



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	August 28, 2018
<b>DESCRIPTION</b>	CONSIDER ON SECOND READING ORDINANCE NO. 2018-28; AN ORDINANCE ADOPTING THE 2018 AMENDED COMPREHENSIVE MASTER PLAN FOR THE CITY OF BOERNE.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve on second reading Ordinance No. 2018-28; Adopting the 2018 Comprehensive Master Plan for the City of Boerne, Texas adding two utility service area maps.
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley, Director
<b>SUMMARY</b>	<p>After a public hearing before the Planning and Zoning Commission, the Commission recommended approval of the 2018 Comprehensive Master Plan. As required by the Zoning Ordinance, a report from the Planning &amp; Zoning Commission must be provided to the Council stating the Commission's action on this item. That has been provided.</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 three public hearings and 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 20<sup>th</sup>. 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 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</p>

	<p>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 alternative 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 requested by Council 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>Finally, Staff would like to add two utility maps to the Current Conditions section of the Master Plan. These maps demonstrate the electric service territory and the current area served with gas. The Commission made that part of their recommendation for approval to Council.</p> <p>The Planning and Zoning Commission recommended approval of the Comprehensive Master Plan by a vote of 6-0.</p>
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<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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