

CITY OF BOERNE
PLANNING AND ZONING COMMISSION

VARIANCE APPLICATION

APPLICANT: GREEN LAND VENTURES, LTD. PHONE NO. (830)331-9400

PROPERTY ADDRESS: THE RANCHES AT CREEKSIDE

LOT: _____ BLOCK: _____ SUBDIVISION: THE RANCHES AT CREEKSIDE

OWNER: GREEN LAND VENTURES, LTD. PHONE NO. (830)331-9400
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:
916 E. Blanco, Suite 100 Boerne, TX 78006

Owner is giving JEFFREY J. HUTZLER authority to represent him/her at the hearing.
(Applicant)



(Owner's Signature)

September 29, 2016

(Date)

1. Applicant is making a request from the Boerne Subdivision Ordinance
(Article & Section No. Article 2, Procedures, Section 2.02.001 Submission
(preliminary plat) and Section 2.05.001 Procedures for Submission (final plat))

Check one: (X) Variance () Appeal () Special Exception

2. Describe request:

WE ARE SEEKING A VARIANCE FROM THE ABOVE REFERENCED
ORDINANCE TO THE PLATTING PROCEDURES FOR THE UNIT 1 - PHASE II
PLAT. ALL PLANS AND PLATS HAVE BEEN APPROVED. THIS VARIANCE
SEEKS TO SPLIT THE PRIOR APPROVED PLAT INTO A "PHASE II - A" AND A
"PHASE II - B".

3. Applicant hereby requests this case be reviewed by the Planning and Zoning
Commission for a decision. I do hereby certify that the above statements are
true and correct.



(Applicant's Signature)

September 29, 2016

(Date)

**CITY OF BOERNE
PLANNING & ZONING COMMISSION**

ZONING VARIANCE WORKSHEET

Commission's Power to Grant Variances.

The Planning and Zoning Commission may grant a variance from the requirements of this ordinance when, in the Commission's judgment, the application of a subdivision standard to a particular property or project meets the required findings of section 2.06.002 of the Subdivision Ordinance.

Procedures for Variances.

The subdivider shall submit to the City Manager a written application for each variance which is requested, 14 days prior to the meeting at which the variance is to be considered, along with the appropriate filing fee established by City Council. The Planning and Zoning Commission shall not consider any action on the variance request until this fee has been paid. The findings of the Commission, together with the specific facts upon which such findings are based, shall be incorporated into the minutes of the Commission meeting at which the variance is granted.

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

Findings Required for Variances.

A variance to the standards in the subdivision ordinance may be granted where the Planning and Zoning Commission finds that the following conditions exist:

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

NO

- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

NO

- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

YES

- D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.

NO

- E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:

1. The goals and policies of the Master Plan;
2. The purposes of these regulations; and
3. The intent of the standards.

THE GOALS, STANDARDS AND INTENT OF THE REQUIRED STANDARDS AND SPECIFICATIONS WILL BE MET.

- F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

NO

- G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

NO

- H. Will the variance adversely impact the general health, safety and welfare of the public.

NO

Each subdivision standard for which a variance is requested shall be specifically identified as a Note on the final plat.

Conditions.

In granting approval of a subdivision with a variance, the Planning Commission may prescribe conditions to secure the objectives and interest of the City, and to enforce the purpose and intent of these regulations. In granting a variance, the Commission shall prescribe only conditions that it deems necessary to or desirable in the public interest.