

REGULAR PLANNING & ZONING COMMISSION MEETING MINUTES (2nd draft)
CITY COUNCIL CHAMBERS, 124 Old San Antonio Road
Boerne, TX 78006
August 3, 2015 – 6:00 PM

Minutes of the Planning and Zoning Commission Meeting of August 3, 2015, 6:00PM.

Present: Jeff Bachmann, Cal Chapman, Israel Pena, Richard Sena, Paula Hayward, Russell Noll, Patrick Cohoon, John Hollinshead, and William Paxton

Absent: None

Staff Present: Chris Turk, Planning and Comm. Dev. Director, Anne DeLuna, Recording Secretary & Planning Associate, Sheldon Cravey, IT, Laura Talley, Senior Planner, Don Burger, Eng/Plants Admin.

Registered /

Recognized Guests: Mick Mazour, Sheila Wilson, Melanie and Roy Faz, Georgiana Dillon, Cheryl Worth, Ben Adam

1. CALL TO ORDER – 6:00 PM

Chairman Hollinshead called the P&Z meeting to order at 6:00 p.m.

2. APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES OF JULY 13, 2015.

Chairman Hollinshead called for a motion on the minutes. RICHARD SENA MADE A MOTION TO APPROVE THE MINUTES OF JULY 13, 2015. JEFF BACHMANN SECONDED THE MOTION. The motion passed 7-0, with one abstention (Commissioner Cohoon).

3. CONFLICTS OF INTEREST DECLARATION.

None

4. CITIZEN'S 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)

Chairman Hollinshead called for comments from the audience.

There were none.

5. PUBLIC HEARING:

CHAIRMAN HOLLINSHEAD OPENED THE PUBLIC HEARING AT 6:02PM.

- a. To consider the proposed rezoning of 48 and 48A Old San Antonio Road (PID: 39194 and 39193), a total of 5.378 acres, from R-E, Single Family Residential Estate District to B-2, Highway Commercial District. (Roy Faz)

Mrs. Talley stated that the properties are two separate parcels but are under the same ownership and may therefore be considered for zoning all together. The property is already developed with a site for mobile homes on the southern parcel and a house on the northern parcel.

The property owner, Mr. Roy Faz, whose home adjoins this site, is requesting a zoning of B-2, Highway Commercial for both properties. He plans to keep the mobile home park and provide facilities for a trailer court (RV Park) on the site.

Mr. Roy Faz, 102, 48 and 48A Old San Antonio Road, stated that he would like his property to be a conforming mobile home park and to be able to expand 48 Old San Antonio Road into a boutique RV space. He also mentioned that he lives in Boerne and cares about this community.

Mr. John Laroche, 103 Old San Antonio Road, stated that if this is the process to allow the residents that currently live at the mobile home park to remain then the city should allow for them to stay. He added that there aren't many options in Boerne for those who live in trailers/mobile homes and that he supports the current use and this request for the rezoning of the properties.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:05PM AND THE REGULAR MEETING WAS REOPENED.

6. MAKE RECOMMENDATION REGARDING THE PROPOSED REZONING OF 48 AND 48A OLD SAN ANTONIO ROAD (PID: 39194 AND 39193), A TOTAL OF 5.378 ACRES, FROM R-E, SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT. (ROY FAZ)

Mrs. Talley presented the zoning map for the properties and stated that the mobile home park is a nonconforming use and may not expand, but may remain as is under any zoning, while the RV Park requires City Council approval to go into a B-2 district.

A trailer court could go in an R-A, B-2R (38' max. height) or B-2 district (40' max. height), all requiring City Council approval. The Land Use Plan identifies this area as a commercial area and therefore staff is supportive of the rezoning to B-2 rather than the rural district.

The commercial district zoning allows the application of the Entrance Corridor standards to the property which would provide a street front buffer of landscaping when the property is developed.

RICHARD SENA MADE A MOTION TO APPROVE THE RECOMMENDATION REGARDING THE PROPOSED REZONING OF 48 AND 48A OLD SAN ANTONIO ROAD (PID: 39194 AND 39193), A TOTAL OF 5.378 ACRES, FROM R-E, SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT. (ROY FAZ) CAL CHAPMAN SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER NOLL, YEAH; COMMISSIONER PAXTON, YEAH; COMMISSIONER HAYWARD, NAY; COMMISSIONER SENA, YEAH; COMMISSIONER PENA, YEAH; COMMISSIONER COHOON, YEAH; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER BACHMANN, YEAH.

The motion passed 7-1, with Commissioner Hayward dissenting.

PZ 15-0803

7. PUBLIC HEARING:

CHAIRMAN HOLLINSHEAD OPENED THE PUBLIC HEARING AT 6:14PM.

- a. **To consider City Council approval for the use of trailer courts in a B-2, Highway Commercial District for 48 and 48A Old San Antonio Road (PID: 39194 and 39193), a total of 5.378 acres. (Roy Faz)**

Mr. Laroche said to include his previously stated comments from agenda item #5 as he is in favor of the use of trailer courts in a B-2 for 48 and 48A Old San Antonio Road.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:15PM AND THE REGULAR MEETING WAS REOPENED.

8. MAKE RECOMMENDATION TO CITY COUNCIL FOR THE USE OF TRAILER COURTS IN A B-2, HIGHWAY COMMERCIAL DISTRICT FOR 48 AND 48A OLD SAN ANTONIO ROAD (PID: 39194 AND 39193), A TOTAL OF 5.378 ACRES. (ROY FAZ)

Paula Hayward indicated that she is on board with RV's at this location.

Mrs. Talley gave the definition of a travel trailer as a recreational vehicle or mobile vehicle designed for travel and short term living and sleeping of recreational nature and the travel court as any premise designed for the purpose of parking travel trailers and recreational vehicles overnight or on a short term basis and providing public restrooms, temporary water and electric hook ups and some similar services.

She added that the property owner intends on blending the travel trailers and RV's together.

Israel Pena asked if a modular home can be located in a trailer court.

Mrs. Talley stated that a modular home could not be located in the court because it exists on a chassis and is considered a single-family residence and also because it is not recreational.

Israel Pena commented that he agrees with the comments that were made by Mr. Laroche. He believes that the property is well suited for the purpose that it is currently being used for.

RICHARD SENA MADE A MOTION TO APPROVE THE RECOMMENDATION TO CITY COUNCIL FOR THE USE OF TRAILER COURTS IN A B-2, HIGHWAY COMMERCIAL DISTRICT FOR 48 AND 48A OLD SAN ANTONIO ROAD (PID: 39194 AND 39193), A TOTAL OF 5.378 ACRES. (ROY FAZ) ISRAEL PENA SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER BACHMANN, NAY; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER COHOON, YEAH; COMMISSIONER PENA, YEAH; COMMISSIONER SENA, YEAH; COMMISSIONER HAYWARD, YEAH; COMMISSIONER PAXTON, YEAH, COMMISSIONER NOLL, YEAH.

The motion passed 7-1, with Commissioner Bachmann dissenting.

9. PUBLIC HEARING:

CHAIRMAN HOLLINSHEAD OPENED THE PUBLIC HEARING AT 6:23PM.

PZ 15-0803