

**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, February 1, 2016 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission Meeting of February 1, 2016.

**Present:** Jeff Bachmann, Paula Hayward, Richard Sena, Russell Noll, Patrick Cohoon, John Hollinshead, Cal Chapman and William Paxton, Israel Pena

**Absent:** None

**Staff Present:** Laura Talley, Planning and Comm. Dev. Director, Deborah Willson, Recording Secretary & Staff Planner, Antony Moy, IT, Sean Reich, Public Works Engineer

**Registered /**

**Recognized Guests:** Jeff Carroll, Josh Valenta, Erika Blythe, Joel Goldenberg

1. CALL TO ORDER – 6:00 PM

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

2. APPROVAL OF MINUTES

**A MOTION WAS MADE TO TABLE THE APPROVAL OF THE MINUTES. THE  
MOTION CARRIED BY THE FOLLOWING VOTE: 8-0**

3. CONFLICTS OF INTEREST

There were none.

4. CITIZENS' COMMENTS:

There were none.

5. PUBLIC HEARING

- 5.a     [2016-418](#)     To consider the proposed subdivision of Highland Homes Addition Block 2 Lot 6 and Part of Lot 5, 0.399 acres (215 Oak Lane), 1 residential lot into 2 residential lots, KAD 23165. (David Orf)

**Presenter:** Planning & Community Development Director Laura Talley

**Attachments:**   [Summary](#)  
                          [Att 1- LOCATION MAP](#)  
                          [Att 2 - Aerial](#)  
                          [Att 3 - Proposed](#)  
                          [Att 4 - public hearing notice](#)

**THIS ITEM WAS NO LONGER CONSIDERED A PUBLIC HEARING SINCE IT IS AN AMENDED PLAT. NO ACTION TAKEN.**

6. Take necessary action regarding the proposed subdivision of Highland Homes Addition Block 2 Lot 6 and Part of Lot 5, 0.399 acres (215 Oak Lane), 1 residential lot into 2 residential lots, KAD 23165. (David Orf)

**PUBLIC HEARING - NO ACTION NECESSARY.**

7. [2016-420](#) Consider request for a variance to the City of Boerne Subdivision Ordinance, Article 3, Section 3.02.004 to create a four way intersection at the existing tee intersection of Ranch Drive and Cascade Caverns Road for the Southglen Subdivision. Take necessary action.

**Presenter:** Planning & Community Development Director Laura Talley

**Attachments:** [Summary](#)

[Att 1 - recent variance application](#)

[Att 2 - EXH - Proposed Intersection](#)

[Att 3 - Southglen Intersection Variance 2](#)

Mrs. Talley stated the Southglen subdivision is located off of Cascade Caverns Road and staff supports this request for the variance to not have a 90 degree angle at the intersection as the ordinance suggests. This variance would provide a smooth transition from Cascade Caverns to South Glen. Mr. Mann is supportive of the variance request provided they make a provision by providing a 35 ft return radius at the corners of the intersection. Mrs. Talley stated the developers have already made this provision, but will follow Mr. Mann's request. Mrs. Talley continued explaining how Cascade Caverns Road goes through the South Glen subdivision and is the part of the main thoroughfare, which will eventually connect to Highway 46 as properties develop. The rest of Cascade Caverns will continue to zigzag.

**A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER PENA, THAT THIS VARIANCE BE APPROVED WITH THE PROVISION THEY PROVIDE A MINIMUM OF A 35-FT RETURN RADIUS AT THE ACUTE CORNERS OF THE INTERSECTION FOR A VARIANCE TO THE CITY OF BOERNE SUBDIVISION ORDINANCE, ARTICLE 3, SECTION 3.02.004 TO CREATE A FOUR WAY INTERSECTION AT THE EXISTING TEE INTERSECTION OF RANCH DRIVE AND CASCADE CAVERNS ROAD FOR THE SOUTHGLEN SUBDIVISION. TAKE NECESSARY ACTION.. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 8 - Commissioner Bachmann, Commissioner Cohoon, Commissioner Pena, Commissioner Noll, Commissioner Hayward, Commissioner Sena, Commissioner Paxton III, and Commissioner Chapman

8. 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.

8.a [2016-421](#) Review and consider the final plat for Esperanza Phase 2A (46 residential lots, 13 open space lots). Take necessary action.

**Presenter:** Planning & Community Development Director Laura Talley

**Attachments:** [Summary - Esperanza 2A](#)  
[Att 1 - Esperanza Phase 2A Final Plat 1.20.16](#)

**TRES PAXTON MADE A MOTION TO APPROVE THE CONSENT AGENDA. JEFF BACHMANN SECONDED THE MOTION. THE MOTION PASSED 8-0.**

9. Discussion Items:

9a. [2016-429](#) Proposed residential development on Shooting Club Road.

**Presenter:** Planning & Community Development Director Laura Talley

Erika Blythe, a representative for KB Homes, 4800 Fredericksburg Road, wanted to receive feedback from the Planning and Zoning Commission to see determine if a KB Homes residential community would be feasible and welcomed off of Shooting Club Road. Erika explained KB Homes is willing to work with the City of Boerne on following the required design standards. They plan on developing 45 foot lots with a blend of 40 foot lots and aim for the prices to be in the low 200s with FHA and VA financing options. Erika stated the residential community would be similar to their previous development at Herff Ranch and not a repeat of the Hamptons. Erika also stated parking would be taken into consideration since a lot of people drive long-vehicles. Russell Noll said he would like to see more residential around North Main Road and Israel Pena agreed. Paula Hayward agreed there is a need for more residential for North Main in order to maintain the central focus on Boerne's Historic Downtown.

9b. [2016-430](#) Granicus (P&Z and City Council Packet Program Demonstration)

**Presenter:** Planning & Community Development Director Laura Talley

Deborah Willson, Staff Planner explained where to find the agenda packets online through Granicus on boerne-tx.gov.

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

Paula Hayward would like to see information regarding the 2016 Masterplan on the next P&Z agenda.

11. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 6:51 P.M.

\_\_\_\_\_  
P&Z Chairman

\_\_\_\_\_  
P&Z Secretary

ATTEST: \_\_\_\_\_  
Deborah Willson

Rollcall

**Present**      9 - Chairman John Holinshead, Commissioner Jeff Bachmann, Commissioner Patrick Cohoon, Commissioner Israel Pena, Commissioner Russell Noll, Commissioner Paula Hayward, Commissioner Richard Sena, Commissioner Tres Paxton III, and Commissioner Cal Chapman