

MINUTES
PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE CITY HALL
447 North Main Street
Thursday October 22, 2020 – 4:00 p.m.

FACIAL COVERINGS WILL BE REQUIRED

Minutes of the Special Called Planning and Zoning Commission Workshop of October 22, 2020 at 4:00 p.m.

Present 5- Chairman Tim Bannwolf, Vice Chairman Patrick Cohoon, Commissioner Joe Anzollitto, Commissioner Bob Cates, and Commissioner Chesney Dunning

Absent 3- Commissioner Bill Bird, Commissioner Kyle Kana, and Commissioner Ricky Gleason

Staff Present: Jeff Thompson, Mick McKamie, Jeff Carroll, Cheryl Rogers, Mike Raute, Laura Talley, Barrett Squires, Rebecca Pacini, Sara Serra-Bennett, Heather Wood, Krystal Brown

Recognized/ Registered Guests: Carissa Cox, Christina Ryrholm, Michael Bowie, Ben Bunker

1. CALL TO ORDER – 4:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order at 4:08 p.m.

2. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

3. [2020-607](#) BOERNE UNIFIED DEVELOPMENT CODE UPDATE.

Commissioner Anzollitto arrived at 4:11 p.m.

Carissa Cox, AICP, Principal Planner with Mosaic, presented updates on

the Unified Development Code. Discussion ensued regarding the timeline of public meetings scheduled, the document itself, the zoning map and overlay districts.

Commissioner Cohoon arrived at 5:03 p.m.

Chairman Bannwolf called for a recess at 5:37 p.m.

4. ADJOURNMENT

MINUTES

SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING

BOERNE CITY HALL

447 North Main Street

Thursday October 22, 2020 – 6:00 p.m.

Minutes of the Special Called Planning and Zoning Commission Meeting of October 22, 2020 at 6:00 p.m.

Present 5- Chairman Tim Bannwolf, Vice Chairman Patrick Cohoon, Commissioner Joe Anzollitto, Commissioner Bob Cates, and Commissioner Chesney Dunning

Absent 3- Commissioner Bill Bird, Commissioner Kyle Kana, and Commissioner Ricky Gleason

Staff Present: Jeff Thompson, Mick McKamie, Jeff Carroll, Cheryl Rogers, Mike Raute, Laura Talley, Barrett Squires, Rebecca Pacini, Sara Serra-Bennett, Heather Wood, Krystal Brown

Recognized/ Registered Guests: Carissa Cox, Christina Ryrholm, Michael Bowie, Ben Bunker, Ben Eldredge, Jeff Kiel, Paula Beaton, Lilah Lyons, Stephanie Lyons

1. CALL TO ORDER – 6:00 PM

ROLL CALL

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.)

Moment of Silence

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:07 p.m.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Michael Bowie, resident at 103 Lake Spur, spoke in opposition of the proposed preliminary plat for Shoreline Park.

Paula Beaton, resident at 118 Lake Front Drive, spoke in opposition of the proposed preliminary plat for Shoreline Park.

Lilah Lyons, resident at 309 Lake View Drive, spoke regarding pollution, protecting water quality and concerns of rainwater runoff from the Shoreline Park development to Boerne City Lake.

4. REGULAR AGENDA:

- A. [2020-608](#) Untable the proposed preliminary plat for Shoreline Park, Phase 6, 26.685 acres, 64 residential lots, 6 open space lots, and 4.74 acres of right-of-way (KAD No. 12852, 302218, and 302219).
Take necessary action.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER COHOON, TO UNTABLE THE PROPOSED PRELIMINARY

PLAT FOR SHORELINE PARK, PHASE 6, 26.685 ACRES, 64 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 4.74 ACRES OF RIGHT-OF-WAY (KAD NO. 12852, 302218, AND 302219). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH- 4 COMMISSIONER CATES, COMMISSIONER COHOON, COMMISSIONER ANZOLLITTO, AND COMMISSIONER DUNNING

APPROVED 4-0

- B. [2020-606](#) Consider the preliminary plat for Shoreline Park, Phase 6, 26.685 acres, 64 residential lots, 6 open space lots, and 4.74 acres of right-of-way (KAD No. 12852, 302218, and 302219). Take necessary action.

Ms. Laura Talley, Director of Planning and Community Development, presented the proposed preliminary plat.

Mr. Jeff Carroll, Director of Development Services, presented results from city staff research, previously requested by the Planning and Zoning Commission, pertaining to Kendall West Utility (hereafter, KWU) discharge information from TCEQ (Texas Commission on Environmental Quality), calculations of the capacity of KWU, and the serviceability letter received from KWU to service the Shoreline Park development.

Discussion ensued regarding the construction of the plan review process, the off site lift station, and the serviceability letter.

Mr. Thompson, Deputy City Manager / General Manager of Utilities, spoke regarding future use and preparation for sewer and water. He further explained planning stages for plant expansion and planned plant capacity. He was asked by the commission to make staff reports and related documents available to the public on the city website.

John Mark Matkin, owner of KWU, spoke regarding the past and future financial stability of KWU.

Ms. Laura Talley spoke regarding the letter of service as it relates to the preliminary plat. She mentioned that this would typically not be a requirement of a preliminary plat approval but rather part of the final plat approval process. She explained that the preliminary plat meets the requirements of the ordinance and, if no action is taken by the Commission, will be approved by operation of the law on October 25, 2020

Chairman Bannwolf declared that no motion was made on item 4.B. 2020-606 Consider the preliminary plat for Shoreline Park, Phase 6, 26.685 acres, 64 residential lots, 6 open space lots, and 4.74 acres of right-of-way (KAD No. 12852, 302218, and 302219).

Chairman Bannwolf adjourned the Planning and Zoning Commission meeting at 6:52 p.m.

5. THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

The Planning and Zoning Commission did not convene into Executive Session.

6. ADJOURNMENT

Chairman Bannwolf reconvened the Planning and Zoning Commission into the Unified Development Code Workshop at 6:56p.m.

Commissioner Cates left dais and workshop at 7:30 p.m.

Commissioner Anzollitto left dais and workshop at 7:52 p.m.

Chairman Bannwolf adjourned the Planning and Zoning Commission at 7:55 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 19th day of
October, 2020 at 4:00 p.m.

Secretary