

**MINUTES**  
**SPECIAL CALLED JOINT CITY COUNCIL AND**  
**PLANNING AND ZONING COMMISSION MEETING**  
**447 North Main Street**  
**Boerne, TX 78006**  
**January 21, 2021 – 6:00 PM**

Minutes of the Special Called Joint meeting of January 21, 2021 at 6:00 p.m.

**City Council Members Present Virtually:** Mayor Pro Tem Nina Woolard, Council Member Ty Wolosin, Council Member Quinten Scott, Council Member Bryce Boddie, and Council Member Joseph Macaluso. Mayor Tim Handren joined the meeting virtually at 6:11 p.m.

**Planning and Zoning Commission Members Present Virtually:** Chair Tim Bannwolf, Commissioner Joe Anzollitto, Commissioner Bill Cates, Commissioner Patrick Cohoon, Commissioner Chesney Dunning, and Commissioner Ricky Gleason. Commissioner Bill Bird joined the meeting virtually at 6:14 p.m.

**Staff Present:** Ben Thatcher, Lori Carroll, Barbara Quirk, Mike Raute, Laura Talley, and Jeff Thompson. Krystal Brown, Jeff Carroll, Rebecca Pacini, and Sara Serra attended virtually.

**Recognized Guests Virtually:** Zachary Taylor Wright, Helena, Ben Eldredge, and Carissa Cox.

**1. CALL TO ORDER – 6:00 PM**

Mayor Pro Tem Woolard called the City Council to order at 6:04 p.m.

Chair Bannwolf called the Planning and Zoning Commission to order at 6:04 p.m.

**2. PUBLIC COMMENTS:**

No comments were received.

**3. DISCUSSION REGARDING THE REVISED CITYWIDE ZONING MAP AND THE UNIFIED DEVELOPMENT CODE (UDC) CHAPTERS 1-9 TO SPECIFICALLY INCLUDE THE ZONING TABLE OF USES AND THE OVERLAY DISTRICTS.**

Mayor Pro Tem called on Ms. Laura Talley, Planning and Community Development Director. Ms. Talley displayed the interactive zoning map which is now online. She reviewed the purpose of zoning regulations, the comparison between the various zones we currently are using to the proposed new UDC zones, and she noted the items that are still being reviewed. Ms. Carissa Cox of Mosaic reviewed the procedures, map and the content highlights of the Overlay Districts. This new information will be added to the amendment text which will be considered in March. Included in the discussion were concerns with building heights and changing the time for allowing outdoor music at various venues. Staff was asked to review the current noise ordinance. Mayor Handren suggested the appointment of a subcommittee to get the perspective from City Council Members and Planning and Zoning Commissioners regarding the noise ordinance. Ms. Cox also reviewed the timeline for completion of the UDC.

**4. ADJOURNMENT**

Mayor Handren adjourned the City Council at 8:44 p.m.

Chair Bannwolf adjourned the Planning and Zoning Commission at 8:44 p.m.

Approved:

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Mayor

Attest:

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City Secretary