

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, July 11, 2016 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of July 11, 2016.

Present: Cal Chapman, Paula Hayward, Richard Sena, Ricky Gleason, Russell Noll, Patrick Cohoon, John Hollinshead, and Israel Pena

Absent: William Paxton

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

Registered /

Recognized Guests: Jeff Carroll, David Cupit, Chris Weigand

1. CALL TO ORDER – 6:00 PM

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

2. Chairman to Introduce Ricky Gleason as a New Commissioner.

3. Election of Vice Chair and Secretary.

Commissioner Chapman was elected as Vice Chair and Commission Cohoon was elected as Secretary.

4. APPROVAL OF MINUTES

**CHAIRMAN HOLLINSHEAD CALLED FOR A MOTION ON THE MINUTES.
COMMISSIONER COHOON MADE A MOTION TO APPROVE THE MINUTES OF
JUNE 6, 2016. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION
PASSED 7-0.**

5. Conflicts of Interest Declaration.

No conflicts of interest were declared.

6. CITIZENS' COMMENTS:

Chairman Hollinshead called for comments from the audience.

There were none.

ITEMS FOR DISCUSSION/ACTION:

7. [2016-696](#) Consider approval for a preliminary plat for Esperanza Amenity Center, a total of 17.077 acres (1 lot for an amenity center and 9 open space lots). Take necessary action.

Mrs. Talley explained the Amenity Center will be in the Esperanza Subdivision that is located off 46 East. Most of the open space lots are greenways along the spine road.

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

8. [2016-539](#) 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 107 Shooting Club Road. Take necessary action.

Mrs. Talley said the owner would like to request that they be allowed to remain on their existing systems until a public sewer collection system is available to the property. The Cow Creek and the County have given approval of the use of septic systems for both properties. Mrs. Talley explained if the property became annexed, then they would have to be on the city's sewer system.

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

9. CONSENT AGENDA:

- 9a. [2016-730](#) Final plat for Southglen Subdivision, Phase 10, a total of 10.492 acres (45 residential lots).

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

10. CONSENT AGENDA:

- 10a.** [2016-701](#) Development plat for 135 Old San Antonio Road, a total of 17.491 acres (Vantage at Boerne Apartments).

This item was voted on to be removed as a consent item and addressed as a regular agenda item. Commissioner Hayward asked about the fence line and height requirements. Mrs. Talley explained code enforcement will make sure they meet the requirements. Commissioner Sena asked about the completion date. Jon Condit, a representative for the developer, came forth to answer Commissioner Sena's question and explained there will be 288 units and it would take about 14 months to build.

A MOTION WAS MADE BY COMMISSIONER HAYWARD, SECONDED BY COMMISSIONER COHOON, THAT THIS BE REMOVED FROM THE CONSENT AGENDA AND ADDRESSED AS A REGULAR AGENDA ITEM. THE MOTION CARRIED A VOTE OF 7-0. A MOTION WAS MADE BY COMMISSIONER SENA, SECONDED BY COMMISSIONER COHOON, THAT THIS BE APPROVED. THE MOTION CARRIED A VOTE OF 7-0.

11. DISCUSSION:

- 11a.** [2016-726](#) Master Plan Update

Mrs. Talley updated the commissioners on the timeline for the Request for Proposal (RFP) for the comprehensive plan update.

- 11b.** [2016-541](#) Downtown Study

Staff showed a video of the Gateway Consultants' presentation at the June 14, 2016 City Council meeting.

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

13. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:24 PM.

P&Z Chairman

P&Z Secretary

ATTEST:

Deborah Willson