

**MINUTES**  
**SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**447 North Main Street**  
**Monday, April 19, 2021 – 6:00 p.m.**

MINUTES OF THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF APRIL 19, 2021 AT 6:00 P.M.

PRESENT 7 - CHAIRMAN TIM BANNWOLF, COMMISSIONER PATRICK COHOON, COMMISSIONER CHESNEY DUNNING, COMMISSIONER BILL BIRD, COMMISSIONER LUCAS HILER

LATE: COMMISSIONER JOE ANZOLLITTO (6:05 P.M.)

STAFF PRESENT: JEFF THOMPSON, BARBARA QUIRK, LAURA HANING, HEATHER WOOD, BARRETT SQUIRES, REBECCA PACINI, SARA SERRA-BENNETT, CHRISTOPHER SHADROCK

RECOGNIZED GUESTS: CARISSA COX, CHARLES RIDDLE, JACK SHORT, JEB WAIT, MAY MCCARTHY, STEVEN GOMEZ HERRERA, SUSANNE RITTIMANN, CHRISTINA BERGMANN, JP PRITKO, MARGARET JONES, PAUL HOLEKAMP

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY CHAPTER 551 TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Special Called Planning and 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. PUBLIC 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 Bannwolf opened public comments at 6:01 p.m. and stated that public comments will be allowed at the beginning and end of this Special Called Planning and Zoning Commission meeting.

Christina Bergmann, resident at 248 Katie Court, spoke regarding definitions of brew pub categories, the implementation of Special Use Permits (hereinafter, SUPs), proposed uses that fall in this category, and had questions specific to who makes decisions approving SUPs.

JP Pritko, resident at 361 Chaparral Creek, spoke regarding zoning concerns he has for his in-laws property located on State Highway 46 East, specific to the permitted uses proposed in the new zoning categories. He requested consideration of a C3 zoning category for the property.

Commissioner Joe Anzollitto arrived at 6:05 p.m.

May McCarthy, owner of properties on North and South Main Street, spoke regarding the effectiveness of the small group meetings recently held by the sub-committee, the ineffective communication for public notification of the proposed zonings, and extending the timeline for public comment after future notification is received.

Charles Riddle spoke regarding a potential plan to allow the community to address concerns they may have with the proposed zoning, the time frame for public input and proper notification to the public about base

zoning changes/uses.

Susanne Rittmann, resident at 423 Oak Park, shared concerns with base zoning, the rezoning process after the proposed zonings in the UDC take effect and the timeline for UDC completion.

Margaret Jones, resident at 15 Nollkamper Road and property owner of properties North and South Main Street, spoke regarding the burden of demonstrating nonconformity and asked if a form could be made available to existing property owners regarding nonconformity.

Chairman Bannwolf closed the first public comment session at 6:18 p.m.

**3. TO CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) INCLUDING BUT NOT LIMITED TO CITYWIDE REZONING, OVERLAY DISTRICTS AND DEVELOPMENT PROCESSES.**

Chairman Bannwolf called on Ms. Laura Haning, Director of Planning and Community Development. Ms. Haning gave a brief background on updated zoning and development regulations as they have been responsive to growth over the past seven decades. She explained the change in zoning categories reflect the master plan. She presented a project timeline of UDC meetings to include Steering Committee/public meetings/public workshops and on public notification and various ways the City attempted public outreach for the UDC.

Ms. Talley called on Chris Shadock, Director of Communications. Mr. Shadock spoke regarding public notification efforts made by the City to involve the community in the UDC process. He mentioned Facebook posts that included links to websites, a UDC video that included members of the Steering Committee, the Mayor's Minutes that provided updates, emails that were sent to anyone who signed up to receive City notifications (approximately 5000 people), and a continuously updated UDC webpage on the City's website.

Commissioner Cates offered information about a more targeted approach of communicating with paid advertising via geofencing on

Instagram and Facebook.

Commission discussion included questions regarding the total budget for communications, scheduling an open house forum in the month of May with UDC educational stations, scheduling additional public meetings, and allowing time for public responses and adjusting accordingly.

Carissa Cox, spoke regarding specific definitions referencing manufacturing, accessory use, primary use, and a new craft category.

Commission discussion continued regarding subcommittee review of Table of Uses, more official letter notifications that will go out to property owners citywide to include a Frequently Asked Questions (FAQ) sheet/Quick Response (QR) Code and scheduling of additional public meetings in May to include an open house with educational stations.

Chairman Bannwolf opened the final Public Comment session at 7:50 p.m.

JP Pritko, spoke regarding outdated information and constant updates with the UDC process. He had questions specific to nonconforming uses, and other specific zoning categories.

Charles Riddle, spoke regarding future public notification, tracking communication and community feedback.

Susanne Rittmann, spoke in opposition of the proposed timeline for completion of the UDC.

Paul Holekamp, resident at 333 Highway 46 East, spoke in opposition of the proposed timeline for completion of the UDC.

Steven Gomez-Herrera spoke in opposition of the proposed timeline for completion of the Unified Development Code.

#### 4. ADJOURNMENT

Chairman Bannwolf adjourned the Special Called Planning and Zoning Commission meeting at 8:14 p.m.

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Chairman

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 16th day of April,  
2021 at 4:00 p.m.

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Secretary