**AGENDA**

**PLANNING AND ZONING COMMISSION MEETING**

**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**

**Monday, October 2, 2017 – 6:00 p.m.**

**Present:** John Hollinshead, Tres Paxton, Joe Davis, Paula Hayward, Richard Sena, Ricky Gleason, Israel Pena, Cal Chapman

**Absent:** Patrick Cohoon

**Staff Present:** Laura Talley, Planning and Community Development Director, Susana Ramos, RecordinSecretary and Planner III, Sheldon Cravey, IT, Sean Reich, Public Works Engineer, Jeff Thompson, Deputy City Manager

1. CALL TO ORDER – 6:00 PM

2. APPROVAL OF MINUTES

2017-741 Approval of Planning and Zoning Commission Minutes of the meeting held August 7, 2017 and September 11, 2017.

**COMMISSIONER PENA MOVED TO APPROVE THE AUGUST MINUTES. COMMISSIONER SENA SECONDED THE MOTION. MOTION CARRIED 7-0.**

3. CONFLICTS OF INTEREST

There were none.

4. CITIZENS' COMMENTS:

Dan Pedrotti spoke regarding his history with development in the community and his involvement with KB Homes and the Shoreline Park development. He stated that he has always been respectful of tree preservation long before there was a tree ordinance. He stated that he has always had the best interest of the city and its citizens in mind. He would turn away builders that would not go with what he thought was right. He stated that KB homes was always committed to do what needed to be done to conserve the trees. Eric Van Slycke spoke regarding past flooding of the Cibolo Creek and discussed then his concerns regarding the effect of runoff on the creek from developments. Jay Saltzman spoke about the negative affect of growth on Boerne. He stated that he wishes the Shoreline Park development would be scaled down to have less houses. He went on to explain how great Boerne Lake is and that it needs to be preserved.Donna Taylor explained her work experience and expertise on water quality. She stated that she believes having open discussion about the Shoreline Park development could lead to a suitable outcome for everybody. She would like assurances that the development will not negatively affect the surrounding environment and went on to say that there are professionals that deal in water management and they need to be consulted. Paula Beaton read a letter from her son, Hunter Beaton, regarding his thoughts on the Shoreline Park development. He expressed how much he loves the lake and all the great time that he has had at the lake. He explained his past experience with Day One Bags for foster kids and how even after he had received his rank for Eagle Scout he could have easily stopped but instead he did

what he felt was right and continued with them going state and nationwide. He compared what he did with the bags to what the citizens can do here by staying active and fighting this development. He would like to have this lake preserved and made the jewel of Boerne in order to keep the city unique. Paula Beaton went on to speak about a meeting of a group of people in Lake Country. She stated that a group of 60 people met at the lake the night prior to the P&Z meeting and she stated that this group came up with a well thought out approach about what was going on with the development. She asked everybody to go to the lake and she offered to take them on a boat ride to see where the development would go. She asks the commissioners to table or deny the decision until they are able to get more information and fully understand the impact this would have on the lake.Ed Coffey spoke about the Shoreline Park development and the sewage that would be taken from the homes that are planned to be built on this development. He stated that the utility application hasn't been approved and he would like to see the certification approved before the master plan be approved. He also stated that he would like to see the master plan tabled until assurances are in place so there won't be any chance that the sewage waste won't end up in the lake. Pam Samson stated that KWU had water treatment violations and she read a list of the proposed violations. Bob Voerner commented about his concerns regarding the Shoreline Park development. He spoke about the current city limits line that goes around the lake and a little farther up the creek and says this is presumably there to be able to control the inflow into Boerne Lake. He stated that the reasons that brought him to Boerne are under threat right now and that environmental safeguards need to be put in place to protect them. Neal Graves stated that he is worried about the traffic issues that would be created with the Shoreline Park development. He commented that doesn't know how the road will be taken care of it since there are three different jurisdictions that have control of the roads in this area. He then shares memories he has of the lake and would hate to see it get polluted. Curt Campbell stated that there will likely be traffic issues with the Shoreline Park development and that the traffic study was done a couple years prior to this development. Fred Tinero with KB Homes, representing Shoreline Park, stated that KB Homes understands the concerns regarding the lake. He then spoke about all of the different studies that the developers have done and that they have looked into Low Impact Development. He assured everybody that they are designing everything to the requirements of the city and the county and will take every measure necessary to protect the lake. John Bonnin spoke about what you can do regarding Low Impact Development for Shoreline Park. He went on to say that he does not feel that the community was sufficiently made aware of this development. He also points out that this is the first community like this around the lake so it will be the example for all of the others. Craig Blaida asked what studies have been done by KB Homes that can be made available to the commissioners and public. Joe Dumenil spoke about how he does Low Impact Development for a living and how he would be happy to work with the city and the developer.

ITEMS FOR DISCUSSION/ACTION

**5.** 2017-742 Consider the Master Plan for Shoreline Park, a 99.9 acre tract of land located in the Extraterritorial Jurisdiction (ETJ) of the City of Boerne at 122 Ranger Creek Road (KAD No. 12851, 12852, and part of 12854). Take necessary action.

Laura Talley introduced the Master Plan and explained the regulations regarding development in the ETJ that is provided public utilities (water and sewer). Ms. Talley explained what is required with a submittal for a master planned development. Commissioner Chapman commented that he feels poorly informed and wants to table the master plan so that he can

become more educated regarding this development. Commissioner Paxton spoke about a 400 plus page response to PEC on a request information and thinks that there is a lot of information out there that they did not get that needs to be considered. Commissioner Sena stated that there are more questions that need to be answered and doesn't feel comfortable approving this master plan and suggested that a subcommittee meet to discuss this development. Commissioner Davis lists everything that is required on a master plan and states that it appears that KB has met those requirements. He stated that it should not be tabled if they've met the requirements.

**COMMISSIONER CHAPMAN MOTIONED TO TABLE THE MATTER FOR A ONE MONTH PERIOD. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION CARRIED 6-1.**

**6.** 2017-743 Consider the approval for a Development Plat for Pizza Cave (1 commercial lot) located at 115 Adler (KAD 20011). Take necessary action.

Laura Talley introduced the development plat. Ms. Talley stated that the plat met the requirements of the ordinance and recommends approval.

**COMMISSIONER PENA MOTIONED TO APPROVE THE DEVELOPMENT PLAT. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

**7.** 2017-744 Consider deviations from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for Johns Road Business Park located at 10038 Johns Road (KAD 12506). Take necessary action.

Laura Talley stated that deviation is to the typical street cross section for a primary collector in the County. The property is located a mile outside the city limits. They will provide the full right of way dedication, but build the section to a more rural section.

**COMMISSIONER GLEASON MOVED TO APPROVE THE ITEM. COMMISSIONER CHAPMAN SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

**8.** 2017-745 Consider deviations from the requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 3, Planning and Community Design Standards, Table 3-4 Street Cross-Section Standards for a subdivision plat of Sunrise Addition, Lots 1A, 2A and 2B a total of three lots located at 106 Dietert between Dietert and Aransas Pass (a total .477 acres) (KAD 26715). Take necessary action.

This item was withdrawn.

**9.** 2017-746 Consider a waiver to detention requirements as set forth in the City of Boerne Subdivison Ordinance No. 2007-56, Article 6, Drainage and Flood Hazards, Subsection 6.01.002, Facilities Required for a subdivision plat of Sunrise Addition, Lots 1A, 2A and 2B a total of three lots located at 106 Dietert between Dietert and Aransas Pass (a total .477 acres) (KAD 26715). Take necessary action.

This item was withdrawn.

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.** 2017-747 Final Plat for Southglen Subdivision, Phase 9 (40 residential lots, 3 open space lots).

**COMMISSIONER DAVIS MOVED TO APPROVE THE CONSENT AGENDA. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

11. DISCUSSION ITEMS:

Laura Talley informed everyone about the upcoming open house.

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

13. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned at 7:21 pm.

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P&Z Chairman

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P&Z Secretary