

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, January 8, 2018 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

2. APPROVAL OF MINUTES

[2018-115](#) Approval of Planning and Zoning Commission Minutes of the meeting held December 4, 2017.

Attachments: [17 - 1204 PZ Official Meeting Minutes Unsigned Jan0518](#)

3. CONFLICTS OF INTEREST

4. PUBLIC 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. [2018-116](#) To consider the proposed rezoning of Moosehead Manor, Lot 13A-1 (1.242 acres on Wanda Street) (KAD 50728) from O, Office District to B-1, High Density Residential and Neighborhood Commercial District (Fred Hasheer).

Attachments: [Public hearing summary - Wanda](#)
[Att 1 - 13A-1 WANDA STREET LOCATION MAP](#)
[Att 2 - 13A-1 WANDA STREET ZONING MAP](#)

6. [2018-117](#) Make recommendation to City Council regarding the proposed rezoning of Moosehead Manor, Lot 13A-1 (1.242 acres on Wanda Street) (KAD 50728) from O, Office District to B-1, High Density Residential and Neighborhood Commercial District (Fred Hasheer).

Attachments: [Summary - Wanda](#)
[Att 1 - 13A-1 WANDA STREET LOCATION MAP](#)
[Att 2 - 13A-1 WANDA STREET ZONING MAP](#)
[Att 3 - 13A-1 WANDA STREET AERIAL MAP](#)
[Att 4 - O Uses](#)
[Att 5 - B-1 Uses](#)

7. [2018-118](#) To consider the proposed Accessory Dwelling in an R-3, High Density Residential District located at 402 Yoalana Street (KAD 23531) (Jack Hearn).

Attachments: [PUBLIC HEARING - summary](#)
[Att 1 - 402 YOALANA LOCATION MAP](#)
[Att 2 - 402 YOALANA ZONING MAP](#)

8. [2018-119](#) Make recommendation to City Council regarding the proposed Accessory Dwelling in an R-3, High Density Residential District located at 402 Yoalana Street (KAD 23531) (Jack Hearn).

Attachments: [Summary - Yoalana](#)
[Att 1 - 402 YOALANA LOCATION MAP](#)
[Att 2 - 402 YOALANA ZONING MAP](#)
[Att 3 - 402 YOALANA AERIAL MAP](#)
[Att 4 - Street view](#)
[Att 5 - Letter of request](#)
[Att 6 - Site plan](#)
[Att 7 - R-3 Uses](#)

9. [2018-120](#) To consider an Ordinance amending the City Of Boerne Subdivision Ordinance No. 2007-56, dated November 13, 2007, Article 1. General Provisions, Section 04. Definitions, Article 2. Procedures, Section 02. Procedures For Preliminary Plat, Section 03. Design and Construction Plans, Section 05. Procedures for Final Plat, Article 3. Planning And Community Design Standards, Section 03. Open Space Systems. And Adding Section 06. Low Impact Development Facilities, Article 9. Impervious Cover In The Extraterritorial Jurisdiction (ETJ), Section 02. Impervious Cover Standards Applied to Development in the Extraterritorial Jurisdiction (ETJ)

Attachments: [Summary - Public hearing](#)
 [Att 1 - Ordinance revisions for LID](#)

10. [2018-121](#) Make recommendation to City Council to consider an Ordinance amending the City Of Boerne Subdivision Ordinance No. 2007-56, dated November 13, 2007, Article 1. General Provisions, Section 04. Definitions, Article 2. Procedures, Section 02. Procedures For Preliminary Plat, Section 03. Design and Construction Plans, Section 05. Procedures for Final Plat, Article 3. Planning And Community Design Standards, Section 03. Open Space Systems. And Adding Section 06. Low Impact Development Facilities, Article 9. Impervious Cover In The Extraterritorial Jurisdiction (ETJ), Section 02. Impervious Cover Standards Applied to Development in the Extraterritorial Jurisdiction (ETJ)

Attachments: [Summary - Subd Ord](#)
 [Att 1 - Ordinance revisions for LID](#)

11. [2018-122](#) To consider an Ordinance amending the City of Boerne Zoning Ordinance No. 2007-64, dated December 18, 2007, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 02. Outdoor Lighting, Article 5, Zoning Districts and Use Regulations, Section 03. Permitted Uses, Section 20, B-3 - Central Business District, and adding Section 33. NH - North Herff Road Overlay District

Attachments: [Summary - Public hearing](#)
[Att 1 - Zoning ordinance revisions](#)

12. [2018-123](#) Make recommendation to City Council to consider an Ordinance amending the City of Boerne Zoning Ordinance No. 2007-64, dated December 18, 2007, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 02. Outdoor Lighting, Article 5, Zoning Districts and Use Regulations, Section 03. Permitted Uses, Section 20, B-3 - Central Business District, and adding Section 33. NH - North Herff Road Overlay District.

Attachments: [Summary - zoning](#)
[Att 1 - Zoning ordinance revisions](#)

13. [2018-124](#) Consider an amendment to the Master Plan for Southglen subdivision, previously a 109.01 acre, 375 residential lot development, to a 114.72 acre, 397 residential lot development located at Cascade Caverns Road adding 5.71 acres from KAD No. 21899 (214 Cascade Caverns Road - at the request of ML&E Landquest Cascade Caverns, LLC). Take necessary action.

Attachments: [Summary - Southglen](#)
[Att 1 - Southglen MP](#)

14. [2018-125](#) Consider the proposed creative alternative on parking for Lot 4, Country Village, a .94 acre lot (KAD No. 18391 at South School Street). Take necessary action.

Attachments: [Summary - creative alt](#)
[Att 1 - Letter of Request Dec1317](#)
[Att 2 - aerial](#)
[Att 3 - Karaklis-Boerne_12-4-17 tree preservation plan LS1](#)
[Att 4 - Karaklis-Boerne_12-4-17 planting plan LS2](#)
[Att 5 - elevation](#)

15. [2018-126](#) Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for Ranches at Creekside, Unit 4A. Take necessary action.

Attachments: [Summary - 4A](#)
[Att 1 - Plat Submittal Dec1317](#)
[Att 2 - pg 1Variance Application](#)
[Att 3 - pg2Variance Worksheet](#)

16. [2018-127](#) Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for Ranches at Creekside, Unit 4B. Take necessary action.

Attachments: [Summary - 4B](#)
[Att 1 - HPSC1424](#)
[Att 2 - HPSC1425](#)
[Att 3 - pg 1Variance Application](#)
[Att 4 - pg2Variance Worksheet](#)

17. [2018-128](#) Consider a request for a variance to the Subdivision Ordinance, Article 5, Section 5.02.002, Street Improvement - Timing for 36 Old San Antonio, a proposed 2.29 out of 6.103 acre tract (El Chaparral at the request for Carlos Garcia). Take necessary action.

Attachments: [Summary](#)
[att 1 - Variance Application Dec2217](#)
[att 2 - Variance Request Letter Dec2217](#)
[Att 3 - Variance Site Plan Exhibit - REVISED 01052018](#)

18. 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 2.04.001 B Conditional Approval.

- a. [2018-129](#) Southglen, Phase 5, Lot 2A Replat (36 Residential, 2A open space lots).

Attachments: [Summary](#)
[Att 1 - SG P5 Final Plat](#)

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

20. ADJOURNMENT

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 5th day of
January, 2018 by 5:00 p.m.

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Police/Municipal Court Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development 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.