MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, May 1, 2023 – 6:00 p.m.

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MAY 1, 2023 6:00 P.M.

PRESENT - VICE CHAIR PATRICK COHOON, COMMISSIONER SUSAN FRIAR, COMMISSIONER LUCAS HILER, COMMISSIONER BOB CATES, COMMISSIONER TERRY LEMOINE, COMMISSIONER BILL BIRD

ABSENT: CHAIRMAN TIM BANNWOLF

STAFF PRESENT: MICK MCKAMIE(VIRTUAL), LAURA HANING, MIKE RAUTE, HEATHER WOOD, SARA SERRA-BENNETT, REBECCA PACINI, CHERYL ROGERS, MARTHA BERNAL, NATHAN CRANE

RECOGNIZED/REGISTERED GUESTS: ANDREA RESENDEZ, HEATHER BATEMAN, PATRICK MURPHY

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Vice Chair Cohoon called the Planning and Zoning Commission to order at 6:00 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. CONFLICTS OF INTEREST

None 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)

Vice Chair Cohoon opened public comments at 6:01 p.m.

No comments were received.

Vice Chair Cohoon closed public comments at 6:01 p.m.

4. CONSENT AGENDA: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED 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.

A MOTION WAS MADE BY COMMISSIONER HILER, SECONDED BY COMMISSIONER CATES, TO PULL ITEM 4.E. FROM THE CONSENT AGENDA TO BE CONSIDERED SEPARATELY AND BY SEPARATE VOTE:

THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6 - COMMISSIONER FRIAR, COMMISSIONER CATES, COMMISSIONER TERRY LEMOINE, COMMISSIONER HILER, COMMISSIONER BIRD, COMMISSIONER COHOON
NAY: 0

A MOTION WAS MADE BY COMMISSIONER HILER, SECONDED BY COMMISSIONER CATES, TO APPROVE CONSENT AGENDA ITEMS 4.A-4.D.

AS PRESENTED:

THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6 - COMMISSIONER FRIAR, COMMISSIONER CATES, COMMISSIONER TERRY LEMOINE, COMMISSIONER HILER, COMMISSIONER BIRD, COMMISSIONER COHOON

NAY: 0

4.A. 2023-410 THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 3, 2023.

4.B. 2023-411 CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR REGENT PARK UNIT 1, PHASE 5B PRELIMINARY PLAT (KAD NO. 294048). TAKE NECESSARY ACTION.

4.C. 2023-412 CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR PRINCIPLE HYUNDAI MAJOR DEVELOPMENT PLAT (KAD NO. 14373). TAKE NECESSARY ACTION.

4.D. 2023-413 CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR COLLECTION AT BOERNE MAJOR SUBDIVISION PLAT (KAD NO. 14142). TAKE NECESSARY ACTION.

4.E. 2023-414 CONSIDER CONDITIONAL APPROVAL OF THE FINAL PLAT FOR SHORELINE PARK PHASE 7, 25.95 ACRES, 67 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 3.45 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 305752) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Item 4.E. was considered separate from the Consent Agenda.

Ms. Martha Bernal, City Planner II, presented the proposed final plat for Shoreline Park Phase 7.

Chair Cohoon allowed for public comment on this item at 6:04 p.m.

No comments were received.

Commissioner Hiler had questions regarding community concerns about water runoff from this site.

Ms. Cheryl Rogers, City Engineer, explained that the City monitors this site, the developer is cooperative, and they are in compliance with state and local regulations.

Ms. Bernal further clarified that the outstanding comments on this plat are minor in nature.

Mr. Mick McKamie, Associate City Attorney, clarified that if the Commission votes to deny based on comments in staff's memo, the City shall provide notice to the applicant and they have an unlimited amount of time to address comments and resubmit to staff.

A MOTION WAS MADE BY COMMISSIONER HILER, SECONDED BY COMMISSIONER LEMOINE, TO DENY THE FINAL PLAT FOR SHORELINE PARK PHASE 7, 25.95 ACRES, 67 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 3.45 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 305752) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO:

THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5 - COMMISSIONER FRIAR, COMMISSIONER CATES, COMMISSIONER TERRY LEMOINE, COMMISSIONER HILER, COMMISSIONER BIRD
NAY: 1 - COMMISSIONER COHOON

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

No comments were received.

6. ADJOURNMENT

Vice Chair Cohoon adjourned the Planning and Zoning Commission at 6:12 p.m.

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Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of April, 2023 at 10:00 a.m.

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Secretary