

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, May 1, 2017 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of May 1, 2017.

Present: Paula Hayward, Russell Noll, Israel Pena (late), Cal Chapman, Ricky Gleason and William Paxton

Absent: John Hollinshead, Patrick Cohoon, and Richard Sena

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

Registered /

Recognized Guests: Jeff Carroll, Karen Wunsch, Josh Valenta, Patrick Murphy, Tim Cook, Brannyn McDougal, Dani Vollmer, Vicky Moore, Cyndi White, Gordon Brandon, Ben Eldredge, Donna Taylor, Beau Smith, Emily Weiner, Scott Barthey, Kristopher Pressler, Pam and Dave Luciani, Scott Ellis, Patricia Ellis, Jim Grohman, Sean Reich, Richard Heard, Falkner Heard III, Debbie Thomas, Henry Meen, Steve Young

1. CALL TO ORDER – 6:00 PM

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

2. Approval of Planning and Zoning Commission Minutes of the meeting held April 3, 2017.

Vice Chairman Chapman called for a motion on the minutes.

COMMISSIONER NOLL MADE A MOTION TO APPROVE THE MINUTES OF APRIL 3, 2017. COMMISSIONER GLEASON SECONDED THE MOTION. THE MOTION PASSED 5-0.

3. Conflicts of Interest Declaration.

There were none.

4. CITIZENS' COMMENTS:

Andy Vollmer, 524 N School, made a comment on the process for regulating development and the master plan.

5. PUBLIC HEARING

- 5a. [2017-269](#) To consider the proposed permanent zoning of 16 Chaparral Hill, a total of 5.505 acres, from a temporary zoning of R-A, Single-Family Rural Residential District to R-3, High-Density Residential District, KAD No. 14932 (Jim Cook)

Scott Ellis, 11 Chaparral Hill Drive, does not want residences and thinks it will impact his neighborhood. Jeff Groman, 17 Chaparral, said it will devalue the property and traffic also concerned him. Debbie Thomas, 13 Chaparral Hill, said it is risky and dangerous for new neighbors because there are lots of deer and is she concerned about traffic too. Cindy Weiler, 28 Knoll Camper Road, is in favor of the development because there are not many places for young people to reside and she thinks it would complement the neighborhood. Clark Hollins, rents at 1 Doeskin Drive and looks forward to renting a new piece of property. He said property values have doubled and tripled since he has been to Boerne since 1961.

6. [2017-316](#) Make recommendation to City Council to consider the proposed permanent zoning of 16 Chaparral Hill, a total of 5.505 acres, from temporary zoning of R-A, Single-Family Rural Residential District to R-3, High-Density Residential District, KAD No. 14932 (Jim Cook)

Mrs. Talley said the developer plans to add townhomes and is in favor of the R-3 zoning. The property is identified in the Land Use Plan as a business park, but this side of Shooting Club is not conducive to industrial development due to topography. The R-3 zoning would allow a range of residential lots from townhomes to 5,400 sf residential lots, but excludes duplexes. Sewer and gas will be provided by the City of Boerne, electricity will be provided by Bandera Electric and water will be provided by Kendall West Utility District as this area is outside of our service plane and would be too costly for the city to provide water. It is staff's anticipation that, now that water is available to the area and due to the topography, this side of Shooting Club will continue to develop as residential up to the intersection of FM 1376, where we would anticipate future commercial. Commissioner Hayward said it would have an impact on the residents in the county and Commissioner Pena agreed.

COMMISSIONER HAYWARD MADE A MOTION TO RECOMMEND A ZONING OF R-1, MEDIUM-DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT TO CITY COUNCIL. COMMISSIONER PAXTON SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 3-2.

7. PUBLIC HEARING

- 7a. [2017-317](#) To consider the proposed application of a Cottage Housing

Development Overlay District to 530 Oak Park, KAD No. 15836
(Dave Luciani)

Ben Eldredge, 220 Azalea, made the comment about the LID requirements that this development is following and wondered why other developments do not have LID.

8. [2017-318](#) Make recommendation to City Council to consider the proposed application of a Cottage Housing Development Overlay District to 530 Oak Park, KAD No. 15836 (Dave Luciani)

Mrs. Talley explained this is the first cottage housing development in the City of Boerne. The Planning and Zoning Commission and City Council approved a creative alternative to allow 17 cottage units in this development and approved the Master Plan for the site. The final step to allow the developer to move forward is the approval of the CHD Overlay District on the site. With the approval of the overlay, the developer may then begin to submit for plat approval.

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

9. PUBLIC HEARING

- 9a. [2017-319](#) To consider the proposed permanent zoning of 47 Old San Antonio Road, a total of 4.088 acres, from a temporary zoning of R-A, Single-Family Rural Residential District to B-2R, Highway Commercial - Restricted District, KAD No. 14774 and 14786 (Heard)

Richard Heard, said his family owned this land for 150 years now they don't want to build their retirement homes on this land. He wants the commissioners to consider B-2 zoning so he can have more options to sell and develop this land. Mr. LaRoche, a cousin that lives next door, says there is a buffer between this property and the Cibolo Creek. Dawn Taylor, lives in Fair Oaks, wanted to thank Mr. LaRoche for recognizing the importance of Cibolo Creek.

10. [2017-320](#) Make recommendation to City Council to consider the proposed permanent zoning of 47 Old San Antonio Road, a total of 4.088 acres, from a temporary zoning of R-A, Single-Family Rural Residential District to B-2R, Highway Commercial - Restricted District, KAD No. 14774 and 14786 (Heard)

Mrs. Talley explained the B-2R zoning district allows a lot of the same uses as a B-2, but is

restricted in height. The B-2R district will allow us the opportunity to apply the Entrance Corridor overlay to this site as well.

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

11. [2017-321](#) To consider the approval of a revised Master Plan for Regent Park Subdivision. Take necessary action.

Mrs. Talley explained in the previous master plan for the Regent Park Subdivision, the developer identified an area along IH-10 as open space even though it was already zoned B-2, Highway Commercial and should never have been identified as open space. It was not their intent, nor did staff catch the contradiction between what they identified as open space and the current zoning. The plan is still in excess of the required open space.

COMMISSIONER PENA MADE A MOTION TO APPROVE. COMMISSIONER NOLL SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

12. DISCUSSION ITEMS:

12a. Master Plan Update

Brannyn MacDougal, a consultant for the Master Plan, updated the Commission on what has taken place to date. We've held 6-7 community conversations that involved the chambers, high school students, the retail and restaurant community, nonprofits, and developers. The focus groups said they wanted walkability, trails, sidewalk, things to do for all ages, and places to eat. Mrs. MacDougal said they are hosting a community forum on Thursday night, May 4th at 5:30 p.m. at the Kronkosky Place and the community is invited.

12b. Low Impact Development (LID)

Ryan Bass presented to the commissioners that he has been working with San Antonio River Authority (SARA) to develop a Low Impact Development guide for The City of Boerne.

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

14. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:36 P.M.

P&Z Chairman

P&Z Secretary

Rollcall