

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, March 4, 2019 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission meeting of March 4, 2019

Present: Ricky Gleason, Cal Chapman, Joe Davis, Paula Hayward, Bob Cates, Chesney Dunning

Members Absent: Patrick Cohoon, Israel Pena, Richard Sena

Staff Present: Laura Talley, Susana Ramos, Stephanie Kranich, Sheldon Cravey, Sean Reich, Dan Blankenship, Nick Colonna, Robert Lee

Registered/

Recognized Guests: Jeff Carroll, Gary Payne, Zacharz Sitz, Sarah King, Travis Nichols, Tom Kartrude, Bill Walters, Travis Roberson

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

APPROVAL OF MINUTES

2. [2019-213](#) Approval of Planning and Zoning Commission Minutes of the meeting held February 4th, 2019.

**COMMISSIONER CHAPMAN MADE A MOTION TO APPROVE THE PLANNING AND ZONING COMMISSION MINUTES OF THE MEETING HELD FEBRUARY 4TH, 2019. COMMISSIONER CATES SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Commissioner Hayward, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

**Absent:** 2 - Commissioner Cohoon, and Commissioner Sena

### 3. CONFLICTS OF INTEREST

There were none.

### 4. PUBLIC COMMENTS:

There were none.

### PUBLIC HEARING

5. [2019-214](#) Consider the proposed replat of Oak Park Addition (1st), Block 4, Part of Lot 1, .6483 acres located at 441 Oak Park Drive (creating one additional lot) (KAD No. 24894).

Chairman Davis opened the Public Hearing at 6:05 PM

Ms. Laura Talley clarified information regarding the proposed replat and stated the replat would only be to create one additional lot. The Public Hearing is simply for notification purposes. No action is necessary.

Mr. Travis Roberson, 313 Frey Street and the developer for this property, described the current property as an old gas station and the plan to renovate the existing structure and add a bedroom which triggered platting.

Chairman Davis closed the Public Hearing at 6:08 PM

6. [2019-216](#) Consider the proposed creative alternative for parking for Boerne Station Business Park Development Plat, a 1.2 acres lot located at Outlot 55 on Ebner Street (KAD No. 20071). Take necessary action.

Mr. Nick Colonna explained the request for the creative alternative for parking in the front of the building. The developer wants to take advantage of the site to maximize the view to the rear of the Old No. 9 trail by providing all of the parking in the front. There will be required

landscaping and dedicated public right-of-way. Staff is supportive and recommends approval.

Commissioner Gleason asked about the wall in the site plan. Mr. Colonna stated it would be an architecture feature.

Mr. Roberson explained the wall would be approximately four feet in height and set as a headlight break for cars parking behind it. Mr. Roberson is granting right-of-way to include sidewalk, curb and would like to eventually include a new trail-head near the development. The location is the original depot site and the buildings are modeled after it.

Commissioner Chapman mentioned the possible increased interaction right outside of the property as the development will be built along the trail system. In addition, having the development pushed back from the street allows for a buffer to the homes across and near the property.

Commissioners were supportive of the development and stated the requirement for the four foot tall wall to be built to minimize headlights of cars parking and work as a buffer for neighboring properties.

**COMMISSIONER GLEASON MADE A MOTION TO APPROVE THE CREATIVE ALTERNATIVE FOR PARKING FOR BOERNE STATION BUSINESS PARK DEVELOPMENT PLAT, A 1.2 ACRES LOT LOCATED AT OUTLOT 55 ON EBNER STREET (KAD NO. 20071). COMMISSIONER DUNNING SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

- Yeah:** 5 - Commissioner Hayward, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates
- Absent:** 2 - Commissioner Cohoon, and Commissioner Sena

- 7. [2019-215](#) Consider the preliminary plat for Buie Subdivision (two commercial lots) (8.658 acres) located at 30775, 30875, 30975 and 30975A IH-10 West (KAD Nos. 63761, 12202, 12288, 12242, 12243). Take necessary action.

Ms. Susana Ramos explained the request for the preliminary plat. The property currently has commercial businesses located in the front and industrial businesses located in the rear. There are two acres of the

property located in the ETJ. The plat meets the requirements of the ordinance. Staff is supportive and recommends approval.

Commissioner Chapman asked regarding any water well systems located on the property. Ms. Ramos stated the property owner will be connecting to city water. The property located in the ETJ would need to be annexed if or when there is a request from the property owner to service those two acres with city utilities.

**COMMISSIONER GLEASON MADE A MOTION TO APPROVE THE PRELIMINARY PLAT FOR BUIE SUBDIVISION (TWO COMMERCIAL LOTS) (8.658 ACRES) LOCATED AT 30775, 30875, 30975 AND 30975A IH-10 WEST (KAD NOS. 63761, 12202, 12288, 12242, 12243). COMMISSIONER CATES SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Commissioner Hayward, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

**Absent:** 2 - Commissioner Cohoon, and Commissioner Sena

- 8. [2019-219](#) Consider a variance request to the Subdivision Ordinance Article 3, Planning and Community Design Standards, Section 04, Blocks and Lots, Section 002B for lots fronting public streets (Commons at Menger Creek). Take necessary action.

**ITEM WITHDRAWN**

- 9. [2019-220](#) Consider a variance request to the Subdivision Ordinance Article 3, Planning and Community Design Standards, Section 04, Blocks and Lots, Section 003D for lot lines (Commons at Menger Creek). Take necessary action.

**ITEM WITHDRAWN**

- 10. [2019-221](#) Consider a variance request to the Subdivision Ordinance Article 3, Planning and Community Design Standards, Section 04, Blocks and Lots, Section 004B, Minimum Separation (Commons at Menger Creek). Take necessary action.

**ITEM WITHDRAWN**

- 11. [2019-230](#) Consider a Master Plan for The Commons at Menger Creek, 59.05 acres located 20 Old San Antonio Road (KAD No. 15599). Take necessary action.

**ITEM WITHDRAWN**

12. ITEMS FOR DISCUSSION/ACTION

a. UDC update

Mr. Nick Colonna updated the P&Z Commission on the Unified Development Code process. The consultant company selected by the City to complete the updates will be Mosaic. The City will have a developer forum this week to explain the overall process and events that will take place to update the UDC. The projected completion of the updates will be done in two phases with the final completion expected in a year and a half.

13. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - NO DISCUSSION OR ACTION MAY TAKE PLACE.

Commissioner Gleason suggested that commissioners use the request to speak button and not allow for people to come to the podium to speak at any time unless called upon to come up and speak or during Citizen's Comments.

14. ADJOURNMENT

Chairman Davis adjourned the Planning and Zoning Commission meeting at 8:04 P.M.

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P&Z Chairman

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P&Z Secretary

Rollcall

Rollcall

- Present**            6 - Commissioner Paula Hayward, Vice Chair Cal Chapman,  
                              Commissioner Ricky Gleason, Chairman Joe Davis,  
                              Commissioner Chesney Dunning, and Commissioner Bob Cates
- Absent**              3 - Commissioner Patrick Cohoon, Commissioner Israel Pena, and  
                              Commissioner Richard Sena