

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Monday, November 5th, 2018 – 6:00 p.m.

Minutes of the Planning and Zoning Commission meeting of November 5, 2018

Present: Ricky Gleason, Cal Chapman, Joe Davis, Richard Sena, Paula Hayward, Bob Cates, Chesney Dunning

Members Absent: Patrick Cohoon, Israel Pena

Staff Present: Laura Talley, Susana Ramos, Stephanie Kranich, Antony Moy, Sheldon Cravey, Riley Metcalfe, Sean Reich, Dan Blankenship, Nick Colonna, Jeff Thompson

Registered/

Recognized Guests: Jeff Carroll, Edgar Munoz, Brian Fowler, Dave Luciani, Bob Imler

1. CALL TO ORDER – 6:00 PM

Chairman Davis called the Planning & Zoning Commission meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

MOMENT OF SILENCE

2. APPROVAL OF MINUTES

[2018-741](#) Approval of Planning and Zoning Commission Minutes of the meeting held October 1, 2018.

COMMISSIONER CATES MADE A MOTION TO APPROVE THE PLANNING AND ZONING COMMISSION MINUTES OF THE MEETING HELD OCTOBER 1, 2018. COMMISSIONER SENA SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Cohoon, and Commissioner Pena

3. CONFLICTS OF INTEREST

There were none.

4. CITIZENS' COMMENTS:

There were none.

5. [2018-728](#) Consider the Conditional approval of the Development Plat for Tricity Medical Center, (5.010 acres) located along at 1361 North Main Street (KAD No. 14943) (one commercial lot). Take necessary action.

Ms. Laura Talley explained the location of the development and described the use of the future business. Staff is supportive and recommends approval.

Chairman Davis asked regarding any possible access issues. Ms. Talley stated there will be shared access points that allow for access via the property behind the proposed development.

COMMISSIONER CATES MADE A MOTION TO APPROVE THE CONDITIONAL APPROVAL OF THE DEVELOPMENT PLAT FOR TRICITY MEDICAL CENTER, (5.010 ACRES) LOCATED ALONG AT 1361 NORTH MAIN STREET (KAD NO. 14943) (ONE COMMERCIAL LOT). COMMISSIONER GLEASON SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Cohoon, and Commissioner Pena

6. [2018-729](#) Consider the Preliminary Plat for The Commons at Menger Creek, Unit 5, Lots 12A & 12 B, Block A Subdivision located along Herff Road (KAD No. 39338) (one multi-family lot, one open space lot). Take necessary action.

Ms. Laura Talley explained the request for the preliminary plat of a two-lot subdivision which already has an approved Master Plan and has been rezoned to R-4. Staff is supportive and recommends approval.

Commissioner Gleason asked about the proposed cut-ins and wanted to clarify because his understanding was that they were not allowed. Ms. Talley stated they are not approved drive-way cuts.

Commissioner Cates asked regarding the traffic impact. Ms. Talley stated there has been a traffic impact study provided by the developer and it met approved criteria.

COMMISSIONER GLEASON MADE A MOTION TO APPROVE THE PRELIMINARY PLAT FOR THE COMMONS AT MENDER CREEK, UNIT 5, LOTS 12A & 12 B, BLOCK A SUBDIVISION LOCATED ALONG HERFF ROAD (KAD NO. 39338) (ONE MULTI-FAMILY LOT, ONE OPEN SPACE LOT). COMMISSIONER DUNNING SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Cohoon, and Commissioner Pena

7. [2018-730](#) Consider the Preliminary Plat for Siena Court Garden Homes Subdivision, (5.481 acres) located at 235 Frey Street (KAD No. 15884) (25 residential lots, three open space lots). Take necessary action.

Ms. Laura Talley explained the preliminary plat development and spoke regarding the lots and number of homes. Staff is supportive and recommends approval.

COMMISSIONER SENA MADE A MOTION TO APPROVE THE PRELIMINARY PLAT FOR SIENA COURT GARDEN HOMES SUBDIVISION, (5.481 ACRES) LOCATED AT 235 FREY STREET (KAD NO. 15884) (25 RESIDENTIAL LOTS, THREE OPEN SPACE LOTS). COMMISSIONER HAYWARD SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Cohoon, and Commissioner Pena

8. [2018-731](#) Consider a request for a request for a variance to the Subdivision Ordinance, Article 5, Section 5.02.001, Required Street Improvements and Section 5.02.002, Street Improvement - Timing for 133 Scheele Road (KAD Nos. 288665, 63706, 48770) (Dwayne Rivers). Take necessary action.

Ms. Laura Talley clarified the request was for a variance of a parcel of land, slightly larger than 20 acres. The intent of the request was to divide the single lot into two lots. Staff is supportive and recommends approval.

COMMISSIONER SENA MADE A MOTION TO APPROVE THE REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 5, SECTION 5.02.001, REQUIRED STREET IMPROVEMENTS AND SECTION 5.02.002, STREET IMPROVEMENT - TIMING FOR 133 SCHEELE ROAD (KAD NOS. 288665, 63706, 48770) (DWAINE RIVERS). COMMISSIONER GLEASON SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Cohoon, and Commissioner Pena

9. [2018-732](#) Consider a waiver for 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 Trinity One Development Plat located on Norris Lane (KAD No. 15919). Take necessary action.

Ms. Laura Talley explained the waiver request was for the required detention on a one acre tract for a proposed medical office building. The developer submitted a letter from their engineer stating there will not be any adverse impact downstream. Staff is supportive and recommends approval.

Mr. Sean Reich explained the ordinance and how in this case they don't foresee any adverse impact for this small tract.

COMMISSIONER DUNNING MADE A MOTION TO APPROVE A WAIVER FOR 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 TRINITY ONE DEVELOPMENT PLAT LOCATED ON NORRIS LANE (KAD NO. 15919). COMMISSIONER CATES SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Commissioner Hayward, Commissioner Sena, Vice Chair Chapman, Commissioner Gleason, Commissioner Dunning, and Commissioner Cates

Absent: 2 - Commissioner Cohoon, and Commissioner Pena

10. DISCUSSION ITEM

- +a.** [2018-743](#) Meeting dates for 2019 Planning and Zoning Commission meetings.

Mr. Nick Colonna spoke regarding the future meeting dates for the Planning and Zoning Commission for 2019. Mr. Colonna also spoke regarding the idea of setting two meetings a month for the 2019 schedule. Mr. Dan Blankenship stated the developer's community had input regarding how to improve our process and it was highly suggested to have two meetings per month for the Planning and Zoning Commission. The commission's perspective and concerns included the impact on the City's staff time and the time it takes to prepare for each meeting and what the additional working hours cost would be. Mr. Colonna stated the two meeting schedule would place more accountability on the developers to submit full submittals to meet the tighter deadlines. Ms. Talley stated there is a review of plat approvals as well and included in the discussion to change the current submittal process. Chairman Davis asked what other alternatives there might be, such as special called meetings. Commissioner Hayward stated there needs to be a give and take between the City to bring more community planning policy type issues to be worked on if there was an additionally scheduled monthly meeting rather than just to give more for the developers. Commissioner Chapman stated there needs to be more work

sessions to learn more and talk over items. Commissioner Sena stated his concerns regarding having a second monthly meeting and made the suggestion of possibly piloting two monthly meetings before making it official. Chairman Davis made the suggestion to bring the two meetings a month idea to City Council as a discussion idea for their thoughts and make them aware of the possible change of schedule.

b. [2018-742](#) Update of the Thoroughfare Plan for Frey Street.

Mr. Nick Colonna spoke regarding Frey Street to Old San Antonio Street as more of a residential street and reclassifying it to a local street rather than what it is currently being listed as a primary collector. Sidewalks and curbs will be required but the actual width will be slightly narrower. The commissioners were in agreement of the update to the thoroughfare plan for Frey Street.

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

Mr. Nick Colonna stated there will be a designation of Dr. Fowler's home as a Historic Landmark Designation presented to the Historic Landmark Commission on Tuesday evening.

12. ADJOURNMENT

Chairman Davis adjourned the Planning and Zoning meeting at 7:33 P.M.

P&Z Chairman

P&Z Secretary

Present

7 - Commissioner Paula Hayward, Commissioner Richard Sena,
Vice Chair Cal Chapman, Commissioner Ricky Gleason,
Chairman Joe Davis, Commissioner Chesney Dunning, and
Commissioner Bob Cates

Absent

2 - Commissioner Patrick Cohoon, and Commissioner Israel Pena