

Planning and Zoning Commission Meeting  
May 2, 2022

Item 5.A.

CONSIDER AN AMENDMENT TO A VARIANCE TO THE SUBDIVISION ORDINANCE 2007-56, ARTICLE 3 PLANNING AND COMMUNITY DESIGN STANDARDS, SECTION 3.04.002, BLOCK SIZE AND ARRANGEMENT, A. BLOCK SIZES, TO EXCEED THE MAXIMUM BLOCK STANDARDS SPECIFIED IN TABLE 3-12 FOR HIGHWAY/COMMERCIAL CENTER FOR MENDER PLACE LOT 4A LOCATED AT 115 CHRISTUS PARKWAY GRANTED ON NOVEMBER 1, 2021 (KAD NO. 42559). TAKE NECESSARY ACTION.

Mr. Ryan Bass, City Environmental Planner / Urban Forester, presented the proposed variance request.

Commissioner Hiler gave a brief update from the subcommittee who met on this project; the subcommittee is in favor of tree preservation efforts made by the developer.

Commission discussion ensued regarding the city's tree mitigation plan, specific to what funds are used for and if the funds are restricted to replacing lost trees/tree preservation.

Mr. Bass explained that mitigation funds will be designated to assist with preventative measures addressing oak wilt problems within the city limits, to plant trees in other parkland areas, and to aid in tree preservation efforts.

Ms. Laura Haning, Planning and Community Development Director, clarified that there will be a separate line item these funds will go into that are designated for tree related projects (treating, preserving, planting, etc.).

A MOTION WAS MADE BY COMMISSIONER HILER, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE AN AMENDMENT TO A VARIANCE TO THE SUBDIVISION ORDINANCE 2007-56, ARTICLE 3 PLANNING AND

COMMUNITY DESIGN STANDARDS, SECTION 3.04.002, BLOCK SIZE AND ARRANGEMENT, A. BLOCK SIZES, TO EXCEED THE MAXIMUM BLOCK STANDARDS SPECIFIED IN TABLE 3-12 FOR HIGHWAY/COMMERCIAL CENTER FOR MENGER PLACE LOT 4A LOCATED AT 115 CHRISTUS PARKWAY (KAD NO. 42559) THAT WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 1, 2021 TO STATE THAT THE APPLICANT WILL ADHERE TO THE TREE PRESERVATION PLAN CALLED "EXHIBIT A" PRESENTED TONIGHT AND PAY A REDUCED RATE OF \$1.3 MILLION IN MITIGATION FEES TO THE CITY OF BOERNE PRIOR TO FINAL APPROVAL OF THE PLAT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 6-** CHAIRMAN BANNWOLF, COMMISSIONER ANZOLLITTO, COMMISSIONER CATES, COMMISSIONER HILER, COMMISSIONER BIRD, COMMISSIONER FRIAR

**NAY: 1-** COMMISSIONER COHOON

**Approved: 6-1**