

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, April 2, 2018 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of April 2, 2018

Present: Cal Chapman, Patrick Cohoon, John Hollinshead, Israel Pena, Richard Sena, Paula Hayward, Tres Paxton, Joe Davis

Absent: Ricky Gleason

Staff Present: Laura Talley, Susana Ramos, Stephanie Kranich, Sheldon Cravey, Jeff Thompson, Riley Metcalfe, Sean Reich

Registered/

Recognized Guests: Jeff Carroll, Ann Dietert, Martha Baez, Ramon Baez, Pam Luciana, Dave Luciana, Larry Stahl, Sean Reich

1. CALL TO ORDER – 6:00 PM

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

2. [2018-293](#) Approval of Planning and Zoning Commission Minutes of the meeting held March 5, 2018.

COMMISSIONER CHAPMAN MADE A MOTION TO APPROVE THE MINUTES WITH AN ADDITION OF THE WORD 'HEIGHT' TO ACTION ITEM NUMBER 15. COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION CARRIED 6-0.

3. CONFLICTS OF INTEREST

Commissioner Cohoon declared conflicts of interest on items 7A and 8.

Commissioner Pena declared conflict of interest on item 8.

4. CITIZENS' COMMENTS:

There were none.

PUBLIC HEARING

- 5a. [2018-302](#) To consider the proposed rezoning of 12 Herff Road (4.349 acres

- KAD 15815) from R-1, Medium-Density Single-Family District to B-1, High-Density Residential and Neighborhood Commercial District (+/- .08 acres) and B-2, Highway Commercial District (+/- 3.5 acres) (ProCore Developments).

Ms. Renita Reavis, 117 Green Meadows. Ms. Reavis was against the rezoning.

6. [2018-303](#) Make recommendation to City Council To consider the proposed rezoning of 12 Herff Road (4.349 acres - KAD 15815) from R-1, Medium-Density Single-Family District to B-1, High-Density Residential and Neighborhood Commercial District (+/- .08 acres) and B-2, Highway Commercial District (+/- 3.5 acres) (ProCore Developments).

Ms. Laura Talley described the location of the property and the rezoning request of the 4.349 acres. She explained B-1 zoning is considered a buffer zone that typically abuts a residential district. The developer is proposing that the current house on the property remain. It could possibly be used as a restaurant or office. Staff is supportive and recommends approval.

Commissioner Sena asked if there could be a caveat on approval for what businesses are allowed in a B-2 zone. Ms. Talley advised that there could not be a condition placed on the approval. That only applies to items that require City Council approval. Commissioner Sena stated his concern regarding whether the transition was practical from residential to commercial in the rezoning area for the requested B-2.

Mr. Andy Friedman, representative for the property owner, stated the rezoning would allow for a possible location for a daycare, coffee shop or small business. He stated the challenges for the development of this site due to the limited access and that they waited for six months until the overlay district was completed before they requested zoning.

Commissioner Cohoon asked the property owner what the potential building space could be on this site. Mr. Friedman stated that someone could build 40,000 square feet on this property however they plan to reduce that number to 15,000 - 20,000 square feet.

COMMISSIONER PENA MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO CONSIDER THE PROPOSED REZONING OF 12 HERFF ROAD (4.349 ACRES - KAD 15815) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (+/- .8 ACRES) AND B-2, HIGHWAY COMMERCIAL DISTRICT (+/- 3.5 ACRES) (PROCORE DEVELOPMENTS). COMMISSIONER DAVIS SECONDED THE MOTION. THE MOTION CARRIED 4-3. (COMMISSIONER PAXTON, COMMISSIONER HAYWARD AND COMMISSIONER SENA DISSENTED)

PUBLIC HEARING

- 7a. [2018-294](#) Consider the replat of Lester Subdivision, Block 1, Lot 2.

There were no comments.

8. [2018-295](#) Consider a preliminary replat for Lester Subdivision, Block 1, Lot 2, establishing lots 2A, 2B & 2C. Take necessary action.

Ms. Laura Talley explained the preliminary replat. The Board of Adjustment has approved a small lot and the use of a parking lot. She stated that this subdivision will provide for the extension of Herff Road. Staff is supportive and recommends approval.

COMMISSIONER PENA MADE A MOTION TO APPROVE THE PRELIMINARY REPLAT FOR LESTER SUBDIVISION, BLOCK 1, LOT 2, ESTABLISHING LOTS 2A, 2B, 2C. COMMISSIONER PAXTON SECONDED THE MOTION. THE MOTION CARRIED 5-0. (COMMISSIONER COHOON, COMMISSIONER PENA ABSTAINED)

9. [2018-296](#) Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.04, Final Plat Approval for the replat of Lester Subdivision, Block 1, Lot 2, establishing lots 2A, 2B & 2C. Take necessary action.

Item withdrawn no action taken.

10. [2018-297](#) Consider a final replat for Lester Subdivision, Block 1, Lot 2, establishing lots 2A, 2B & 2C. Take necessary action.

Item withdrawn no action taken.

11. [2018-298](#) Consider the Development Plat for Johns Road Offices, (10.719 acres) located at 10038 Johns Road (KAD No. 12506). Take necessary action.

Ms. Laura Talley explained the development plat would be for an office complex. Staff is supportive and recommends approval.

COMMISSIONER SENA MADE A MOTION TO APPROVE THE DEVELOPMENT PLAT FOR JOHNS ROAD OFFICES (10.719 ACRES) LOCATED AT 10038 JOHNS ROAD (KAD NO. 12506). COMMISSIONER HAYWARD SECONDED THE MOTION. THE MOTION CARRIED 7-0.

12. [2018-299](#) Consider a request for a variance to the Subdivision Ordinance, Article 3, Block Sizes and Arrangement, Section 3.04.002.E.1.a, Cul-de-sac and Disconnected Street Limitations for Southglen Phase 11 Subdivision. Take necessary action.

Ms. Laura Talley explained the request for variance is to allow the developer to construct a street that is longer than 600ft ending in a cul-de-sac. The developer will provide for emergency access to Cascade Caverns Road.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE REQUEST FOR VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 3, BLOCK SIZES AND ARRANGEMENT, SECTION 3.04.002.E.1.A, CUL-DE-SAC AND DISCONNECTED STREET LIMITATIONS FOR SOUTHGLEN PHASE 11 SUBDIVISION. COMMISSIONER PENA SECONDED THE MOTION. THE MOTION CARRIED 7-0.

13. 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. [2018-300](#) Esperanza, Unit 1B.
- b. [2018-301](#) Ranches at Creekside Unit 4A Subdivision.

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

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

Ms. Laura Talley explained the Lester plat was to allow for nearby property owners to be aware.

15. ADJOURNMENT

The Planning and Zoning Commissioner meeting adjourned at 7:28 P.M.

P&Z Chairman

P&Z Secretary