

MINUTES
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Thursday, March 21st, 2019 – 6:00 p.m.

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

Members Absent: Patrick Cohoon

Staff Present: Laura Talley, Susana Ramos, Stephanie Kranich, Sheldon Cravey, Mike Mann, Dan Blankenship, Nick Colonna, Robert Lee

Registered/

Recognized Guests: Jeff Carroll, Bill Walters, Gary Payne

1. CALL TO ORDER – 6:00 PM

Chairman Davis called the Special Called Planning and Zoning Commission meeting to order at 6:06 P.M.

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. ITEMS FOR DISCUSSION/ACTION

[2019-260](#) Commons at Menger Creek - Master Development Plan

Ms. Laura Talley provided an overview of the previous Planning and Zoning meeting and explained the previous variances for the Commons at Menger Creek which were withdrawn at the request of the developer. The SoBo overlay was designed to be unique and to promote the character of Boerne. The area is supposed to be pedestrian friendly. There is slight flexibility with setbacks. The regulating plan describes character zones and the development includes hybrid commercial character zone, mixed use character zone as well as neighborhood character zones. The character zone can be applied as long as general adherence to circulation is maintained as indicated on the character zone plan. The SoBo overlay district has a standard for street designs.

Staff is recommending a Cross Section Deviation to allow for narrower streets and allow for safer crossings for pedestrians, but not along Herff Road. Staff is not opposed to curb-cuts however the City is opposed to how many the developer has requested. Ms. Talley stated the goal in this discussion is how can we memorialize either thru cross section-deviations or variances to create and provide a development that is pedestrian friendly with sidewalks and trail systems.

Mr. Bill Walters explained the previous variance submittals and the reasons behind the issues with them. The developer spoke regarding comparisons of other developments around Boerne using private driveway, such as Walmart and HEB. The developer stated when he purchased the property he was not involved in the Development Agreement and purchased the property after it was written, as a result he is left with a property that is difficult to develop. The developer stated he just wants to plat and complete this project. Mr. Walters stated The Rim project is really a power center project on steroids. There they have perimeter public streets. Mr. Walters stated the public has no idea if the roads are public street or fire lanes. The SoBo project is proposed to have one public street coming off of Herff leading into the multi-family area of the project. Mr. Walters asked what different types of mobility the citizens of Boerne are partaking in. Mr. Walters stated he agreed to submit the cross section deviation and will come back and resubmit his requests to the Planning and Zoning Commission. Mr. Walters stated there could be connectivity by a trail to Bandera for a possible way to connect to SoBo and allow for additional walkability. The parking at the apartments will include a combination of closed garage spaces and open air spaces, but the apartments will be gated.

Mr. Jeff Carroll explained their requested construction of the deceleration lanes and taper and push back the sidewalks in SoBo. Mr. Carroll stated he will bring the TIA to review with the Commissioners during the next submittal. Mr. Carroll stated they are meeting TXDOT requirements for spacing of driveways.

Commissioner Cates stated building the bare minimum is not what he

wants for the development. Having roads that are fire lane width will make it difficult and provide issues for public safety trying to have fire trucks entering and exiting with a bare minimum of 26' wide roads while cars are also on the road. Commissioner Cates stated he learned of the fear of citizens that use bikes around Boerne and how dangerous it is due to lack of bike lanes and stated people would never ride bikes inside The Rim. Commissioner Cates stated there were roughly 9,000 trips a day and will bring in roughly 12,000 additional trips a day with the planned development. Commissioner Cates wants the developer to stay away from the bare minimum of 26' wide roads and the additional requested cuts are a major concern. Commissioner Cates stated there needs to be walkability to the surrounding neighborhoods and wants to understand how people in the neighborhoods around the developments will be able to walk to the development and how trails will be extended to allow them to walk rather than drive to the development.

Robert Lee, Fire Marshal stated the fire lane widths and the correlation of widths and the requirements required for painting fire lanes.

Commissioner Hayward stated the SoBo regulations of streets and streetscapes. The streets need to be the destination and asked for clarification for what is being provided for a pedestrian friendly area. Commissioner Hayward stated the SoBo overlay should limit the curb-cuts, access points and make it pedestrian friendly. The overlay was written to set regulations and make SoBo stand alone as a great development.

Mr. Gary Payne, Architect for the developer, stated the parking will be around the buildings and sidewalks will connect to medians and around the buildings. Mr. Payne explained the design of circulation for pedestrians by the placement of sidewalks. He stated he liked the SoBo ordinances and he will fulfil the requirements of the ordinance. Mr. Payne spoke regarding the City of Austin not requiring a bike route but allowing them to ride in the right-of-way.

Commissioner Chapman asked the developer to show the Commission

the roads and sections and how many cuts he is requesting.

Commissioner Chapman asked regarding traffic issues that might occur with delivery trucks in the development area.

Commissioner Sena asked about the traffic counts during peaks times and other various times on Herff where this development will be.

Commissioner Sena asked regarding the parking situation for the planned apartment development.

Commissioner Dunning asked the developer to look at the apartment development on Medical Drive and take note of the walking trail located near the apartment community on that street and how they both work.

3. ADJOURNMENT

Chairman Davis adjourned the Special Called Planning and Zoning Committee meeting at 7:43 P.M.

P&Z Chairman

P&Z Secretary

Rollcall

Rollcall

Present	7 - Commissioner Israel Pena, Commissioner Paula Hayward, Commissioner Richard Sena, Vice Chair Cal Chapman, Chairman Joe Davis, Commissioner Chesney Dunning, and Commissioner Bob Cates
Absent	2 - Commissioner Patrick Cohoon, and Commissioner Ricky Gleason