

MINUTES
PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, September 10, 2018 – 5:30 p.m.

Minutes of the Planning and Zoning Commission Workshop of
September 10, 2018

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

Members Absent: Ricky Gleason

Staff Present: Laura Talley, Susana Ramos, Stephanie Kranich, Barrett Squires, Antony Moy, Sheldon Cravey, Mike Raute, Riley Metcalfe, Sean Reich, Dan Blankenship, Nick Colonna

1. CALL TO ORDER – 5:30 PM

Chairman Davis called the P&Z meeting to order at 5:30 PM

2. WORKSHOP DISCUSSION:

- a. [2018-637](#) iPad training for Commission members.

3. ADJOURNMENT

The Planning and Zoning Commission workshop meeting adjourned at
5:58 P.M.

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, September 10th, 2018 – 6:00 p.m.

Present 8 - Commissioner Patrick Cohoon, Commissioner Israel Pena,
Commissioner Paula Hayward, Commissioner Richard Sena,
Vice Chair Cal Chapman, Chairman Joe Davis, Commissioner
Chesney Dunning, and Commissioner Bob Cates

Absent 1 - Commissioner Ricky Gleason

Minutes of the Planning and Zoning Commission Meeting of September 10, 2018

Commissioner Ricky Gleason arrived at 6:05 P.M.

Present: Ricky 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, Barrett Squires, Antony Moy, Sheldon Cravey, Mike Raute, Riley Metcalfe, Sean Reich, Dan Blankenship, Nick Colonna

Registered/

Recognized Guests: Joshua Valenta, Carolyn Chipman Evans, Sean Reich, Drake Thompson, Annie Notzon, Manaal Salmon, Kyle Nevitt, Roy Fellows, Barbara Fellows Ward, Kathy Lawrance

1. CALL TO ORDER – 6:00 PM

Chairman Davis called the P&Z meeting to order 6:02 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. APPROVAL OF MINUTES

[2018-636](#) Approval of Planning and Zoning Commission Minutes of the meeting held August 6th, 2018

COMMISSIONER SENA MADE A MOTION TO APPROVE THE PLANNING AND ZONING COMMISSIONER MINUTES OF THE MEETING HELD AUGUST 6TH, 2018. COMMISSIONER SEAN SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 8 - Commissioner Cohoon, Commissioner Pena, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Chairman Davis, Commissioner Dunning, and Commissioner Cates

Absent: 1 - Commissioner Gleason

3. CONFLICTS OF INTEREST

There were none.

4. PUBLIC COMMENTS:

There were none.

5. PUBLIC HEARING

- a. [2018-634](#) To consider the proposed rezoning of Herff Farm, 10 acres of 60.673 acres at 33 Herff Road (KAD 63558, 12531, 12530, and 15831) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Carolyn Chipman Evans - Friends of the Cibolo Wilderness).

Chairman Davis opened the Public Hearing at 6:06 P.M.

Ms. Laura Talley described the uses for the business site, and explained the property owner's request for a B-1 to include a daycare and event center.

There was no one to speak from the public.

Chairman Davis closed the Public Hearing at 6:08 P.M.

6. [2018-635](#) Make recommendation to City Council regarding the proposed rezoning of Herff Farm, 10 acres of 60.673 acres at 33 Herff Road (KAD 63558, 12531, 12530, and 15831) from R-A, Single-Family Residential - Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Carolyn Chipman Evans - Friends of the Cibolo Wilderness).

Ms. Laura Talley explained the rezoning request of 10 acres out of 60.673 acres. The 10 acres would be considered retail and include a daycare and event center. The property site will teach children how to garden and learn about the environment. Staff is support and recommends approval.

Commissioner Pena had a question regarding the location of the 10

acres within the 60.673 acres. Commissioner Hayward stated concerns regarding private associations that require specific zoning districts and believes there needs to be a zoning district for future developments of non-profits like the Herff Farm. Ms. Talley stated as the City updates the ordinances there will be the possibility to create more specific zoning districts such as ones for non-profits, however without the vote on this agenda item the business will not be allowed to operate the 10 acres as commercial and requires a vote with the City's current zoning request of B-1. Commissioner Hayward asked if a daycare could be allowed in other zoning districts and Ms. Talley stated there is a limit to how many children are allowed in a daycare based on specific zoning district.

COMMISSIONER COHOON MADE A MOTION TO MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED REZONING OF HERFF FARM, 10 ACRES OF 60.673 ACRES AT 33 HERFF ROAD (KAD 63558, 12531, 12530, AND 15831) FROM R-A, SINGLE-FAMILY RESIDENTIAL - AGRICULTURAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (CAROLYN CHIPMAN EVANS - FRIENDS OF THE CIBOLO WILDERNESS). COMMISSIONER SENA SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 8 - Commissioner Cohoon, Commissioner Pena, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Chairman Davis, Commissioner Dunning, and Commissioner Cates

Nay: 1 - Commissioner Hayward

7. [2018-631](#) Consider the Preliminary Plat for Southglen Subdivision Phase 11A, located along Cascade Caverns Road (KAD 11567) (49 residential lots, two open space lots). Take necessary action.

Ms. Laura Talley explained the preliminary plat which consists of 49 residential lots and two open space lots. Commissioner Chapman asked how the developer was handling detention. Mr. Sean Reich, with the City, stated preliminary water distribution and sanitary sewer plans are the only utility information required at the preliminary plan stage. Staff is supportive and recommends approval.

COMMISSIONER PENA MADE A MOTION TO APPROVE A PRELIMINARY PLAT FOR SOUTHGLEN SUBDIVISION PHASE 11A, LOCATED ALONG CASCADE CAVERNS ROAD (KAD 11567) (49 RESIDENTIAL LOTS, TWO OPEN SPACE LOTS). COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 8 - Commissioner Cohoon, Commissioner Pena, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

8. [2018-632](#) Consider the Preliminary Plat for Southglen Subdivision Phase 11B, located along Cascade Caverns Road (KAD 11567) (35 residential lots, two open space lots). Take necessary action.

Ms. Laura Talley explained the preliminary plat consisting of 35 residential lots and two open space lots. The development already has an approved Master Plan. Staff is supportive and recommends approval.

COMMISSIONER COHOON MADE A MOTION TO APPROVE THE PRELIMINARY PLAT FOR SOUTHGLEN SUBDIVISION PHASE 11B, LOCATED ALONG CASCADE CAVERNS ROAD (KAD 11567) (35 RESIDENTIAL LOTS, TWO OPEN SPACE LOTS). COMMISSIONER GLEASON SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 8 - Commissioner Cohoon, Commissioner Pena, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

9. [CONSENT AGENDA:](#)

- a. [2018-633](#) Bent Tree - Unit 1 (41 residential lots / four open space lots)
COMMISSIONER COHOON MADE A MOTION TO APPROVE BENT TREE - UNIT 1 (41 RESIDENTIAL LOTS / FOUR OPEN SPACE LOTS) ON THE CONSENT AGENDA. COMMISSIONER HAYWARD SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 8 - Commissioner Cohoon, Commissioner Pena, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

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

Ms. Laura Talley stated the City's ordinances are currently being revised. Ms. Talley also introduced Nick Colonna, the new Assistant Director to the Planning and Community Development Department.

Mr. Mike Raute reviewed how the iPads provided to the P&Z Commissioners were to be handled and answered remaining questions from the Commissioners. The Commissioners have been provided and setup with City email addresses.

11. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 6:30 P.M.

P&Z Chairman

P&Z Secretary