

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, June 4th, 2018 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of June 4, 2018

Present: Rick Gleason, Cal Chapman, Patrick Cohoon, Joe Davis, Israel Pena, Richard Sena, Paula Hayward, Bob Cates, Chesney Dunning

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

Registered/

Recognized Guests: Mayor Mike Schultz, Renita Reavis, Fred Stahl, Jim Thomas, Patrice Davison, Zeldia Sheldon, Jeff Carroll, Javier Alonzo, Lance Kyle, Ann Dietert, Phillip Bell, Barbi Biedermann, Kyle Biedermann, Suzanne Young, Steve Young, Monthru Booz, Ramon Booz, Bill Walters, Andy Friedman

1. CALL TO ORDER – 6:00 PM

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

Chairman Davis asked for a Moment of Silence and led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

2. Administer Oaths of Office to new commissioners Bob Cates and Chesney Dunning.

Chairman Davis introduced and administered the Oath of Office for the new Planning and Zoning Commission members; Bob Cates and Chesney Dunning.

3. Election of Vice Chair and Secretary.

COMMISSIONER PENA MADE A MOTION TO NOMINATE AND ELECT PATRICK COHOON AS VICE CHAIR AND CAL CHAPMAN AS SECRETARY OF THE PLANNING AND ZONING COMMISSION. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION CARRIED 8-0.

4. APPROVAL OF MINUTES

[2018-410](#) Approval of Planning and Zoning Commission Minutes of the

meeting held May 7, 2018.

COMMISSIONER COHOON MADE A MOTION TO APPROVE THE PLANNING AND ZONING COMMISSION MINUTES FOR THE MEETING HELD MAY 7, 2018, WITH SPECIFIC CHANGES.COMMISSIONER CHAPMAN SECONDED THE MOTION. THE MOTION CARRIED 8-0.

5. CONFLICTS OF INTEREST

Commissioner Sena declared conflicts of interest on item numbers 7 and 8.

6. PUBLIC COMMENTS:

Mr. Lance Kyle, spoke regarding item numbers 11 and 12. Mr. Kyle is opposed to the zoning and lives downstream of the property.

Mayor Mike Schultz spoke to welcome the new Planning and Zoning Commissioners; Chairman Davis and the two new commissioners Bob Cates and Chesney Dunning. Mayor Schultz stated the expectations for the commissioners, provided guidance and thanking them for their role in serving the citizens of Boerne.

7a. PUBLIC HEARING

[2018-411](#) To consider the proposed Accessory Dwelling in an RE-1, Low-Density Single-Family District located at 123 Vista Verde Drive (KAD 19745) (Robert and Echo Palmer).

Ms. Patrice Davison, 127 Vista Verde, spoke in opposition of the proposed accessory dwelling.

Chairman Davis closed the Public Hearing at 6:18 P.M.

8. [2018-412](#) Make recommendation to City Council regarding the proposed Accessory Dwelling in an RE-1, Low-Density Single-Family District located at 123 Vista Verde Drive (KAD 19745) (Robert and Echo Palmer).

Ms. Laura Talley described the property's location and explained that due to the property's size of less than half an acre it would require City Council approval. The accessory dwelling under consideration would be a mother-in-law suite. Staff received two letters of opposition. Staff is

supportive.

Commissioner Cohoon asked regarding set backs for driveways, Ms. Talley stated a parking pad or driveway could be on the property line.

COMMISSIONER COHOON MADE A MOTION TO MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED ACCESSORY DWELLING IN AN RE-1, LOW-DENSITY SINGLE-FAMILY DISTRICT LOCATED AT 123 VISTA VERDE DRIVE (KAD 19745)(ROBERT AND ECHO PALMER). COMMISSIONER HAYWARD SECONDED THE MOTION. THE MOTION CARRIED 7-0. (COMMISSIONER SENA ABSTAINED)

9a. PUBLIC HEARING

[2018-413](#) 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 (ProCore Developments).

Ms. Renita Reavis, 117 Green Meadows, is in opposition of the proposed rezoning.

Mr. Andy Freeman, owner of the property, explained the zoning request and the reasons for the proposed B-1 zoning.

Chairman Davis closed the Public Hearing at 6:40 P.M.

10. [2018-414](#) 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 (ProCore Developments).

Ms. Laura Talley described the property and the previous request of rezoning, however due to public concerns, P&Z and City Council feedback the developer has submitted the request for a more restrictive zoning of B-1. Ms. Talley stated the developer has offered to provide solid fence screening for the area that backs up against residential properties and provide a buffer and keep the trees along the property that back up to

residential properties. There are limiting factors with a B-1 zoning. Parking will be required at the rear of the building, LID lighting would be required, the new lighting standards will apply. The Herff Overlay District has design and buffer requirements. Staff is supportive.

Commissioner Chapman stated his support towards the developer for keeping the trees to help provide a buffer. Commissioner Hayward commented that the area should remain residential.

COMMISSIONER PENA MADE A MOTION TO 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 (PROCORE DEVELOPMENTS). COMMISSIONER SENA SECONDED THE MOTION. ONE COMMISSIONER ASKED FOR FURTHER DISCUSSION. THERE WAS DISCUSSION ABOUT ALLOWING COMMERCIAL DEVELOPMENT ALONG HERFF ROAD. THE MOTION CARRIED 5-3. (COMMISSIONER HAYWARD, COMMISSIONER PENA AND COMMISSIONER GLEASON DISSENTED)

11a. PUBLIC HEARING

[2018-415](#) To consider the proposed permanent zoning of 214 Cascade Caverns Road, a total of 7.89 acres, from the temporary zoning of R-A, Single-Family Residential - Agricultural District to R-2, Moderate-Density Residential District, KAD Nos. 11568 and 288671 (Landquest Acquisitions LLC - Southglen).

Mr. Lance Kyle, 226 Cascade Caverns Road, spoke in opposition.

Chairman Davis closed the Public Hearing at 7:12 P.M.

12. [2018-416](#) Make recommendation to City Council to consider the proposed permanent zoning of 214 Cascade Caverns Road, a total of 7.89 acres, from the temporary zoning of R-A, Single-Family Residential - Agricultural District to R-2, Moderate-Density Residential District, KAD Nos. 11568 and 288671 (Landquest Acquisitions LLC - Southglen).

Ms. Laura Talley described that the property was recently annexed and

now requires permanent zoning. Staff recommends an R-2 zoning that adheres to the approved Master Plan and the zoning for the rest of the subdivision. Staff is supportive and recommends approval.

Commissioner Cohoon asked if there are any issues with the elevation related to water flow and if there has been a plan put in place to address it. Ms. Talley stated the developer is required to submit drainage and detention.

COMMISSIONER CHAPMAN MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO CONSIDER THE PROPOSED PERMANENT ZONING OF 214 CASCADE CAVERNS ROAD, A TOTAL OF 7.89 ACRES, FROM THE TEMPORARY ZONING OF R-A, SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT, KAD NOS. 11568 AND 288671 (LANDQUEST ACQUISITIONS LLC - SOUTHGLEN). COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION CARRIED 8-0.

13a. PUBLIC HEARING

[2018-417](#) To consider the proposed adoption of the City of Boerne Master Plan.

Ms. Laura Talley explained there will be a second public hearing after the Master Plan becomes available to the community to review, July 9, 2018.

Chairman Davis closed the Public Hearing at 7:29 P.M.

14a. ITEMS FOR DISCUSSION/ACTION

[2018-418](#) Discussion item:
Ace Hardware - Lots 4 and 5 of Commons at Menger Creek

Ms. Laura Talley described the property's location, design and signage for the site. The business will require City Council approval as the planned development is over 10,000 sq ft.

Mr. Bill Walters, Walters Southwest, went over the design and vision for the project. Mr. Walters described the lots and greenspace for the project. He stated there are two sites prepped and prepared for pad site

development. There will be various elevations between 1,900- 2,100 sq ft. There will be a 36 unit senior cottage development, built next to the Franklin Senior Care Facility. In addition, there is a possibility of two restaurants. Mr. Walters stated there will also be a village of professional buildings. The exterior will be geared to reflect a combination of old and new Boerne. The windmill that is currently located on the property will be relocated to another location on the property to be more of an accent piece for the development. The overall project will reinforce walkability between the residential and commercial development on this property.

Mr. Kyle and Barbi Biedermann, owner of the Ace Hardware business, explained the work to maintain this type of store. Ace Hardwares are not franchised but independently owned. Mr. Biedermann currently owns a Ace Hardware store in Fredericksburg. He explained the reason for the request of such a large building square footage was due to the restriction of lawn and garden items not allowed to be stored outside and required to be stored inside. The requested 15,000 sq ft building request is due to having to house items that normally would be placed outside. Ms. Bierderman explained the need for a community and neighborhood friendly store.

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

There were none.

16. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 8:21 P.M.

P&Z Chairman

P&Z Secretary