

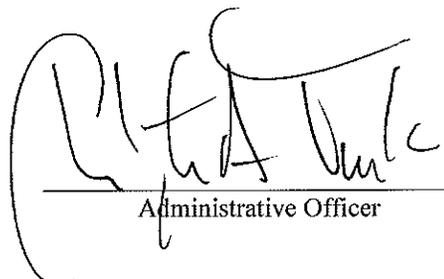
AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO
Monday, December 2, 2013
6:00 p.m.

1. Call to Order, 6:00
2. Approval of Planning and Zoning Commission Minutes of November 4, 2013.
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)
5. Public hearing
 - a. To consider the proposed revisions to An Ordinance Amending the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 05. Supplemental Height, Yard, Area and Slope Requirements, Section 06. Accessory Dwellings, Section 07. Neighborhood Design Standards, Section 09. Combined Commercial Design Standards, Article 5, Zoning Districts and Use Regulations, Section 03. Permitted Uses, Table 5-1. Permitted Uses & Base Zoning Districts; and Section 04. Residential Lot Types and Standards
6. Consider approval of a request for the Miller tract subdivision for a variance to the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Subsection 3.02.002E External Connections, to allow a six foot (6') fence of various materials along the Arterial and Collector streets. Take necessary action.
7. Consider approval and make recommendation to City Council regarding deviations from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for Miller tract subdivision (a 12' concrete multi-use trail on one side in lieu of sidewalks on both sides and bike lanes in the street). Take necessary action.
8. Consider approval and make recommendation to City Council regarding deviations from the requirements for pavement width as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for Miller tract subdivision (30' pavement width rather than 36' on streets where lots are 60+ feet in width). Take necessary action.
9. Consider approval of a waiver to the requirements for a sidewalk on both sides of a Local Neighborhood street of the City of Boerne Subdivision Ordinance No. 2007-56, Article 3. Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for Miller tract subdivision (where a trail provides direct access from each lot or the density is less than 3.5 dwelling units per acre). Take necessary action.
10. Consider approval of a development plat for AllCat, 4.183 acres located at 16 Cascade Caverns Road. Take necessary action.

11. 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 plats 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. Vacate and final plat for Morningside Ministries, Boerne Campus III (34.26 acres).

12. Adjourn



Administrative Officer

CERTIFICATE

I hereby certify that the above notice of meeting was posted at the Boerne City Hall this the 27th day of November, 2013 by 5:00 p.m.

Secretary

The Police / Municipal Court Complex is wheelchair accessible. Access to the building and special parking are 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 Department at 830-249-9511.