



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Tye
- ☐ 4 = Cisneros
- ☐ 5 = Handren
- ☒ All

AGENDA DATE	August 6, 2018
ITEM NUMBER	6.
DESCRIPTION	MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED ADOPTION OF THE CITY OF BOERNE'S 2018 COMPREHENSIVE MASTER PLAN.
STAFF'S RECOMMENDED ACTION (be specific)	Approve the proposed City of Boerne's 2018 Comprehensive Master Plan and authorize the Chair to sign and provide City Council a report of the Commission's recommendation
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley, Director
SUMMARY	<p>After 13 focus group meetings, multiple Technical Advisory Committee (city staff) meetings, numerous key person interviews, 11 Master Plan Steering Committee meetings, an online survey that brought over 1,700 responses, three open houses, two joint meetings of the Steering Committee/Planning and Zoning Commission/City Council and a public hearing before the Commission in June and July, the City of Boerne Comprehensive Master Plan is being considered for approval. As required by the Zoning Ordinance, a report from the Planning & Zoning Commission must be provided to the Council stating the Commission's action on this item. Staff's recommended action includes authorization for the Chair to sign the report to Council.</p> <p>City staff met and reviewed the Master Plan document as a group. Each department has had an opportunity to review and comment. The Commission has received and had opportunity to provide feedback to Staff regarding the document. The Commission has held two public hearings, with the meeting on August 6th being the third. Council has provided feedback to Staff in two workshops.</p> <p>The document was made available for public review and comments were accepted through July 20th. The public comments are attached. Of the 79 comments received, 21 came from residents of the city.</p> <p>49 of the comments are in regard to the Kendall Gateway Study (KGS). When the references to the KGS were added to the Master Plan, it was anticipated that the KGS would be completed and approved prior to the adoption of the City's Master Plan. In that scenario, we felt that it was appropriate to have the KGS references in the Master Plan. However, given</p>

	<p>that the KGS has not been approved by the County or the City, it is in the best interest of the Master Plan and the city for the Master Plan to move forward without reference to the KGS. All reference to the KGS have been removed from the Master Plan.</p> <p>One person suggested that the Master Plan use stronger, more action oriented language. The Master Plan is a guide which will be used to update the city's ordinances. The ordinances are where the stronger language, as suggested, belong. The ordinances are the regulations that fulfill the vision and intent of the Master Plan.</p> <p>Outside of the KGS, the public comments generally can be addressed with amendments to the Zoning Ordinance and the Subdivision Ordinance. Some spoke to the desire for the city to continue efforts in incorporating dark sky regulations, downtown regulations and historic district preservation, and more stringent architectural design criteria, all of which will be addressed in the Zoning Ordinance. Other comments pertained to preservation of riparian buffers, stream corridors, connecting and preserving areas for trails and open space/park land, all of which will be addressed in the Subdivision Ordinance. Some referenced the desire for the city to make strides towards alternative power and water resources such as solar power, reclaimed water and rainwater harvesting. As part of the Utility Plan, the city continually looks at and considers alternatives sources for power and water. Finally, there were comments regarding signage which will be addressed with the update to our Sign Ordinance. In general people were most concerned about keeping Boerne unique and maintaining the small town feel which can only be addressed with updates to the ordinances.</p> <p>The last of the changes that were discussed at the July Planning and Zoning Commission meeting have been incorporated into the current version of the Master Plan. They are as follows:</p> <p>Action Item 1.3.11: Determine present conditions of downtown/North Main utility infrastructure; create a program for improvements to allow for economic development opportunities.</p> <p>Action Item 4.2.6: Consider development of an aquatics facility or natatorium; plan to provide a variety of water-based recreation opportunities in Boerne. (Add an initiation timeframe of 6-10+ years)</p> <p>Goal 5: Foster a thriving and diverse economy through business attraction, retention, expansion, employment diversification and attraction of higher paying jobs, and destination amenities which maintain the overall financial viability of the City.</p> <p>Action Item 5.1.10: Seek economic development initiatives to seek expanded and diversify employment opportunities including higher paying jobs.</p> <p>Planning and Zoning Commission is required to provide a report to City Council (a draft is attached) and make recommendation. Council is</p>
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	<p>scheduled to hold a public hearing and consider approval of the Plan at their regularly scheduled August 14th meeting. If approved on August 14, a second reading of the Ordinance will be had on August 28th.</p> <p>Staff is supportive of and recommends approval of the 2018 Comprehensive Master Plan.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.