

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, April 3, 2017 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of March 6, 2017.

Present: John Hollinshead, Paula Hayward, Patrick Cohoon, Russell Noll, Israel Pena (late), Cal Chapman and William Paxton

Absent: Ricky Gleason and Richard Sena

Staff Present: Laura Talley, Planning and Comm. Dev. Director, Anne De Luna, Recording Secretary & Planner I, Sheldon Cravey, IT, Sean Reich, Public Works Engineer, Jeff Thompson, Deputy City Manager

Registered /

Recognized Guests: Rick Gray, Torry Hurt, Cody Morris, J. Shane Howard, Everett Fields, Robert Montgomery, Carlos Garza, Roy Fellows, and Rod Fowler

1. CALL TO ORDER – 6:00 PM

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

2. [2017-302](#) Approval of Planning and Zoning Commission Minutes of the meeting held March 6, 2017

Chairman Hollinshead called for a motion on the minutes.

COMMISSIONER CHAPMAN MADE A MOTION TO APPROVE THE MINUTES OF MARCH 6, 2017. COMMISSIONER PAXTON SECONDED THE MOTION. THE MOTION PASSED 7-0.

3. CONFLICTS OF INTEREST

There were no conflicts of interest declared.

4. CITIZENS' COMMENTS:

Chairman Hollinshead called for comments from the audience.

There were no comments.

5. PUBLIC HEARING

- 5a. [2017-255](#) To consider the proposed rezoning at the southeast corner of Old San Antonio and Herff Road, 5 acres out of 12.224 acres, from R-2, Moderate-Density Residential District to R-4, Multi-Family Residential District, KAD 12533 and 14788 (Heard)

There were no comments.

6. [2017-256](#) Make recommendation to City Council to consider the proposed rezoning at the southeast corner of Old San Antonio and Herff Road, a total of 5 acres out of 12.224 acres, from R-2, Moderate-Density Residential District to R-4, Multi-Family Residential District, KAD 12533 and 14788 (Heard)

The item was withdrawn.

7. PUBLIC HEARING

- 7a. [2017-257](#) To consider the proposed revisions to the City of Boerne Thoroughfare Plan last updated February 10, 2015.

There were no comments.

8. [2017-258](#) Make recommendation to City Council to consider the proposed revision to the City of Boerne Thoroughfare Plan last updated February 10, 2015.

Mrs. Talley explained Shooting Club Road will be impacted by a number of developments, both commercial and residential, that are planned for this area in the very near future. Shooting Club Road ends at Sisterdale Road and Staff recommends that Shooting Club be categorized as a secondary collector with 74' of right-of-way. Commissioner Hayward asked how important it is to update the Thoroughfare Plan. Mrs. Talley said it makes it official to ask for dedicated right-of-way from developers.

COMMISSIONER CHAPMAN MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL. COMMISSIONER PAXTON SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

ITEMS FOR DISCUSSION/ACTION

9. [2017-259](#) Consider approval for the Master Plan for The Commons at Menger Creek. Take necessary action.

Mrs. Talley explained The Commons at Menger Creek will be our second development in the SoBo area. The first was HB Subdivision along IH-10. The Commons at Menger Creek will be a +/- 60 acre mixed use development. The developer will have eleven (11) acres of single family residential, six and a half (6 ½) acres of apartments, three acres of either apartments/high density residential, twenty (20) acres of commercial and eleven and a half (11 ½) acres of open space. Years ago, when the property was initially being considered for development, the City entered into a development agreement (DA) which required the owner to provide an open space buffer 75' on both sides of Menger Creek which was to be dedicated to the City of Boerne. The developer also shows the stream corridor setback of 100' on both sides of Menger Creek. The developer plans to work with the city to provide trails along the creek. There will be no connection to allow thru traffic from Third Street to the commercial area. Jeff Carroll, an engineer for the development, said they will be doing a tree preservation plan. Commissioner Hayward asked how it will drain into the creek. Mr. Carroll said the entire site was designed to drain into the creek.

COMMISSIONER HAYWARD MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL. COMMISSIONER NOLL SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 6-0.

10. [2017-260](#) Consider the approval for a preliminary plat for Herff Village Phase 2 (37 residential lots, 7 open space lots). Take necessary action.

COMMISSIONER COHOON MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL. COMMISSIONER CHAPMAN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 6-0.

11. [2017-261](#) Consider the approval for a preliminary plat for Southglen Subdivision Phase 5 (36 residential lots and 2 open space lots). Take necessary action.

COMMISSIONER PAXTON MADE A MOTION TO APPROVE. COMMISSIONER PENA SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 6-0.

12. [2017-262](#) Consider a creative alternative for Raising Cane's located at 1406 S. Main Street. Take necessary action.

Mrs. Talley explained the developer for Raising Cane's would like to request a creative alternative for their site plan to allow their drive-thru to face Main Street. Staff is supportive of the creative alternative in this case because there are a number of issues with this site that come into play. There are three setback and screening criteria that apply to this site: Entrance Corridor along Main Street, Stream Corridor setback along Menger Creek and the SoBo Overlay district. The site has two street frontages: Main Street and Waterview Parkway. The lot backs up to the creek and the

developer will make use of the creek by placing a dining patio nearby. There was a subcommittee with Commissioner Pena and there are some caveats that were recommended: 4-foot screening wall, have a continuation of landscaping in front of the wall in addition to the trees along Main Street and that the trees along Main Street be Oaks instead of Cypress.

COMMISSIONER PENA MADE A MOTION TO APPROVE WITH THE CAVEAT THAT THE DEVELOPER PROVIDES A 4-FOOT SCREENING WALL, HAVE A CONTINUATION OF LANDSCAPING IN FRONT OF THE WALL IN ADDITION TO THE TREES ALONG MAIN STREET AND THAT THE TREES ALONG MAIN STREET BE OAKS INSTEAD OF CYPRESS. COMMISSIONER COHOON SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 6-0.

13. [2017-263](#) 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 153 South Main Street. Take necessary action.

Mrs. Talley explained that the owner is requesting a waiver to the detention requirements as set forth in the Subdivision Ordinance, Article 6, Drainage and Flood Hazards, Subsection 6.01.002, Facilities Required. A waiver may be granted for a lot less than 1 ½ acres. The property being developed is less than a half an acre (1/2 acre) and is being developed as a commercial property. The developer has requested and received a letter of support from TXDOT. The owner has provided a drainage study which has been reviewed by an engineer. The property owner plans include the demolition of the old shed in back and a renovation of and addition onto the existing main structure. The uses planned for this site include retail on the bottom floor with offices/B&B at the rear and a rooftop restaurant with a patio/garden area. He has provided renditions that are being presented to the Historic Landmark Commission for consideration. The engineer stated that the runoff from this site will not create any adverse impact on downstream properties. The Public Works and Planning Department are supportive of the waiver. Commissioner Hayward asked about parking requirements. Mrs. Talley said there are no parking requirements in the Historic District.

COMMISSIONER COHOON MADE A MOTION TO APPROVE. COMMISSIONER CHAPMAN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 6-0.

14. 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 2.04.001B Conditional Approval.

COMMISSIONER PENA MADE A MOTION TO APPROVE THE CONSENT AGENDA. COMMISSIONER PAXTON SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 6-0.

- 14a. [2017-265](#) Final plat for The Ranches at Creekside Unit 1, Phase 2A Subdivision Plat (39 residential lots, 4 open space lots).
- 14b. [2017-266](#) Final plat for The Ranches at Creekside Unit 1, Phase 2B Subdivision Plat (25 residential lots, 0 open space lots).
- 14c. [2017-300](#) Final plat for Champion Heights Unit 3 Subdivision Plat (60 residential lots, 3 open space lots).

15. DISCUSSION ITEMS

15a. **Update from Burditt Group on Master Plan**

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

17. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:00 P.M.

P&Z Chairman

P&Z Secretary

Rollcall

Rollcall

Rollcall

