

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, April 1, 2019 – 6:00 p.m.

Minutes of the Planning and Zoning Commission meeting of April 1, 2019

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

Members Absent: Ricky Gleason

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

Registered/

Recognized Guests: Jeff Carroll, Walt Shepard, Justin Lieck, Brian Fowler, Bill Walters, Dawniele Metsker-Galarza

1. CALL TO ORDER – 6:00 PM

Chairman Davis called the Planning and Zoning Commission meeting to order at 6:02 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. APPROVAL OF MINUTES

[2019-267](#) Approval of Planning and Zoning Commission Minutes of the meeting held March 4th, 2019.

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

Yeah: 6 - Commissioner Cohoon, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Dunning, and Commissioner Cates

Absent: 3 - Commissioner Pena, Commissioner Gleason, and Chairman Davis

3. CONFLICTS OF INTEREST

Commissioner Cohoon declared a conflict of interest on item number 8B.

4. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. 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)

There were none.

5. [2019-268](#) Consider deviations from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for a development plat of Boerne Station Business Park (one commercial lot) (0.896 acres) located at 209 Ebner Street (KAD No. 20071). Take necessary action.

Ms. Laura Talley spoke regarding the request for deviations from the cross-section for the right-of-way dedicated to the City. The developer plans to construct a sidewalk and landscape area with more narrow pavement. Staff is supportive and recommends approval as submitted.

COMMISSIONER SENA MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO CONSIDER DEVIATIONS FROM THE REQUIREMENTS AS SET FORTH IN THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, ARTICLE 3, PLANNING AND COMMUNITY DESIGN STANDARDS, TABLE 3-4 STREET CROSS-SECTION STANDARDS FOR A DEVELOPMENT PLAT OF BOERNE STATION BUSINESS PARK (ONE COMMERCIAL LOT) (0.896 ACRES) LOCATED AT 209 EBNER STREET (KAD NO. 20071). COMMISSIONER DUNNING SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Cohoon, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Pena, and Commissioner Gleason

6. [2019-269](#) Consider the proposed creative alternative for garage bays facing a street and parking in front of the building for 3 Scenic Loop, a

proposed 1.916 acre lot (KAD No. 12219) on behalf of Ford Quick Lane. Take necessary action.

Ms. Talley explained the proposed creative alternative for garage bays facing a street and the parking to be placed in the front of the building. The future expansion will connect to the existing building. The expansion of garage bays will have stone and a hill-country design and will continue the current landscaping around the future development. The required landscape will assist with screening the parking in front. There will be continuation of the design from the current existing building. There will not be any additional curb-cuts.

Mr. Walt Shepard, consultant for the business, explained the design of the current rock wall, landscaping and their vision for the expansion.

COMMISSIONER CHAPMAN MADE A MOTION TO APPROVE THE PROPOSED CREATIVE ALTERNATIVE FOR GARAGE BAYS FACING A STREET AND PARKING IN FRONT OF THE BUILDING FOR 3 SCENIC LOOP, A PROPOSED 1.916 ACRE LOT (KAD NO. 12219) ON BEHALF OF FORD QUICK LANE, WITH THE CONDITION THAT LANDSCAPING BE ADDED ALONG CASCADE CAVERNS ROAD WITH PLANTINGS BEING 3 FEET TALL AT THE TIME OF BEING PLANTED, AND DENSE ENOUGH TO CLOSE THE OPENINGS BETWEEN THE PLANTS. COMMISSIONER DUNNING SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Cohoon, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Pena, and Commissioner Gleason

7. [2019-270](#) Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 expiration of plat approval for El Chaparral Boerne Subdivision located at 36 Old San Antonio Road (KAD No. 15903). Take necessary action.

Ms. Talley explained the request for a variance to extend the expiration date for the El Chaparral subdivision plat. Staff is supportive and recommends approval.

COMMISSIONER COHOON MADE A MOTION TO APPROVE THE REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.008 EXPIRATION OF PLAT APPROVAL FOR EL CHAPARRAL BOERNE SUBDIVISION LOCATED AT 36 OLD SAN ANTONIO ROAD (KAD NO. 15903). COMMISSIONER CATES SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Cohoon, Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Pena, and Commissioner Gleason

8. DISCUSSION ITEMS:

[2019-271](#) a. Unified Development Code Update

Mr. Nick Colonna briefed the Commission regarding the UDC updates and introduced the consultant assisting with the updates.

Ms. Carissa Cox, the selected consultant to manage the UDC updates from Mosaic, spoke regarding the updates and the objectives during the process. Ms. Cox stated there is an aggressive but thorough timeline to complete the updates. There will be seven sections being created and each one will be developed thoroughly with specific processes and procedures for each content of each chapter. There will be a section completed each month, presented and briefed to the Commission. The vision and mandate from the community assisted with the creation of the Master Plan will be used to implement and create the UDC updates. The Steering Committee is made up of nine people. The Steering Committee is broken down into sub-committees to review specific items.

[2019-272](#) b. Development ideas for The Commons at Menger Creek, 59.06 acres located at 20 Old San Antonio Road (KAD No. 39338) considering various options for development design that may include streets, access, trail systems.

Ms. Talley spoke regarding various options for access using driveways, curb-cuts and fire lanes. A new traffic count has been conducted by the city and traffic counts have increased since the original TIA was submitted to the city by the developer. The city can consider more street

access points rather than drive-ways as long as it meets the regulating plans.

Mr. Bill Walters, developer of the property, explained the request for one variance for the drive-way located where the Veterinary business will be located. The developer stated he will provide a technical TIA memo update each time a use within the project changes. Mr. Walters stated after a discussion with the city, that the multi-family developer is considering a trail near the fence of the current Walmart to be able to have a route connecting the development to Bandera Road. Mr. Walters will look into the access connection to Old San Antonio Road coming out of the development.

Mr. Jeff Carroll, Engineer for the development, spoke regarding the revised MDP which will be submitted at the next P&Z Commission. Mr. Carroll explained the cross-sections that will be requested for the development. The drive lanes will be 15' on each side of the streets, 4' of landscaping and then 10' of sidewalk, 18' of space for parking. The parking will be at 90 degrees. If the deceleration lanes are needed they will have an extension of the sidewalk and continuation of the turn lane's pavement. There will not be acceleration lanes to exit out of the development.

Ms. Dawniele Metsker-Galarza, Engineer at Kimley Horn, explained the TIA and resubmittals for updated uses in the development. Ms. Dawniele Metsker-Galarza stated there is a requirement of 1,300' from one traffic signal to another signal. An area with high pedestrian traffic along with vehicle traffic should use traffic signals or a refuge island to have a safe place in the center of a median to allow for safe pedestrian crossing.

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

Mr. Colonna briefed the Commission regarding the award which the City of Boerne received from the Texas APA, Great Places in Texas and Great Street in Texas. The City of Boerne has submitted and applied for the National Award.

10. ADJOURNMENT

Chairman Davis adjourned the Planning and Zoning meeting at 7:55 P.M.

P&Z Chairman

P&Z Secretary

Rollcall

Rollcall

- Present** 7 - Commissioner Patrick Cohoon, Commissioner Paula Hayward,
 Commissioner Richard Sena, Vice Chair Cal Chapman, Chairman
 Joe Davis, Commissioner Chesney Dunning, and Commissioner
 Bob Cates
- Absent** 2 - Commissioner Israel Pena, and Commissioner Ricky Gleason