

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, October 3, 2016 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of October 3, 2016.

Present: Ricky Gleason, Paula Hayward, Richard Sena, Patrick Cohoon, John Hollinshead, and William Paxton

Absent: Israel Pena, Cal Chapman, Russell Noll

Staff Present: Jeff Thompson, Deputy City Manager, Sean Reich, Engineer, Deborah Willson, Recording Secretary & Planner II, Susana Ramos, Planner III, Sheldon Cravey, IT

Registered /

Recognized Guests: James Mcknight, Caroline Brown, Michael McIntosh, Charles T. Barrett, Sam Rocha, Tyler Bradford, Violet Feller, Glen Boehm

1. Call to Order, 6:00

Chairman Hollinshead called the P&Z meeting to order at 6:00 p.m.

2. Approval of Planning and Zoning Commission Minutes of the meeting held September 12, 2016.

**CHAIRMAN HOLLINSHEAD CALLED FOR A MOTION ON THE MINUTES.
COMMISSIONER SENA MADE A MOTION TO APPROVE THE MINUTES OF
SEPTEMBER 12, 2016. COMMISSIONER PAXTON SECONDED THE MOTION.
THE MOTION PASSED 5-0.**

3. Conflicts of Interest Declaration.

No conflicts of interest were declared.

4. CITIZENS' COMMENTS:

Chairman Hollinshead called for comments from the audience.

There were none.

5. PUBLIC HEARING

- 5a. [2016-896](#) To consider the use of automobile sales in a B-2, Highway Commercial District at 146 Old San Antonio Road and 32120

Interstate 10, KAD No. 22678 and 22676 (Continental Cars)

James Mcknight, the representative of the owner requesting the use, stood up to let the audience know he is there for any questions anyone might have.

6. [2016-897](#) Make recommendation to City Council to consider the use of automobile sales in a B-2, Highway Commercial District at 146 Old San Antonio Road and 32120 Interstate 10, KAD No. 22678 and 22676 (Continental Cars)

Mr. Thompson explained the owner is requesting a use for Automobile Sales for the proposed site at 146 Old San Antonio Road and 32120 Interstate 10 on 6.028 acres. The developer is proposing a Land Rover and Jaguar dealership on the site. The property will need an amending plat to be completed before the development can take place. The developer will be required to follow the entrance corridor by placing a 25 foot landscape buffer on both sides of the property and meet our design standards. The developer will preserve at least 30% of the standard trees on the lots, which meets the tree preservation requirements. The developer will also dedicate Right-Of-Way to the City. Staff held an adhoc committee that consisted of: Tres Paxton, Patrick Cohoon and Ricky Gleason to assist the architect with the design standard requirements. The architect is proposing to use Stoneply as the material that will have granite and limestone finishes on the front and on the first part of the sides of the building with EIFS as the other part of the side of the building.

COMMISSIONER COHOON MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL. COMMISSIONER PAXTON III SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

CHAIRMAN HOLLINSHEAD CALLED FOR A RECORDED VOTE: COMMISSIONER PAXTON III, YEAH; COMMISSIONER HAYWARD, NAY; COMMISSIONER SENA, YEAH; COMMISSIONER COHOON, YEAH; COMMISSIONER GLEASON, YEAH.

7. PUBLIC HEARING

- 7a. [2016-894](#) To consider the use of any contractor in a B-2, Highway Commercial District at 110 Old San Antonio Road, KAD No. 41136 (TBRQ, LLC). Take necessary action.

There were no comments from the audience.

8. [2016-902](#) Untable recommendation to City Council to consider the use of any contractor in a B-2, Highway Commercial District at 110 Old San Antonio Road, KAD No. 41136 (TBRQ, LLC)

**COMMISSIONER COHOON MADE THE MOTION TO UNTABLE THE ITEM.
COMMISSIONER SENA SECONDED THE MOTION. THE MOTION WAS
UNTABLED BY A VOTE OF 5-0.**

9. [2016-895](#) Make Recommendation to City Council to consider the use of any contractor in a B-2, Highway Commercial District at 110 Old San Antonio Road, KAD No. 41136 (TBRQ, LLC)

Mr. Thompson explained the Planning and Zoning Commission and City Council originally approved the use of a fence contractor on the proposed site in 2011. The fence company has operated from this location since then but they are now interested in further developing the property by requesting the use for any contractors to be permitted, not specific to fencing. The Land Use Plan shows the west side of Old San Antonio having commercial uses. The site is in the Entrance Corridor Overlay District, a 25 foot landscape buffer from Old San Antonio Road will be required. Staff recommends the first approximately 300 feet from Old San Antonio Road could be limited to strictly professional office uses leaving the remainder of the property for general contractor uses. The lighting and noise ordinances will apply as well.

Chairman Hollinshead said fencing, lights, what is visible and the landscape in the front are some concerns. The property is long and narrow and requiring the whole property to be fenced would be an expensive caveat. Old San Antonio Road is evolving rapidly and the aesthetics play an important part for this road. Commissioner Hayward asked if the fencing contractors had screening requirements in 2011 and was concerned with lighting and the term "any" contractors. Mr. Bradford, the owner of the fence company, came forth to speak and said he did not have additional requirements that needed to be fulfilled. He said he uses moderate lighting currently for his property. The types of contractor businesses he plans to lease to will be ones that are open from 8 a.m. to 5 p.m. Commissioner Cohoon asked if inside storage would be an issue if made a caveat. Mr. Bradford said it would not be an issue. Mr. Bradford said they would profit more by leasing building space instead of leasing land space and the tenants would not want to leave their equipment outside if they have inside storage. Mr. Queck, who is Mr. Bradford business partner, suggested they could use motion sensor lights so the lights facing the perimeter are not on all night. It is hard to see the buildings that are right there now from the road. Commissioner Hayward asked how wide the road would have to be. The road would need to meet the fire code standards. Concrete driveway upfront and paved asphalt for the parking. Mr. Quick would like to fence the property as they phase it and start in the front and work their way towards the back. Mr. Queck explained there will be one story professional office buildings in the front and have contractors towards the back.

COMMISSIONER COHOON MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL WITH THE CAVEAT THAT THERE BE NO OUTSIDE STORAGE OF MATERIALS, THAT THERE BE AUTOMATIC ON LIGHTING IN COMPLIANCE WITH THE CITY CODE ESPECIALLY ON BUILDINGS IN THE REAR THAT FACE THE FENCE, THAT ASPHALT BE USED PAST THE 275 FT. MARK COMING INTO THE PROPERTY FROM THE FRONT, THAT A SIX FOOT FENCE STARTING AT THE 275 FT. MARK BE BUILT AS DEVELOPMENT COMMENCES BACK OR FORWARD, HAVE A FIVE FT. PORCH ON THE BUILDINGS TOWARD THE STREET AND FOR THE FIRST BUILDING FACING OLD SAN ANTONIO ROAD HAVE ROCK FENCING. COMMISSIONER GLEASON SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 4-1 WITH COMMISSIONER HAYWARD DISSENTING.

CHAIRMAN HOLLINSHEAD CALLED FOR A RECORDED VOTE: COMMISSIONER PAXTON III, YEAH; COMMISSIONER HAYWARD, NAY; COMMISSIONER SENA, YEAH; COMMISSIONER COHOON, YEAH; COMMISSIONER GLEASON, YEAH.

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

11. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:05 P.M.

Administrative Officer

Secretary

Rollcall