

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, October 7, 2024 – 6:00 p.m.

Minutes of the Planning and Zoning Commission meeting of October 7, 2024 at 6:00 p.m.

Present: 6 - Chairman Tim Bannwolf, Vice Chair Lucas Hiler, Commissioner Bill Bird, Commissioner Susan Friar, Commissioner Carlos Vecino, Commissioner Bob Cates

Absent: 1 - Commissioner Terry Lemoine

Staff Present: Mick McKamie, Kristy Stark, Barrett Squires, Heather Wood, Nathan Crane, Franci Linder, Jo-Anmarie Andrade, Cheryl Rogers, Andrew Wilkinson, Liz Huvalla, Ryan Bass

Recognized and Registered Guests: Nancy Garcia, Ashley Farrimond, Cheryl Cole, Barry Sanditen

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:01 p.m.

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

Chairman Bannwolf opened public comments at 6:02 p.m.

No comments were received.

Chairman Bannwolf closed public comments at 6:02 p.m.

4. CONSENT AGENDA

Commissioner Hiler requested to make an amendment to the special called Planning and Zoning Commission meeting minutes from September 9, 2024. He explained that he had a conflict of interest with item #4 (Consent Agenda) of that meeting and that he stepped down from the dais and he did not vote. He further clarified that the meeting minutes stated that there was a vote of 6 in favor when there were actually only 5 votes in favor; the amendment is to correct the vote to 5 in favor.

A motion was made by Commissioner Hiler, seconded by Commissioner Bird, to approve the consent agenda as amended. The motion carried by the following vote:

Approved as Amended: 6 - Chairman Tim Bannwolf, Commissioner Lucas Hiler, Commissioner Susan Friar, Commissioner Bill Bird, Commissioner Bob Cates, Commissioner Carlos Vecino

- 4.A.** [2024-523](#) Consider approval of the minutes of the Special Called Planning and Zoning Commission meeting of September 9, 2024.

5. REGULAR AGENDA

- 5.A.** [2024-521](#) Untable and consider a request for a variance to Chapter 8.2, Drainageway Protection Zones, of the Unified Development Code for a property located at 612 River Road (KAD 26667).

A motion was made by Commissioner Hiler, seconded by Commissioner Bird, to untable a request for a variance to Chapter 8.2, Drainageway Protection Zones, of the Unified Development Code for a property located at 612 River Road (KAD 26667). The motion carried by the following vote:

Untabled: 6 - Chairman Tim Bannwolf, Commissioner Lucas Hiler, Commissioner Susan Friar, Commissioner Bill Bird, Commissioner Bob Cates, Commissioner Carlos Vecino

Cheryl Rogers, City Engineer, presented the proposed variance, providing further context on the intent behind the Drainageway Protection Zones in the code. She explained that these regulations were primarily in place from an environmental standpoint, aimed at protecting citizens in the event of a 100-year rainstorm. Commissioner Cates elaborated that he had been part of a diverse committee that provided feedback on the current drainage codes, emphasizing the importance of preserving water quality from runoff and ensuring public safety.

Commissioner Hiler inquired whether the fire department would review the plan, what mitigation landscaping would be included, and how the driveway in the proposed plan can be included in the variance approval.

Commissioner Cates asked if the applicant is in support of the presented plan.

Cheryl Rogers clarified that a designated fire lane is not required, and that the plan includes a proposed low-impact development (LID) feature (rain garden in the front) to capture and filter the water runoff. She also confirmed that the applicant, Nancy Garcia, worked closely with city staff on the rendering and is in favor of the proposal, with a focus on providing ample parking at the rear of the property and prioritizing citizen safety.

The applicant, Ms. Nancy Garcia, confirmed that she worked with city staff on the rendering and is in support of the parking in the back.

A motion was made by Commissioner Cates, seconded by Commissioner Bird, to approve the variance request to Unified Development Code Chapter 8.2 to construct a parking lot with a one-way driveway in Drainageway Protection Zones 1 and 2 and a rain garden within Drainageway Protection Zone 1 and that the parking is placed in the rear

of the building. The motion carried by the following vote:

Approved: 6 - Chairman Tim Bannwolf, Commissioner Lucas Hiler, Commissioner Susan Friar, Commissioner Bill Bird, Commissioner Bob Cates, Commissioner Carlos Vecino

- 5.B.** [2024-522](#) A request for a Special Use Permit (SUP) to allow a mini warehouse facility in the C4 Zoning District within the Scenic Interstate Overlay District generally located south east of Interstate 10 W and N Main Street (KAD: 35973). (Barry Sanditen, Sanditen & Associates, Inc., on behalf of Boerne Medical Center, LTD)
- I. Staff Presentation
 - II. Public Hearing
 - III. Action

Jo-Anmarie Andrade, City Planner II, presented the proposed Special Use Permit.

Ashley Farrimond, attorney representing the project, gave a brief presentation starting with the history of the land. She explained that the proposal has gated access, and that the cul-de-sac is for the multi-family development that is planned for the adjacent property. She further confirmed that the drainage will flow to a large detention pond.

Cheryl Cole, architect overseeing the project, discussed how the conceptual rendering was designed to align with the city's design standards. She explained that the plan includes six parking spaces designated for the office. In instances where these spaces are occupied, vehicles can temporarily park in front of the entrance to their storage units. Additionally, larger trucks will utilize the larger areas. This proposal offers more parking than their usual storage projects in other cities, even for larger building footprints.

Chairman Bannwolf opened the public hearing at 6:45 p.m.

No comments were received.

Chairman Bannwolf closed the public hearing at 6:46 p.m.

Commission discussion included the building design, landscaping plan, future access to the site, the size of the building, the parking spaces presented, the large garage-looking doors, traffic impact, drainage and future plans for the adjacent multi-family development.

Ryan Bass, City Environmental Program Manager, spoke to this project's landscape plan; he noted that this is one of the best plans he has seen along the interstate corridor.

Ashley Farrimond confirmed that two feasibility studies were completed that indicated a demand for controlled climate/controlled access storage in the Boerne area. Additionally, she elaborated on their intention to protect the trees located in the median of the road.

Mick McKamie, Associate City Attorney, clarified that as far as design is concerned, the intent of the scenic interstate corridor guidelines are to preserve hill county type views from the interstate. State legislature does not allow regulation of materials. The commission can request different materials, but can not require specific materials.

Chairman Bannwolf suggested that they consider replacing the horizontal metal garage door looking panels from the street view side with stone to give it a more hill country like design to meet the intent of the scenic interstate overlay

Ashley Farrimond agreed that they could commit to reevaluating the design to see how they can make the panels look less like garage doors.

A motion was made by Commissioner Cates, seconded by Commissioner Bird, to approve a request for a Special Use Permit (SUP) to allow a mini warehouse facility in the C4 Zoning District within the Scenic Interstate Overlay District generally located south east of Interstate 10 W and N Main Street (KAD: 35973). (Barry Sanditen, Sanditen & Associates, Inc.,

on behalf of Boerne Medical Center, LTD). The motion carried by the following vote:

Approved: 5-1

Yea - Chairman Tim Bannwolf, Commissioner Susan Friar, Commissioner Bill Bird, Commissioner Bob Cates, Commissioner Carlos Vecino

Nay - Commissioner Lucas Hiler

6. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:

Section 551.071 – Consultation with attorney regarding open meetings law

Chairman Bannwolf convened the Planning and Zoning Commission into Executive Session at 7:14 p.m.

Chairman Bannwolf reconvened the Planning and Zoning Commission into Open Session at 7:44 p.m.

No action was taken.

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

There were no additional comments from the commission/legal/staff.

8. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 7:44 p.m.

Chairman

Secretary