat for Herff Village, Phase 2 (37 residential lots and 7 open space lots).

17. Discussion Items:

- Ordinance updates low impact development (LID) and LED lighting

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

19. ADJOURNMENT

s/s Laura Talley

Administrative Officer

CERTIFICATION

**I herby certify that the above notice of meeting was posted at the Boerne City Hall
this be the 8th day of September, 2017 by 5:00 p.m.**

s/s Susana Ramos

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.