

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

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

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

Absent: Israel Pena

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

Registered /

Recognized Guests: Wade Kolb, Lee Mangum

1. CALL TO ORDER – 6:00 PM

Chairman Hollinshead called the P&Z meeting to order at 6:12 p.m.

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

CHAIRMAN HOLLINSHEAD CALLED FOR A MOTION ON THE MINUTES. JEFF BACHMANN MADE A MOTION TO APPROVE THE MINUTES OF MAY 2, 2016. RICHARD SENA SECONDED THE MOTION. THE MOTION PASSED 7-0.

3. Conflicts of Interest Declaration.

No conflicts of interest were declared.

4. CITIZENS' COMMENTS:

Chairman Hollinshead called for comments from the audience.

There were none.

5. PUBLIC HEARING

- 5a. [2016-613](#) To consider the use of an Automobile Service with Outdoor Storage in an I, Industrial District for 110 Parkway Drive (KAD: 40586), a total of 1.183 acres. (Randy and Michelle Barnes)

There were no comments.

6. [2016-651](#) Make recommendation to City Council for the use of an Automobile Service with Outdoor Storage in an I, Industrial District for 110 Parkway Drive (KAD: 40586), a total of 1.183 acres. (Randy and Michelle Barnes).

Mrs. Talley explained the owner plans to screen the vehicles needing repair with a privacy fence once they have opened for business and have generated enough revenue to pay for it. Commissioner Hollinshead asked if this property was connected to Wheeler's. Mrs. Talley replied it does not connect, but does about Wheeler's. Commissioner Noll asked about how come the same use on Enterprise Parkway was not permitted. Mrs. Talley explained the location of the uses are looked at on a case by case basis. Commissioner Hayward asked about the comment received regarding the concern about parking along street. Mrs. Talley said it is a general concern that comes up because there is no room for parking along the street in the Industrial Parkway.

A MOTION WAS MADE BY COMMISSIONER HAYWARD, SECONDED BY COMMISSIONER PAXTON, THAT THIS BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL WITH THE RESTRICTION THAT SAID OUTDOOR STORAGE OCCURS BEHIND A NON-TRANSPARENT PRIVACY FENCE THAT SURROUNDS THE VEHICLE STORAGE WITHIN SIX MONTHS AND IF A DAMAGED VEHICLE IS NOT WITHIN THE VEHICLE STORAGE AREA SHALL BE MOVED TO THAT STORAGE AREA WITHIN 24 HOURS. THE MOTION CARRIED A VOTE OF 7-0.

7. PUBLIC HEARING

- 7a. [2016-636](#) To consider the proposed revisions to the City of Boerne Subdivision Ordinance No. 2007-64, Article 1, In General, Section 04. Definitions, Article 2, Procedures, Section 02. Procedures for Preliminary Plat, Article 3, Planning and Community Design Standards, Section 03. Open Space Systems, Section 04. Blocks and Lots, Article 4, Master Planned Developments/Subdivisions, Section 04. Cottage Subdivisions, Article 7. Water and Sewers, Section 03. Water Mains, Section 06. On-Site Sewage Facilities, Article 8, Utility Extensions and General Subdivision Requirements, Section 01. General Requirements, Exhibit "A" Plat Certificates and Notes.

There were no comments.

8. [2016-637](#) Make recommendation to City Council regarding the proposed

revisions to the City of Boerne Subdivision Ordinance No. 2007-64, Article 1, In General, Section 04. Definitions, Article 2, Procedures, Section 02. Procedures for Preliminary Plat, Article 3, Planning and Community Design Standards, Section 03. Open Space Systems, Section 04. Blocks and Lots, Article 4, Master Planned Developments/Subdivisions, Section 04. Cottage Subdivisions, Article 7. Water and Sewers, Section 03. Water Mains, Section 06. On-Site Sewage Facilities, Article 8, Utility Extensions and General Subdivision Requirements, Section 01. General Requirements, Exhibit "A" Plat Certificates and Notes.

Mrs. Talley said there were other revisions that needed to be made to the Subdivision Ordinance so staff would like to table this item for the July 11th meeting.

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

ITEMS FOR DISCUSSION/ACTION

9. [2016-638](#) Consider the approval for a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a Bush's Chicken located at 1550 Hwy 46 East. Take necessary action.

Mrs. Talley explained Bush's Chicken will be located in the Woods of Boerne subdivision. Bush's Chicken is known for having three drive-thru lanes and have their employees come out to the cars in person to take orders. There are a number of issues on the site that was not caused by Bush's Chicken. TXDOT asked Bush's Chicken to share the driveway between them and Fuzzy's Tacos. The parking will need to be in front of the building to provide safer access points because of TXDOT's requirement on the driveway and the entrance having a right-in, right-out. Staff had concerns with the original plan presented that showed the drive-thru lanes facing the entrance. Staff asked the developer to turn the building and move the drive-thru lanes behind the building. Staff met with a subcommittee consisting of Commissioner Hollinshead, Paxton, Sena, and Pena prior to the meeting to discuss the creative alternative request.

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

10. [2016-656](#) Consider a variance request to the Subdivision Ordinance, Article 5, Street Specifications and Construction Standards, Section 07. Sidewalks - Timing for 4 Shooting Club Road (Westward Environmental). Take necessary action.

Mrs. Talley explained this property is located in a B-2 zoning district near North Main Street. The owners are adding a new building that will be closer to Shooting Club Road. According to the new ordinance requirements, new development requires a sidewalk to be provided. The owners are asking for the timing of the sidewalk to be delayed until they develop closer to the front along North Main Street by subdividing the lot or doing an amending developing plat.

A MOTION WAS MADE BY COMMISSIONER SENA, SECONDED BY COMMISSIONER COHOON, THAT THIS BE APPROVED UNTIL SUCH A TIME REQUIRES A SUBDIVISION PLAT OR AMENDING DEVELOPMENT PLAT. THE MOTION CARRIED A VOTE OF 7-0.

11. 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.

11a. [2016-585](#) Development Plat for J.A.F. Quick Lane, a 1.001 acre tract located at 3 Scenic Loop Road.

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

12. Discussion Items:

12a. [2016-657](#) Master Plan Update

Mrs. Talley said staff received five RFQs and will be contacting the finalists and the committee (Jeff Thompson, Chris Turk, Laura Talley, John Hollinshead, Paula Hayward, Charlie Boyd and Ron Cisneros) will decide who is going to get the RFP.

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

14. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:05 PM.

Approved:

P&Z Chairman

P&Z Secretary

ATTEST:

Deborah Willson