

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
MONDAY, JUNE 5, 2017 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of June 5, 2017.

Present: Paula Hayward, Russell Noll, Cal Chapman, William Paxton, Patrick Cohoon, Joe Davis and Richard Sena

Absent: John Hollinshead, Ricky Gleason, Israel Pena

Staff Present: Laura Talley, Planning and Comm. Dev. Director, Deborah Willson, Recording Secretary & Planner II, Sheldon Cravey, IT, Sean Reich, Public Works Engineer, Jeff Thompson, Deputy City Manager

Registered /

Recognized Guests: Jeff Carroll, Chance Kutae, Manuel Flores, Sean Reich, Clayton Bala, Emily Weiner, Ben Adam, Drake Thompson

1. CALL TO ORDER – 6:00 PM

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

2. COMMENTS FROM THE CHAIR.

Russell Noll was presented a plaque to commemorate his service as a commissioner. Joe Davis was introduced and welcomed as the new commissioner.

3. Approval of Planning and Zoning Commission Minutes of the meeting held May 1, 2017.

Vice Chairman Chapman called for a motion on the minutes. Commissioner Paxton made a motion to approve the minutes of May 1, 2017. Commissioner Hayward seconded the motion. The motion was approved.

4. Conflicts of Interest Declaration.

There were none.

5. CITIZENS' COMMENTS:

Vice Chairman Chapman called for comments from the audience.

There were no comments.

6. PUBLIC HEARING

- 6a. [2017-400](#) To consider the proposed use request of automobile sales in a B-2, Highway Commercial District, a total of 7.386 acres at the Regent Park Subdivision, KAD No. 17392 (Echo Park)

Karen Wunsch, 6500 River Place Building 7, Austin, TX 78730, a representative of Echo Park, explained the proposed development is a pre-owned automobile sales dealership. The parent company (Sonic Automotive) is a fortune 500 company and this is a different concept than the typical used car company. Their employees are noncommission and salaried. The company prides itself on designing attractive, environmentally sensitive, LEED certified projects and selling higher-end preowned vehicles.

7. [2017-401](#) Make recommendation to City Council to consider the proposed use request of automobile sales in a B-2, Highway Commercial District, a total of 7.386 acres at the Regent Park Subdivision, KAD No. 17392 (Echo Park)

Mrs. Talley explained the developer has requested the use of automobile sales in a B-2, Highway Commercial district. The site is located on the west side of IH-10 on the corner lot at the entrance of Regent Park subdivision. They've met with the P&Z subcommittee and considered their input in the final building design and layout. One section of this lot adjoins the residential model home section of Regent Park and where they have provided an open space buffer between the parking lot and most of the residential development. They will still be required to build a solid fence per the city ordinance. They have also stated that they will work with staff to preserve as many trees as possible. The other properties around this site are the Yamaha and Infiniti dealerships and the landscape business to the north and African Violet and Nissan to the south. Dealerships tend to cluster together to make shopping for a vehicle easier for buyers.

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

8. PUBLIC HEARING

- 8a. [2017-394](#) To consider the proposed application of an Entrance Corridor Overlay District to 1700 River Road, KAD 15024 and 15025 (Shirley Rittimann)

Manuel Flores, 144 Cactus Flower, said he doesn't know what will be developed there, but he moved to Boerne knowing it is growing. He opposes anything going there that would affect his privacy and was concerned about lighting and traffic.

9. [2017-395](#) Make recommendation to City Council to consider the proposed application of an Entrance Corridor Overlay District to 1700 River Road, KAD 15024 and 15025 (Shirley Rittimann)

Mrs. Talley explained this property was recently annexed and permanently zoned MU-2, Mixed-Use Community District. Now that it has a commercial zoning district, the city may apply the Entrance Corridor Overlay District to the property. If improvements are made in the future, the Entrance Corridor design criteria will provide additional landscaping, screening, and enhanced building design standards. There are no current plans for development of the property. Commissioner Davis said the Entrance Corridor Overlay District will address and protect the concerns Mr. Flores had.

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

10. [2017-402](#) Consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed medical office located at Christus Parkway, KAD 153703 (Christus).

Mrs. Talley explained Christus plans to build a medical office building on their site located behind Herbst Veterinarian. The building will face Christus Parkway with the side of the building facing Main Street. The developer would like to request a creative alternative for the remaining parking in front of the building. They currently have 26% of the parking in the front of the building. They have pushed the building toward the front to allow three rows of parking in back of the building. The engineer for the project met with the P&Z subcommittee to discuss the parking. The subcommittee suggested the developer provide additional landscape to further screen the parking from Main Street, which they have done.

COMMISSIONER PAXTON MADE A MOTION TO APPROVE. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

11. [2017-409](#) Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for the Southglen subdivision Phases 4, 8, and 9. Take necessary action.

Mrs. Talley explained the developer for Southglen submitted six plats a year ago. There are still three outstanding plats Phase 4, 8 and 9 that need more time to be approved as final plats. The engineer has requested that they have more time to move the plats through the process. The delay of one plat has caused the delay of the other two and the one year timeframe has

expired.

COMMISSIONER COHOON MADE A MOTION TO APPROVE. COMMISSIONER DAVIS SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

12. [2017-268](#) Consider the approval for a preliminary plat for Esperanza Phase 1B. Take necessary action.

COMMISSIONER HAYWARD MADE A MOTION TO APPROVE. COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

13. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be 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. The following final plat shall be approved conditionally as is stated in the Subdivision Ordinance Article 2, Section 04. Final Plat Approval, Subsection 2.04.001 B Conditional Approval.

COMMISSIONER PAXTON MADE A MOTION TO APPROVE. COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

- 13a. [2017-411](#) Final plat for Southglen 6A (14 residential lots and one open space lot)
- 13b. [2017-410](#) Final Plat for Durango, Phase 1 (53 residential lots and one open space lot)

14. DISCUSSION ITEMS:

- 14a. [2017-425](#) Commons at Menger Creek Site Development
Bill Walters, 1010 W MLK JR, Austin TX 78701, developer of the SoBo development; Jeff Carroll, the engineer for the development; came forth to introduce themselves to the commissioners. Alan Knoll, 3899 Maple Avenue, will be working on the senior care assisted living cottages. Scott Felder Homes will be the single family builder for 75 units, 44 ft. lots with prices from 280s to 300s.
- 14b. [2017-421](#) Proposed 145 Acres Subdivision in the ETJ
Drake Thompson, developer of the property, Mill Texas Homes, 21231 Gathering Oak and Josh Valenta, an engineer for the project spoke about this proposed development in the ETJ of Boerne. The proposed development is nearly a mile from the nearest city limits and is completely surrounded by residential developments in the County with the Nineteen Ten Church to its east along FM 1376 (Sisterdale Road). Water will be provided by KWU and it is

not anticipated to be annexed into the city due to its proximity to city limits. The development will follow city standards for development, but because it is in the County, they will request some variances to be more rural.

14c. [2017-424](#) 320 Rosewood - Cottage Development

Ben Adam, 111 James, the Chairman for the Historic Landmark Commission, and the architect for the project, came forth to speak with Tim McCloskey, 209 E Hosack, co-owner of the property. They are proposing a total of four cottage homes at this location. More than half of the site is in the flood plain with some of the area in the floodway so no homes can be built in the floodway, but parking can be considered. They presented a site plan that worked around the floodplain and floodway.

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

16. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:47 P.M.

P&Z Chairman

P&Z Secretary

Rollcall