

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, March 5, 2018 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of March 5, 2018.

Present: John Hollinshead, William Paxton, Richard Sena, Paula Hayward, Ricky Gleason, Patrick Cohoon, Cal Chapman, Joe Davis,

Absent: Israel Pena

Staff Present : Laura Talley, Planning and Comm. Dev. Director, Riley Metcalfe, Planner II, Stephanie Kranich, Recording Secretary & Planning Admin, Sheldon Cravey, IT

Registered /

Recognized Guests: Tommy Pfeiffer, Jeff Carroll, Erin Hudson, Rene Gonzalez, Sherry Gonzalez, Russell Tisdale, Rita Chapman, Randy Niemeier, Frank Valadez, Ben Bunker, Emily Green, Justin Lieck, Michael Cokerham, Diane Taylor, Joe Anzollitto, Sean Reich, Yvonne Valenciano, Raul Gonzales, Eloy Alcanthir, Larry Mueller, Susan Mueller, James Griffin

1. CALL TO ORDER – 6:00 PM

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

2. [2018-241](#) Untable approval of Planning and Zoning Commission Minutes of the meeting held January January 8, 2018.

COMMISSIONER CHAPMAN MADE A MOTION TO UNTABLE THE MINUTES OF JANUARY 8, 2018. COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION CARRIED 7-0.

3. [2018-240](#) Approval of Planning and Zoning Commission Minutes of the meeting held January 8, 2018.

COMMISSIONER CHAPMAN MADE A MOTION TO APPROVE THE MINUTES WITH A FEW REVISIONS. COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION CARRIED 7-0.

4. [2018-242](#) Approval of the minutes of the Special Called Planning and Zoning Commission Meeting held January 29, 2018.

COMMISSIONER SENA MADE A MOTION TO APPROVE THE MINUTES. COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION CARRIED 7-0.

5. [2018-243](#) Approval of Planning and Zoning Commission Minutes of the

meeting held February 12, 2018.

**COMMISSIONER COHOON MADE A MOTION TO APPROVE THE MINUTES
WITH A FEW REVISIONS. COMMISSIONER DAVIS SECONDED THE MOTION.
THE MOTION CARRIED 7-0.**

6. CONFLICTS OF INTEREST

There were none.

7. CITIZENS' COMMENTS:

There were none.

8. PUBLIC HEARING

- 8a. [2018-231](#) To consider the proposed rezoning of 20 Old San Antonio Road, 15.54 acres south of Bandera Road, west of Old San Antonio Road (Commons at Menger Creek - KAD 39338 and 298096) from R-2, Moderate-Density Residential District (2.25 acres), R-3, High-Density Residential District (4.81 acres), and B-2, Highway Commercial District (8.48 acres) to R-4, Multi-Family Residential District.

There were no comments.

9. [2018-232](#) Make recommendation to City Council regarding the proposed rezoning of 20 Old San Antonio Road, 15.54 acres south of Bandera Road, west of Old San Antonio Road (Commons at Menger Creek - KAD 39338 and 298096) from R-2, Moderate-Density Residential District (2.25 acres), R-3, High-Density Residential District (4.81 acres), and B-2, Highway Commercial District (8.48 acres) to R-4, Multi-Family Residential District.

Ms. Laura Talley explained this property updated their Master Plan to include multi-family residential. It will remain single-family residential off of Bandera Road. The area requested currently includes three districts, R-2, R-3 and B-2. The rezoning request is to re-zone the three districts to R-4. Staff is supportive and in favor of the rezoning. Several concerns were expressed by the Commission for the rezoning request. A couple of the Commissioners felt that it did not represent the original SoBo plan of residential development mixed with commercial development.

COMMISSIONER DAVIS MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PROPOSED REZONING OF 20 OLD SAN ANTONIO ROAD, 15.54 ACRES SOUTH OF BANDERA ROAD, WEST OF OLD SAN ANTONIO ROAD (COMMONS AT MENDER CREEK - KAD 39338 AND 298096) FROM R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT (2.25 ACRES), R-3, HIGH-DENSITY RESIDENTIAL DISTRICT (4.81 ACRES), AND B-2, HIGHWAY COMMERCIAL DISTRICT(8.48 ACRES) TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT. COMMISSIONER GLEASON SECONDED THE MOTION. THE MOTION CARRIED 5-2, COMMISSIONER SENA AND COMMISSIONER GLEASON DISSENTED.

10. PUBLIC HEARING

- 10a. [2018-229](#) To consider the proposed rezoning of 110 Bluebonnet Circle (2.16 acres - KAD 22517) from RMO-3, Modular Residential District to R-4, Multi-Family Residential District (Erin Hudson).

County Commissioner Tommy Pfeiffer spoke regarding access points to the property and the removal of the one off of Strout Street, which is owned by the County.

Two nearby property owners spoke in opposition of the apartments. They were opposed to the increase in traffic and the use of multi-family.

Ms. Erin Hudson, the marketing coordinator for the developer and Mr. Rene Gonzalez, the developer of the apartments, stated the Traffic Impact Analysis showed the vehicles at peak hours in the complex is estimated at 40 cars.

11. [2018-230](#) Make recommendation to City Council regarding the proposed rezoning of 110 Bluebonnet Circle (2.16 acres - KAD 22517) from RMO-3, Modular Residential District to R-4, Multi-Family Residential District (Erin Hudson).

Ms. Laura Talley explained the property's location near the jail and the women's shelter. Ms. Talley stated that the driveway connection to Stout Street will not be allowed to be used. The entrance for the apartments will only be off of Bluebonnet Circle. Ms. Talley explained the Traffic Impact Analysis she received showed the impact to be fairly insignificant

when compared to single family residential development. The Commissioners' concerns related to possible flooding due to the development without impervious cover, height issues and high priced housing options. Staff is supportive and recommends approval.

Ms. Hudson and Mr. Gonzalez explained their target clients and that the apartments are classified as Class B.

Commissioner Davis asked how many other RMO-3 zones remain in Boerne. Ms. Talley stated this is the last property that is RMO-3.

COMMISSIONER COHOON MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PROPOSED REZONING OF 110 BLUEBONNET CIRCLE (2.16 ACRES - KAD 22517) FROM RMO-3, MODULAR RESIDENTIAL DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT (RENE GONZALEZ). COMMISSIONER PAXTON SECONDED THE MOTION. THE MOTION CARRIED 5-2, COMMISSIONER CHAPMAN AND COMMISSIONER SENA DISSENTED.

12. [2018-239](#) Consider the proposed creative alternative on parking for Lot 4, Country Village, a .94 acre lot (KAD No. 18391 at South School Street on behalf of Mark Rodkey). Take necessary action.

Ms. Laura Talley explained the location of the parking lot on the property. The developer will extend the sidewalk connecting to the adjacent Church property. The required landscaping has a condition of a minimum of three feet at the time of planting as to help screen the parking. The property drops 15 feet from corner to corner, as a result prohibits the placement of the building in the center of the lot. Staff is supportive and recommends approval.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE PROPOSED CREATIVE ALTERNATIVE ON PARKING FOR LOT 4, COUNTRY VILLAGE, A .94 ACRE LOT (KAD NO. 18391 AT SOUTH SCHOOL STREET ON BEHALF OF MARK RODKEY), WITH THE CONDITION OF ANY LANDSCAPING BE A MINIMUM OF THREE FEET AT PLANTING. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION CARRIED 7-0.

- 13, [2018-236](#) Consider the proposed creative alternative on parking for 36 Old San Antonio (Proposed Lot 1) (El Chaparral at the request for Carlos Garcia). Take necessary action.

Ms. Laura Talley explained the parking will be located up-front due to the slope of the lot and the location of the existing building. She suggested that there be a minimum of three feet at planting for the landscape to screen the parking. The P&Z subcommittee was also supportive.

Mr. Frank Valadez, the architect, stated the parking location was due to the slope of the property and the creek on the back side.

COMMISSIONER SENA MADE A MOTION TO APPROVE THE PROPOSED CREATIVE ALTERNATIVE ON PARKING FOR 36 OLD SAN ANTONIO (PROPOSED LOT 1) (EL CHAPARRAL AT THE REQUEST OF CARLOS GARCIA) WITH THE CONDITION THAT ANY LANDSCAPING BE A MINIMUM OF THREE FEET AT PLANTING. COMMISSIONER PAXTON SECONDED THE MOTION. THE MOTION CARRIED 7-0.

14. [2018-233](#) Consider the proposed creative alternative on detention placement for 36 Old San Antonio (Proposed Lot 1) (El Chaparral at the request for Carlos Garcia). Take necessary action.

Ms. Laura Talley explained the location of the detention pond. The developer plans to build a stacked block stone wall and landscape the detention pond. Staff is supportive and recommends approval. The P&Z subcommittee was also supportive.

COMMISSIONER SENA MADE A MOTION TO APPROVE THE PROPOSED CREATIVE ALTERNATIVE ON DETENTION PLACEMENT FOR 36 OLD SAN ANTONIO (PROPOSED LOT 1) (EL CHAPARRAL AT THE REQUEST FOR CARLOS GARCIA), WITH THE CONDITION OF THE COMBINATION BE USED OF LIMESTONE STACKED BLOCK BE USED TO BUILD THE RETAINING WALL AND ADDED LANDSCAPE TO ENHANCE THE APPEARANCE OF THE VICINITY. COMMISSIONER HAYWARD SECONDED THE MOTION. THE MOTION CARRIED 7-0.

15. [2018-238](#) Consider the proposed creative alternative on parking for 17 Herff Road (Proposed Lot 2, Block 3). Take necessary action.

Ms. Laura Talley stated there is an original Herff homestead on the property and explained the developer plans to use it as a restaurant. Staff would like to see as many trees preserved, as a result the only option for the location of parking would be in front. She suggested that

there be landscape of a three feet minimum at planting. Staff is supportive and recommends approval. The P&Z subcommittee was also supportive.

COMMISSIONER PAXTON MADE A MOTION TO APPROVE THE PROPOSED CREATIVE ALTERNATIVE OF PARKING FOR 17 HERFF ROAD (PROPOSED LOT 2, BLOCK 3), WITH THE CONDITION OF LANDSCAPE PLANTED AT A MINIMUM OF THREE FEET IN HEIGHT. COMMISSIONER GLEASON SECONDED THE MOTION. THE MOTION CARRIED 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 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. [2018-234](#) Overlook at Boerne (37 Residential, three (3) open space lots).
- b. [2018-235](#) Regent Park Unit 2 (60 Residential, five (5) open space lots).

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE ITEMS ON THE CONSENT AGENDA. COMMISSIONER CHAPMAN SECONDED THE MOTION. THE MOTION CARRIED 7-0.

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

18. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:41 P.M.

P&Z Chairman

P&Z Secretary