

PLANNING AND ZONING COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO
Monday, September 11, 2017
6:00 p.m.

Present: John Hollinshead, William Paxton, Richard Sena, Israel Pena, Joe Davis, Paula Hayward

Absent: Ricky Gleason Patrick Cohoon, Cal Chapman

Staff Present: Laura Talley, Planning and Comm. Dev. Director, Susana Ramos, Recording Secretary & Planner III, Sheldon Cravey, IT, Sean Reich, Public Works Engineer, Jeff Thompson, Deputy City Manager

1. Call to order 6:00 PM

2. Approval of planning and zoning commission minutes for Aug 7, 2017: Tabled

3. Conflicts of interest declaration:

There were none.

4. Citizens Comments:

Citizen: Has concerns about a piece of property that he says is questionably zoned q and the road is not big enough for the amount of people that the development would bring.
Paticha Ellis: she is worried that there will be a heavy traffic impact if the Overlook at Boerne Preliminary Plat is approved. She has concern for the pedestrians with all of the added traffic.

Jim Growman: He has concerns about the current zoning of the Overlook at Boerne Property.

Debby Thompson: Has concerns about the visibility and having lights shined into he windows as well as having traffic issues.

5. Public Hearing

a. To consider the proposed use request of multi-dwelling structures in a B-2, Highway Commercial District, a total of 6.089 acres, for a site located within The Commons at Menger Creek Master Development Plan.

Laura Talley introduced the property. Alan Knowl: Discusses the project and the use of the property. He discusses how the development will try to be environmental friendly and in nature while catering to the elderly.

6. Make recommendation to City Council to consider the proposed use request of multi-dwelling structures in a B-2, Highway Commercial District, a total of 6.089

acres, for a site located within The Commons at Menger Creek Master Development Plan.

Commissioner Sena moves to recommend city council to approve the proposed use. Commissioner Sena withdraws his motion. Commissioner Sena moves to recommend to city council to approve the proposed use with the limitations of 36 housing units limited to one story. Commissioner Chapman Seconds
Motion carries 7/0

7. **To consider the proposed revisions to the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 08. Commercial Center Design Standards, Section 09. Combined Commercial Design Standards.**

8. **Make recommendation to City Council to consider the proposed revisions to the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 08. Commercial Center Design Standards, Section 09. Combined Commercial Design Standards.**

Laura Talley explains that the ordinance consist of and what they are planning on changing. The commissioners have a couple questions about word meaning. Commissioner Chapman moves to recommend to city council in favor of the proposed revision. Commissioner Gleason Seconds the motion.
Motion carries 7/0

9. **Consider approval for the preliminary plat for Overlook at Boerne (37 residential lots, 3 open space lots). Take necessary action.**

Laura Talley addresses many issues that the public has for this property. Commissioner Davis moves to approve the Preliminary Plat for the overlook at Boerne 37 open space lot 3 open space lots. Commissioner Cohoon seconds the motion.
The motion carries 5/2

10. **Consider approval for the development plat for Boerne ISD Administration Building. Take necessary action.**

Laura Talley introduces the plat. Commissioner Davis moves to approve the development plat for Boerne ISD Administration building. Commissioner Cohoon seconds the motion.
The motion carries 7/0.

11. **Consider a request for a variance to the Subdivision Ordinance, Article 5, Section 5.02.001, Required Street Improvements and Section 5.02.002, Street Improvement Timing for 115 Adler Road (Pizza Cave – Roxie Orms). Take necessary action.**

Laura Talley introduces the property and explains the progress of this plat.
The commissioners have questions about what could happen later in the future with the road building requirements. Commissioner Hayward moves to grant the variance to the subdivision ordinance. Commissioner Gleason seconds the motion.
The motion carries 7/0.

12. **Consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed restaurant located at 214 West Bandera, KAD 24357 (Dunkin Donuts). Take necessary action.**

Laura Talley introduces the property and describes the plat and location.
The commissioners talk about the parking concerns on the property.
Commissioner Hayward moves to approve the creative alternative.
Commissioner Davis seconds the motion.
The motions carries 7/0.

13. **Consider a request for a variance to the Subdivision Ordinance, Article 4, Section 4.01.001, to allow for plat submittal prior to approval of the Master Plan for 17 Herff Road, KAD 15747, 15748, 15749 (Brown & Ortiz). Take necessary action.**

Laura Talley introduce the ordinance and property in question. James Griffin (Attorney for the property owner) answers some of the questions that the commissioners had.
Commissioner Davis moves to approve the request for a variance to the subdivision ordinance with the condition that the developer may not proceed with any other units unit a masterplan is approved for the entire growth. Commissioner Cohoon seconds the motion.
The motion carries 6/1.

14. **Consider a request for a variance to the Subdivision Ordinance, Article 3, Section 3.04.004, Lot Access, Minimum Separation for a driveway in a multi-family development located on a .996 acre tract located between S. Plant and Stahl Street, KID 63697 (Alamo Ridge Investments). Take necessary action.**

Laura Talley introduces the property. The commissioners have questions about the flow traffic. Commissioner Gleason motions to approve the variance for the subdivision ordinance. Commissioner Cohoon seconds the motion.
The motion carries 7/0.

15. **Consider the approval for a preliminary plat for Esperanza, Unit 2D (44 residential lots and 1 open space lot). Take necessary action**

Laura Talley introduces the plat. Commissioner Gleason moves to approve the plat for Esperanza, Unit 2D. Commissioner Davis seconds the motion.
The motion carries 7/0.

16. **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 plat 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. Final Plat for Esperanza Phase 2B (33 residential lots, 1 open space lot)
- B. Final Plat for Southglen, Unit 8 (1 amenity lot and 1 open space lot).
- C. Final Plat for Herff Village, Phase II (37 residential lots, 7 open space lots).

Commissioner Davis moves to approve the agenda.

Commissioner Gleason seconds the motion.

The motion carries 7/0.

17. **Discussion Items:**

- A. **Ordinance updates low impact development (LID) and LED lighting**

Laura Talley introduces the updates and changes that they would like to change.

18. **Comments from Commission/Legal Counsel/Staff – No discussion or action may take place**

19. **Adjourn**

Approved:

P&Z Chairman

P&Z Secretary