

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, May 2, 2016 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission Meeting of May 2, 2016.

Present: Paula Hayward, Richard Sena, Israel Pena, Patrick Cohoon, John Hollinshead, Cal Chapman and William Paxton

Absent: Russell Noll, Jeff Bachmann

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

Registered /

Recognized Guests: Patrick Murphy, Greg Senulis, Jeff Carroll, Josh Valenta, Mike Gribble

1. CALL TO ORDER – 6:00 PM

Commissioner Hollinshead called the meeting to order at 6:07 p.m.

2. Approval of Planning and Zoning Commission Minutes of the meeting held April 4, 2016.

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

3. Conflicts of Interest Declaration.

Commissioner Cohoon declared a conflict of interest on Agenda Item #7.

4. CITIZENS' COMMENTS:

There were none.

ITEMS FOR DISCUSSION/ACTION

5.     [2016-574](#)     Untable 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)

**A MOTION WAS MADE BY COMMISSIONER SENA, SECONDED BY COMMISSIONER PAXTON, THAT THIS BE UNTABLED. THE MOTION CARRIED A VOTE OF 6-0.**

6. [2016-575](#) 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 contract between the owner and Walgreens was created in 1999. The contract stated that when the lease expired for the Shamrock gas station, the parcel would become a parking lot to serve Walgreens. Mrs. Talley said it is not an ideal use for the site, but the plan the developer presented, which includes sidewalks, curbs and landscaping, would be the best scenario at this time. Commissioner Chapman said the contract is a fact for consideration for this parcel. Commissioner Cohoon said having a right-in and right-out only on Bandera Road would work best for this site. Commissioner Sena asked if the old Remax building was owned by the same owner. Mrs. Talley said yes and explained the Remax building is not part of what is under consideration. Commissioner Hayward made the comment that even if a building was put in the parking lot in the future, it would still be awkward to get to it.

**A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER PENA, THAT THIS BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL WITH THE CAVEAT OF A RIGHT-IN, RIGHT-OUT TURN ONLY AND AT LEAST TWO SPEED BUMPS BE CONSIDERED ON THE PROPERTY TO CONTROL SPEED. THE MOTION CARRIED A VOTE OF 6-0.**

7. [2016-586](#) Consider approval as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 7, Water and Sewers, Subsection 7.06.001, On-Site Sewage Facilities for Spencer Ranch Subdivision located at 8 Spencer Road. Take necessary action.

Mrs. Talley explained the property is in the ETJ and has existing buildings on large acre tracts that are currently using well and septic. Staff is supportive of allowing the continued use of the septic systems on the site since there is no sewer available yet. The developer plans on adding two more buildings. Mrs. Talley explained this is a typical development in the county, but since they are subdividing, they require approval from the Planning and Zoning Commission.

**A MOTION WAS MADE BY COMMISSIONER HAYWARD, SECONDED BY COMMISSIONER PAXTON, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 5-0. COMMISSIONER COHOON RECUSED HIMSELF.**

8. [2016-584](#) Consider a waiver to the detention requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 6,

Drainage and Flood Hazards, Subsection 6.01.002, Facilities

Required for 214 W Bandera Road. Take necessary action.

Mrs. Talley explained the developer wants to develop the property for commercial use and received a letter of support from TXDOT for a waiver to the detention. The Public Works Director and staff is supportive of this request.

**A MOTION WAS MADE BY COMMISSIONER PENA, SECONDED BY COMMISSIONER CHAPMAN, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 6-0.**

9. [2016-602](#) Consider fence materials for fencing along arterials and collectors in Regent Park Subdivision. Take necessary action.

Mrs. Talley stated that in 2013 the Planning and Zoning Commission approved a variance to fence height for the Regent Park development. As part of that approval, the developer was required to come back for material approval. The developer is requesting the approval of the brick material for the fence along the arterial and collector of the subdivision with a small section of metal at the entrance.

**A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER PAXTON AND COMMISSIONER PENA, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 6-0.**

10. 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.

- 10a. [2016-540](#) Consider the final plat for H.B. Subdivision (9 commercial lots).

**A MOTION WAS MADE BY COMMISSIONER PAXTON, SECONDED BY COMMISSIONER PENA, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 6-0.**

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

12. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 6:37 P.M.

Approved:

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P&Z Chairman

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

ATTEST:

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Deborah Willson