

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, October 1, 2018 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission meeting of October 1, 2018

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

Members Absent: Chesney Dunning

Staff Present: Laura Talley, Susana Ramos, Stephanie Kranich, Antony Moy, Sheldon Cravey, Mike Raute, Riley Metcalfe, Sean Reich, Dan Blankenship, Nick Colonna, Jeff Thompson

Registered/

Recognized Guests: Jeff Carroll, Bob Grier, Brian Fowler, Cindy Fowler, Ken Kolacny, Dave Luciani, Pam Luciani

**Present**            8 - Commissioner Patrick Cohoon, Commissioner Israel Pena, Commissioner Paula Hayward, Commissioner Richard Sena, Vice Chair Cal Chapman, Commissioner Ricky Gleason, Chairman Joe Davis, and Commissioner Bob Cates

**Absent**            1 - Commissioner Chesney Dunning

**1. CALL TO ORDER – 6:00 PM**

Chairman Davis called the Planning and Zoning Commission meeting 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.)

MOMENT OF SILENCE

**2. APPROVAL OF MINUTES**

**COMMISSIONER COHOON MADE A MOTION TO APPROVE THE PLANNING AND ZONING COMMISSION MINUTES OF THE MEETING HELD SEPTEMBER 10, 2018. COMMISSIONER CHAPMAN SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 7 - Commissioner Cohoon, Commissioner Pena, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, and Commissioner Cates

[2018-672](#) Approval of Planning and Zoning Commission Minutes of the meeting held September 10, 2018.

3. CONFLICTS OF INTEREST

There were none.

4. CITIZENS' COMMENTS:

Dr. Brian Fowler, 116 Pecan Street, spoke regarding the demolition of the house located at 124 Pecan street, which is directly next to his home. Dr. Fowler expressed his concerns regarding the zoning and overlay districts within the Historical District. Dr. Fowler would like new ordinances adopted by the community to allow for Boerne to remain unique.

5. PUBLIC HEARING

- a. [2018-668](#) To consider the replat of Kernaghan Addition Subdivision, a portion of Lot 6, .557 acres.

Chairman Davis opened the public hearing at 6:15 P.M.

Ms. Laura Talley spoke regarding this existing subdivision with larger lots, which are being subdivided. There is no approval required, however, the public hearing is just to allow for the public to make comments and does not require a vote from the Planning and Zoning Commission.

Chairman Davis closed the public hearing at 6:17 P.M.

6. PUBLIC HEARING

- a. [2018-669](#) To consider the replat of Fair View Addition Subdivision, a portion of Lot 3 and all of Lot 4, 5.481 acres.

Chairman Davis opened the Public Hearing at 6:16 P.M.

There were no comments.

Chairman Davis closed the Public Hearing at 6:17 P.M.

7. [2018-670](#) Consider the Master Plan for Spencer Ranch, a 71.12 acre tract of land located in the Extraterritorial Jurisdiction (ETJ) of the City of Boerne at 10 Spencer Road (KAD No. 14916). Take necessary action.

Ms. Laura Talley discussed the Master Plan for Spencer Ranch and stated the development has met all of the requirements for a Master Plan. Ms. Talley stated TXDOT is in agreement with the connecting street location. Staff is supportive and recommends approval.

Commissioner Sena asked regarding plans to add a stop light due to increased traffic. Ms. Talley stated the road improvements will be decided by TXDOT.

Commissioner Hayward asked about sewer. Ms. Talley stated infrastructure would be public.

**COMMISSIONER HAYWARD MADE A MOTION TO APPROVE THE MASTER PLAN FOR SPENCER RANCH, A 71.12 ACRE TRACT OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BOERNE AT 10 SPENCER ROAD (KAD NO. 14916). COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 6 - Commissioner Cohoon, Commissioner Pena, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, and Commissioner Gleason

**Nay:** 1 - Commissioner Cates

8. DISCUSSION ITEM:

- a. [2018-667](#) Ordinance Updates

Ms. Laura Talley stated the City will be updating the Ordinances and an

RFP has been submitted. There will be a subcommittee to join the consultants for a review process. There will be involvement with the community, the Planning and Zoning Commission and City Council as well as the Mayor. The project will allow for all the ordinances to be updated and rewritten with cohesiveness. Mr. Nick Colonna stated we will make sure the updates are connected with the Boerne's approved Master Plan.

Commissioner Chapman asked if there are items we could fix sooner before the ordinances updates are completed. Ms. Talley stated yes the Planning department will look at various items.

Commissioner Pena asked about historic preservation and saving a home by moving it rather than demolition. Mr. Colonna stated that moving a home would be researched as a possibility.

Commissioner Hayward spoke in regards to neighborhood groups and the importance of public outreach according to the RUDAT study to grow to the next level in the community.

Commissioner Sena asked to have more details of the Historical District not being expanded years ago. Ms. Talley explained that the community was in opposition of expanding the historical district and felt that the City was overreaching with the control of their property. The community as a whole expressed concerns that expanding the district felt placed too many restrictions on their properties. The stricter Historical District guidelines such as requested paint colors, would be enforced. As a result, Ms. Talley explained, the City is looking into how to make specific homes or property Landmarks rather than expanding the Historical District as a whole.

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

Mr. Mike Raute discussed the issuance of City emails and iPads with the Commissioners.

9. ADJOURNMENT

Chairman Davis adjourned the Planning and Zoning meeting at 7:01 P.M.

---

P&Z Chairman

---

P&Z Secretary