

**REGULAR PLANNING & ZONING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS, 124 Old San Antonio Road
Boerne, TX 78006
December 7, 2015 – 6:00 PM**

Minutes of the Planning and Zoning Commission Meeting of December 7, 2015.

Present: Jeff Bachmann, Paula Hayward, Patrick Cohoon, John Hollinshead, Cal Chapman and William Paxton

Absent: Russell Noll, Israel Pena, Richard Sena

Staff Present: Chris Turk, Planning and Comm. Dev. Director, Anne DeLuna, Recording Secretary & Planning Associate, Antony Moy, IT, Laura Talley, Senior Planner, Sean Reich, Public Works

**Registered /
Recognized Guests:**

Jeff Carroll, Vicki Moore, Mike Haas, Scott Daniels, Larry Johnson, Robert Grier

1. CALL TO ORDER – 6:00 PM

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

2. APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES OF NOVEMBER 2, 2015.

Chairman Hollinshead called for a motion on the minutes. JEFF BACHMANN MADE A MOTION TO APPROVE THE MINUTES OF NOVEMBER 2, 2015. PATRICK COHOON SECONDED THE MOTION. The motion passed 4-0 (late arrival-Paxton).

3. CONFLICTS OF INTEREST DECLARATION.

No conflicts of interest were declared.

4. CITIZEN'S COMMENTS: THIS IS THE OPPORTUNITY FOR VISITORS AND GUESTS TO ADDRESS THE PLANNING AND ZONING COMMISSION ON ANY ISSUE. THE PLANNING AND ZONING COMMISSION MAY NOT DISCUSS ANY PRESENTED ISSUE, NOR MAY ANY ACTION BE TAKEN ON ANY ISSUE AT THIS TIME. (ATTORNEY GENERAL OPINION – JC-0169)

Chairman Hollinshead called for comments from the audience.

There were none.

5. PUBLIC HEARING:

CHAIRMAN HOLLINSHEAD OPENED THE PUBLIC HEARING AT 6:02PM.

A. TO CONSIDER THE PROPOSED PERMANENT ZONING OF 1 ACRE LOCATED AT 125 OLD SAN ANTONIO ROAD AND 1 ACRE LOCATED AT 127 OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL –

(WILEY AND KATHY CLOUD).

Mrs. Talley stated that many properties along Old San Antonio Road have been annexed.

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:04PM AND THE REGULAR MEETING WAS REOPENED.

6. MAKE RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED PERMANENT ZONING OF 1 ACRE LOCATED AT 125 OLD SAN ANTONIO ROAD AND 1 ACRE LOCATED AT 127 OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL – AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT, KAD NOS. 62674, 62675 (WILEY AND KATHY CLOUD).

Mrs. Talley indicated that she spoke to the property owners in the area and that they asked for an industrial zoning based on the current uses. She explained that of the properties in this area, only 2 were vacant lots.

CAL CHAPMAN MADE A RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED PERMANENT ZONING OF 1 ACRE LOCATED AT 125 OLD SAN ANTONIO ROAD AND 1 ACRE LOCATED AT 127 OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT, KAD NOS. 62674, 62675 (WILEY AND KATHY CLOUD). JEFF BACHMANN SECONDED THE MOTION.

Commissioner Hayward commented that she drove around the area and that it is all residential. She does not agree that the area across Old San Antonio should be zoned industrial district as they do not usually “jump” the highway with the same zoning.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER BACHMANN, NAY; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER COHOON, NAY; COMMISSIONER HAYWARD, NAY; COMMISSIONER PAXTON, NAY.

The motion failed 4-1.

7. PUBLIC HEARING:

CHAIRMAN HOLLINSHEAD OPENED THE PUBLIC HEARING AT 6:08PM.

A. TO CONSIDER THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT DESIGNATION TO 125 OLD SAN ANTONIO ROAD AND 127 OLD SAN ANTONIO ROAD, KAD NOS. 62674 AND 62675 (WILEY AND KATHY CLOUD).

Mrs. Talley stated that the Entrance Corridor overlay could not be applied until the property was zoned. At this time the property will be zoned R-A and the Entrance Corridor overlay is not applied to residentially zoned properties.

Chairman Hollinshead said that this agenda item should be tabled until a commercial zoning is applied.

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:10PM AND THE REGULAR MEETING WAS REOPENED.

8. MAKE RECOMMENDATION TO CITY COUNCIL THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT DESIGNATION TO 125 OLD SAN ANTONIO ROAD AND 127 OLD SAN ANTONIO ROAD, KAD NOS. 62674 AND 62675 (WILEY AND KATHY CLOUD).

TRES PAXTON MADE A MOTION TO TABLE THE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT DESIGNATION TO 125 OLD SAN ANTONIO ROAD AND 127 OLD SAN ANTONIO ROAD, KAD NOS. 62674 AND 62675 (WILEY AND KATHY CLOUD). PATRICK COHOON SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER PAXTON, YEAH; COMMISSIONER HAYWARD, YEAH; COMMISSIONER COHOON, YEAH; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER BACHMANN, YEAH.

The motion passed 5-0.

9. PUBLIC HEARING:

A. TO CONSIDER THE PROPOSED PERMANENT ZONING OF 1 ACRE LOCATED AT 129 OLD SAN ANTONIO ROAD, FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT, KAD NO. 62676 (SDG 129 LLC).

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:12PM AND THE REGULAR MEETING WAS REOPENED.

10. MAKE RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED PERMANENT ZONING OF 1 ACRE LOCATED AT 129 OLD SAN ANTONIO ROAD, FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL – AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT, KAD NO. 62676 (SDG 129 LLC).

Commissioner Paxton inquired if this property has an existing industrial use.

Chairman Hollinshead stated that it has an industrial use and is grandfathered until the owner changes the business.

CAL CHAPMAN MADE A MOTION TO APPROVE A RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED PERMANENT ZONING OF 1 ACRE LOCATED AT 129 OLD SAN ANTONIO ROAD, FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL – AGRICULTURAL

PZ 15-1207

DISTRICT TO I, INDUSTRIAL DISTRICT, KAD N
SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER BACHMANN, NAY; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER
COHOON, NAY; COMMISSIONER HAYWARD, NAY; COMMISSIONER PAXTON, NAY.

The motion failed 4-1.

11. PUBLIC HEARING:

- A. TO CONSIDER THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR
OVERLAY DISTRICT DESIGNATION TO 129 OLD SAN ANTONIO ROAD, KAD NO.
62676 (SDG 129 LLC).**

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING
AT 6:14PM AND THE REGULAR MEETING WAS REOPENED.

**12. MAKE RECOMMENDATION TO CITY COUNCIL THE PROPOSED APPLICATION OF AN
ENTRANCE CORRIDOR OVERLAY DISTRICT DESIGNATION TO 129 OLD SAN
ANTONIO ROAD, KAD NO. 62676 (SDG 129 LLC).**

PATRICK COHOON MADE A MOTION TO TABLE THE RECOMMENDATION TO CITY
COUNCIL REGARDING THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR
OVERLAY DISTRICT DESIGNATION TO 129 OLD SAN ANTONIO ROAD, KAD NO. 62676
(SDG 129 LLC). JEFF BACHMANN SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER PAXTON, YEAH; COMMISSIONER HAYWARD, YEAH; COMMISSIONER
COHOON, YEAH; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER BACHMANN,
YEAH.

The motion passed 5-0.

13. PUBLIC HEARING:

- A. TO CONSIDER THE PROPOSED PERMANENT ZONING OF 6.41 ACRES LOCATED
AT 131 OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL
RESIDENTIAL – AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT, KAD
NOS. 48169, 152323 (TEXAS TEN OAKS STORAGE LLC) AND KAD NO.17387
(THOMAS DROUGHT TRUSTEE).**

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:15PM AND THE REGULAR MEETING WAS REOPENED.

14. MAKE RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED PERMANENT ZONING OF 6.41 ACRES LOCATED AT 131 OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL – AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT, KAD NOS. 48169, 152323 (TEXAS TEN OAKS STORAGE LLC) AND KAD NO. 17387 (THOMAS DROUGHT TRUSTEE).

Mrs. Talley stated that there are storage buildings on this property and that staff is supportive of an industrial district zoning for this property.

Commissioner requested to see an aerial map of the property. An aerial map was not available.

CAL CHAPMAN MADE A MOTION TO APPROVE A RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED PERMANENT ZONING OF 6.41 ACRES LOCATED AT 131 OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT, KAD NOS. 48169, 152323 (TEXAS TEN OAKS STORAGE LLC) AND KAD NO. 17387 (THOMAS DROUGHT TRUSTEE). JEFF BACHMANN SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER PAXTON, NAY; COMMISSIONER HAYWARD, NAY; COMMISSIONER COHOON, NAY; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER BACHMANN, YEAH.

The motion failed 3-2.

15. PUBLIC HEARING:

A. TO CONSIDER THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT DESIGNATION TO 131 OLD SAN ANTONIO ROAD, KAD NOS. 48169, 152323, (TEXAS TEN OAKS STORAGE LLC).

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:18PM AND THE REGULAR MEETING WAS REOPENED.

16. MAKE RECOMMENDATION TO CITY COUNCIL THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT DESIGNATION TO 131 OLD SAN ANTONIO ROAD, KAD NOS. 48169, 152323, (TEXAS TEN OAKS STORAGE LLC).

PATRICK COHOON MADE A MOTION TO TABLE THE RECOMMENDATION REGARDING THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT DESIGNATION TO 131 OLD SAN ANTONIO ROAD, KAD NOS. 48169, 152323, (TEXAS TEN OAKS STORAGE LLC). PAULA HAYWARD SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER BACHMANN, YEAH; COMMISSIONER CHAPMAN, YEAH;
COMMISSIONER COHOON, YEAH; COMMISSIONER HAYWARD, YEAH; COMMISSIONER
PAXTON, YEAH.

The motion passed 5-0.

17. PUBLIC HEARING:

- A. TO CONSIDER THE PROPOSED PERMANENT ZONING OF 3.895 ACRES
LOCATED AT 137 OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL
RESIDENTIAL – AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY
RESIDENTIAL DISTRICT, KAD NOS. 41140, 46196, 290279 (PATRICIA LONG).**

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING
AT 6:19PM AND THE REGULAR MEETING WAS REOPENED.

- 18. MAKE RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED PERMANENT
ZONING OF 3.895 ACRES LOCATED AT 137 OLD SAN ANTONIO ROAD FROM R-A,
SINGLE FAMILY RURAL RESIDENTIAL – AGRICULTURAL DISTRICT TO R-2,
MODERATE-DENSITY RESIDENTIAL DISTRICT, KAD NOS. 41140, 46196, 290279
(PATRICIA LONG).**

Mrs. Talley stated that the Long Stay business on Old San Antonio Road that is a retirement community that is in an R-2 district. She added that if the commission wants to rezone this to an R-2 district they will need to specifically state that it is for a retirement community to avoid having to go through another City Council approval process.

PATRICK COHOON MADE A MOTION TO APPROVE A RECOMMENDATION TO CITY
COUNCIL FOR THE PROPOSED PERMANENT ZONING OF 3.895 ACRES LOCATED AT 137
OLD SAN ANTONIO ROAD FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL-
AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT, KAD
NOS. 41140, 46196, 290279 (PATRICIA LONG) WITH THE CAVEAT THAT THE USE HAS A
RETIREMENT COMMUNITY AT THIS POINT. CAL CHAPMAN SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER PAXTON, YEAH; COMMISSIONER HAYWARD, YEAH; COMMISSIONER
COHOON, YEAH; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER BACHMANN,
YEAH.

The motion passed 5-0.

19. PUBLIC HEARING:

- A. TO CONSIDER APPROVAL FOR THE USE OF A TRAILER COURT IN A B-2,
HIGHWAY COMMERCIAL DISTRICT FOR 48 AND 48A OLD SAN ANTONIO ROAD,
5.378 ACRES, KAD NOS. 39194 AND 39193 (ROY FAZ).**

Chairman Hollinshead called for comments from the audience.

PZ 15-1207

Mike Hass, 106 Old San Antonio Road, asked if the existing RV's were going to be replaced with a new park, and whether or not the existing residents would be replaced with new residents.

Roy Faz, 102 Old San Antonio Road, stated that everything is staying as it is including the current tenants.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:25PM AND THE REGULAR MEETING WAS REOPENED.

20. MAKE RECOMMENDATION TO CITY COUNCIL FOR THE USE OF A TRAILER COURT IN A B-2, HIGHWAY COMMERCIAL DISTRICT FOR 48 AND 48A OLD SAN ANTONIO ROAD, 5.378 ACRES, KAD NOS. 39194 AND 39193 (ROY FAZ).

Mrs. Talley stated that Mr. Faz intends on keeping the mobile homes and is adding 15 RV spots for which he did provide us a copy of the site plan and he did provide staff a rough draft of his landscape plan. He shows the proposed placement of the RV's on the northern property an existing house which he intends on keeping. Mr. Faz intends on keeping the existing mobile homes but not adding additional mobile homes. The next step is to provide for an Entrance Corridor Overlay District.

Chairman Hollinshead asked why the commission was seeing this request again.

Mrs. Talley explained that they were seeing this agenda item once again because the applicant had not submitted a site plan back in August. She added that the site plan limits the amount of RV's on the property but not where the RV's will be placed.

PATRICK COHOON MADE A MOTION TO RECOMMEND TO CITY COUNCIL THE USE OF A TRAILER COURT IN A B-2, HIGHWAY COMMERCIAL DISTRICT FOR 48 AND 48A OLD SAN ANTONIO ROAD, 5.378 ACRES, KAD NOS. 39194 AND 39193 (ROY FAZ) SUBJECT TO NOT HAVING MORE THAT 15 UNITS ON THE PROPERTY. JEFF BACHMANN SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER BACHMANN, YEAH; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER COHOON, YEAH; COMMISSIONER HAYWARD, YEAH; COMMISSIONER PAXTON, YEAH.

The motion passed 5-0.

21. PUBLIC HEARING:

A. TO CONSIDER THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT TO 48 AND 48A OLD SAN ANTONIO ROAD, KAD NOS. 39194 AND 39193 (ROY FAZ).

Chairman Hollinshead called for comments from the audience.

No comments were received.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:30PM AND THE REGULAR MEETING WAS REOPENED.

PZ 15-1207

22. MAKE RECOMMENDATION TO CITY COUNCIL FOR PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT TO 48 AND 48A OLD SAN ANTONIO ROAD, KAD NOS. 39194 AND 39193 (ROY FAZ).

Commissioner Hayward commented that for this type of business the City should require the Entrance Corridor Overlay District requirements of having a landscape plan and sidewalks, etc.

Mrs. Talley indicated that the Entrance Corridor Overlay applies to a building design and the landscaping so since there are no buildings being constructed, the Entrance Corridor will only apply to the landscaping at this time. The sidewalk requirement would apply when platting the property.

CAL CHAPMAN MADE A MOTION TO APPROVE A RECOMMENDATION TO CITY COUNCIL FOR THE PROPOSED APPLICATION OF AN ENTRANCE CORRIDOR OVERLAY DISTRICT TO 48 AND 48A OLD SAN ANTONIO ROAD, KAD NOS. 39194 AND 39193 (ROY FAZ). JEFF BACHMANN SECONDED THE MOTION.

Chairman Hollinshead called for a recorded vote.

COMMISSIONER PAXTON, YEAH; COMMISSIONER HAYWARD, YEAH; COMMISSIONER COHOON, YEAH; COMMISSIONER CHAPMAN, YEAH; COMMISSIONER BACHMANN, YEAH.

The motion passed 5-0.

23. CONSIDER A WAIVER TO THE CITY OF BOERNE SUBDIVISION ORDINANCE 2007-64, SECTION 6.01.003 STORMWATER MANAGEMENT, B. WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS IN CERTAIN CIRCUMSTANCES FOR A PROPOSED 6 LOT RESIDENTIAL DEVELOPMENT (+/- 1.22 ACRES) LOCATED AT 217 AND 223 BECKER STREET. TAKE NECESSARY ACTION.

Mrs. Talley shared that Mr. Grier is proposing a subdivision of the two lots into 6 residential lots but before he does that he has to go through a public hearing process. He plans on seeking a waiver to detention. As the proposed subdivision is less than 7 residential lots and meets the criteria for a waiver, the Planning staff and Public Works director are in support of this waiver request.

JEFF BACHMANN MADE A MOTION TO APPROVE A WAIVER TO THE CITY OF BOERNE SUBDIVISION ORDINANCE 2007-64, SECTION 6.01.003 STORMWATER MANAGEMENT, B. WAIVER OF A STORMWATER MANAGEMENT REQUIREMENT IN CERTAIN CIRCUMSTANCES FOR A PROPOSED 6 LOT RESIDENTIAL DEVELOPMENT (+/- 1.22 ACRES) LOCATED AT 217 AND 223 BECKER STREET. The motion passed 5-0.

24. CONSIDER A CREATIVE ALTERNATIVE TO ARTICLE 3, SECTION 07. NEIGHBORHOOD DESIGN STANDARDS, SECTION 3.07.003A, DESIGN OPTIONS – SUBDIVISION DESIGN, FOR A PROPOSED 6 LOT RESIDENTIAL DEVELOPMENT (+/- 1.22 ACRES) LOCATED AT 217 AND 223 BECKER STREET. TAKE NECESSARY ACTION.

Staff pointed out that this is the same property as considered in the previous agenda item. The property owner would like to develop 2 lots into 6 residential lots providing setback articulation. Due to the unusually shaped lots the property owner is asking to have the homes set back 8 feet from the property line versus the 10 foot requirement while retaining the typical 20' rear setback. The minimum lot square foot requirements are 7,800 sq. ft. and these lots are 8,000 sq. ft. or larger with frontages anywhere from 100-150 ft. wide. The lots are wider than they are deep and therefore, he is asking to encroach on the front setback. The plan includes large homes with all garages setback 25 feet. Before getting started and laying out this project the property owner would like to have approval for this creative alternative.

Mr. Robert Grier, 407 Schryver, described his site plan and explained the difficulties they faced with having to work with lots that are wide and not deep.

PATRICK COHOON MADE A MOTION TO APPROVE A CREATIVE ALTERNATIVE TO ARTICLE 3, SECTION 07. NEIGHBORHOOD DESIGN STANDARDS, SECTION 3.07.003A, DESIGN OPTIONS-SUBDIVISION DESIGN, FOR A PROPOSED 6 LOT RESIDENTIAL DEVELOPMENT (+/- 1.22 ACRES) LOCATED AT 217 AND 223 BECKER STREET. TRES PAXTON SECONDED THE MOTION. The motion passed 5-0.

25. REVIEW AND CONSIDER THE RESUBMITTAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2A (46 RESIDENTIAL LOTS, 13 OPEN SPACE LOTS). TAKE NECESSARY ACTION.

Staff stated that the developer had to change lot configuration from unit 2A to unit 2B due to a conflict with utility lines. The lot count will increase for 2A, but will decrease in 2B. The overall lot count will remain the same.

Staff is in favor of the request.

JEFF BACHMANN MADE A MOTION TO APPROVE THE RESUBMITTAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2A (46 RESIDENTIAL LOTS, 13 OPEN SPACE LOTS). TRES PAXTON SECONDED THE MOTION. The motion passed 5-0.

26. REVIEW AND CONSIDER THE RESUBMITTAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2B (33 RESIDENTIAL LOTS, 1 OPEN SPACE LOT). TAKE NECESSARY ACTION.

PAULA HAYWARD MADE A MOTION TO APPROVE THE RESUBMITTAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2B (33 RESIDENTIAL LOTS, 1 OPEN SPACE LOT). JEFF BACHMANN SECONDED THE MOTION. The motion passed 5-0.

27. CONSIDER A CREATIVE ALTERNATIVE TO ARTICLE 3, SECTION 09 COMBINED COMMERCIAL DESIGN STANDARDS, SECTION 3.09.003 PARKING, FOR A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 101 WOODS OF BOERNE BLVD (WOODS OF BOERNE, COMMERCIAL LOT 7C). TAKE NECESSARY ACTION.

Mrs. Talley explained the reason for the request for a creative alternative. The commercial development is located off of the Woods of Boerne Blvd. No building plans have been submitted yet but they are proposing 3 office buildings where a drainage ditch would lie behind them. They would like to build the buildings by the detention pond and place the parking in front

of the buildings. Staff has asked them to submit ; screen the parking area. Staff lot and is supportive of the proposal.

Commissioner Hayward explained that upon her visit to that location she found that the reasons given for this request do not warrant a creative alternative.

Cal Chapman requested to review an aerial map of this property to better evaluate the land according to tree cover, topography and to better understand the reasons for the request. An aerial map was not available.

Scott Daniels, 23 Rust Lane, stated that he had spoken with Mrs. Talley and then with Mr. Turk regarding a request for the creative alternative. He mentioned that safety issues were a concern for women that will need to walk in the parking in the back of the buildings after dark near a large culvert located in the rear of the property.

Paula Hayward included that it wouldn't matter what kind of business would go there because the large ditch will still remain. Ms. Hayward opposes this request for lack of a good reason to move parking to the front.

Chairman Hollinshead commented that a site plan would be beneficial in order to make a decision.

Mrs. Talley said a site plan was not supplied to staff as part of the submittal.

Mr. Daniels stated that he had one in hand and offered the Commission an opportunity to quickly review the site plan.

Larry Johnson, 35 Rust Lane, answered the commissioners concerns regarding traffic and the use of a turn-around at the entrance of the property by suggesting a shorter distance from the street and into the entrance to the property. He is considering a gate at the rear by the drainage and felt that personal safety would be an issue if parking was in the rear. He stated that they will be providing a very attractive façade on the building front that would be better viewed than the not so attractive rear of the building.

CAL CHAPMAN MADE A MOTION TO TABLE THE REQUEST FOR A CREATIVE ALTERNATIVE TO ARTICLE 3, SECTION 09 COMBINED COMMERCIAL DESIGN STANDARDS, SECTION 3.09.003 PARKING, FOR A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 101 WOODS OF BOERNE BLVD (WOODS OF BOERNE, COMMERCIAL LOT 7C) FOR 1 MONTH AND UNTIL STAFF CAN DELIVER ADDITIONAL INFORMATION REGARDING THIS REQUEST. PATRICK COHOON SECONDED THE MOTION. The motion passed 5-0.

28. DISCUSSION ITEM:

A. 2016 MEETING DATES

Chairman Hollinshead asked the commissioners if they would like to change the date for the January PZ meeting. It was suggested that staff email the PZ Commission with a poll regarding the best date for having the next meeting date. No conflict was expected for the rest of the meeting dates in 2016.

B. PLAN FOR SOUTH BOERNE (SOBO)

At the request from Commissioner Paxton at the last PZ meeting, Mr. Turk briefed the commission on the plan for South Boerne and the charrette that was had in August with the citizens' advisory committee, city staff, council members and hired consultants.

29. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

Jeff Bachmann made a comment regarding the lack of any real schematic presentation of 3 creative alternatives presented this evening. He would like to add his voice to the same comment made by Paula Hayward for staff to include more information in the packet to clarify what the applicant is proposing. This will help the commission make a better decision regarding the requests being presented to them at the meeting.

30. ADJOURNMENT

The Planning and Zoning Commission meeting adjourned.

Approved:

P&Z Chairman

P&Z Secretary

ATTEST: _____ Ana S. DeLuna