

**PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, April 4, 2016 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission Meeting of April 4, 2016.

Present: Jeff Bachmann, Paula Hayward, Richard Sena, Russell Noll, Patrick Cohoon, John Hollinshead, William Paxton (Late) and Israel Pena (Late)

Absent: Cal Chapman

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

Registered /

Recognized Guests: Jeff Carroll, Patrick Murphy, Tyler Bradford, Darrell Sawyer, David Cupit, Joshua Valenta, Glen Boehm

1. CALL TO ORDER – 6:00 PM

Chairman Hollinshead called the P&Z meeting to order at 6:01 p.m.

2. Approval of Planning and Zoning Commission Minutes of the meeting held March 7, 2016.

**CHAIRMAN HOLLINSHEAD CALLED FOR A MOTION ON THE MINUTES.
COMMISSIONER SENA MADE A MOTION TO APPROVE THE MINUTES OF
APRIL 4, 2016. COMMISSIONER COHOON SECONDED THE MOTION. THE
MOTION PASSED 6-0.**

3. CONFLICTS OF INTEREST

No conflicts of interest were declared.

4. CITIZENS' COMMENTS:

Chairman Hollinshead called for comments from the audience.

There were none.

5. PUBLIC HEARING

5a. [2016-483](#) To consider the use of a Parking Lot in a B-2, Highway Commercial

District for 1241 South Main Street (KAD: 21676), a total of 0.532 acres. (Cloverleaf Development LP)

Darrell Sawyer, who owns the Carl's Cleaners at 114 E. Bandera Road, stated he does not have objections to the proposed parking lot, but has an objection to the entrance and exit by Bandera Road. He said traffic already backs up next to his business. Mr. Sawyer suggested closing off the entrance/exit by Bandera Road or put a right turn lane on Main Street at the stop light.

6. Make recommendation to City Council for the use of a Parking Lot in a B-2, Highway Commercial District for 1241 South Main Street (KAD: 21676), a total of 0.532 acres. (Cloverleaf Development LP)

Mrs. Talley explained the property is located at the corner of South Main Street and Bandera Road. There is a lease agreement in place by Walgreens that requires a shared parking agreement. The agreement also requires any building constructed on that site to not block the view of Walgreens. The owner would like to demolish the abandoned gas station and replace it with a parking lot. The parking lot would serve the old Remax building, which is proposed to become a medical office. The owner will provide landscaping, curbs, sidewalks and they will save the tree existing on the property. Commissioner Cohoon suggested closing off the exit by Bandera Road and have the parking lot connect to the old Remax building as an entrance/exit to avoid traffic from cutting through the parking lot to bypass the stop light. Josh Valenta from Matkin-Hoover spoke about how they have pushed the entrance/exit by Bandera road as far back from the light as possible and the project would not be able to move forward if they closed off the entrance/exit.

A MOTION WAS MADE BY COMMISSIONER PENA, SECONDED BY COMMISSIONER PAXTON, THAT THIS BE TABLED. THE MOTION CARRIED A VOTE OF 7-0.

ITEMS FOR DISCUSSION/ACTION

7. [2016-533](#) Consider the approval for Preliminary Plat for the Southglen subdivision Phase 2. Take necessary action.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER BACHMANN, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 7-0.

8. [2016-534](#) Consider the approval for Preliminary Plat for the Southglen subdivision Phase 6A. Take necessary action.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER BACHMANN, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 7-0.

9. [2016-535](#) Consider the approval for Preliminary Plat for the Southglen subdivision Phase 4. Take necessary action.

A MOTION WAS MADE BY COMMISSIONER HAYWARD, SECONDED BY COMMISSIONER PAXTON, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 7-0.

10. [2016-536](#) Consider the approval for Preliminary Plat for the Southglen subdivision Phase 8. Take necessary action.

A MOTION WAS MADE BY COMMISSIONER PAXTON, SECONDED BY COMMISSIONER NOLL, THAT THIS BE APPROVED. THE MOTION CARRIED BY A VOTE OF 7-0.

11. [2016-537](#) Consider the approval for Preliminary Plat for the Southglen subdivision Phase 9. Take necessary action.

A MOTION WAS MADE BY COMMISSIONER PENA, SECONDED BY COMMISSIONER COHOON, THAT THIS BE APPROVED. THE MOTION CARRIED BY A VOTE OF 7-0.

12. [2016-538](#) Consider the approval for Preliminary Plat for the Southglen subdivision Phase 10. Take necessary action.

A MOTION WAS MADE BY COMMISSIONER SENA, SECONDED BY COMMISSIONER BACHMANN, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 7-0.

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.

- 13a. [2016-482](#) Consider conditional approval for a final plat for Regent Park Unit 1, phase 5 (83 residential lots).

A MOTION WAS MADE BY COMMISSIONER PAXTON, SECONDED BY COMMISSIONER BACHMANN, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 7-0.

14. Discussion Items:

14a. [2016-462](#) Discussion on 110 Old San Antonio Rd

Mrs. Talley said the use originally approved by City Council for the property was to allow Fence contractors only. Any other contractors will need to go through City Council for approval. Tyler Bradford, at 9318 Manchaca in Helotes, the developer for the property, came forth to the podium. He explained they plan to have single-story garden offices in front of the property and office flex spaces in the back of the property. Commissioner Noll said there should be fencing around the property or have the buildings oriented differently. Commissioner Hollinshead said lighting, noise, access, fencing, facades are concerns. Mrs. Talley explained the owner will need to follow the entrance corridor standards, provide right-of-way dedication and a sidewalk.

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

16. ADJOURNMENT

PZ Chairman

PZ Secretary

ATTEST: _____
Deborah Willson