

MINUTES
SPECIAL CALLED PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE CITY HALL
447 North Main Street
Thursday, February 25, 2021 6:00p.m.

Minutes of the Planning and Zoning Commission Meeting of February 25, 2021 at 6:00 p.m.

Present Virtually 5: Chairman Tim Bannwolf, Commissioner Joe Anzollitto, Commissioner Ricky Gleason, Commissioner Bob Cates, Commissioner Chesney Dunning

Absent 2: Vice Chairman Patrick Cohoon, Commissioner Bill Bird

Staff Present: Barbara Quirk, Jeff Thompson, Laura Haning, Heather Wood, Barrett Squires, Rebecca Pacini (Virtual), Sara Serra-Bennett (Virtual), Ryan Bass (Virtual)

Recognized Guests (Virtually): Carissa Cox, Sharon Ramey, Paul Ramey, Nicole Bishop, John Wolters, Andy Brewer, Sherry Brewer, Charles Riddle, Adam Harkrider, Jack Short, Laurie Hakspiel, Jeb Wait

Due to the COVID-19 pandemic, this meeting is being held telephonically only as allowed by the Governor of Texas during this public health emergency. Please do not attend the meeting in person.

You may join the Planning and Zoning Meeting:

Join Zoom Meeting by computer:

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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 ABOVE AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf asked for a roll call of commissioners present at 6:02 p.m.

Present Virtually 4- Chairman Tim Bannwolf, Commissioner Joe Anzollitto, Commissioner Ricky Gleason, Commissioner Bob Cates

Commissioner Chesney Dunning virtually joined the meeting at 6:04 p.m.

Quorum established and Chairman Bannwolf called the Planning and Zoning Commission to order at 6:06 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.)

2. CONFLICTS OF INTEREST

None were declared.

3. [2021-209](#) 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)

Sharon Ramey, property owner of 152, 170, and 470 South Main Street, spoke regarding concerns with zoning changes in the proposed Unified Development Code (UDC).

Paul Ramey, property owner of 152, 170, and 470 South Main Street, spoke regarding concerns with reduction of land owner rights under the proposed zoning changes.

Nicole Bishop spoke regarding concerns with proposed zoning changes specific to Blanco Road, Saunders Street and River Road. She questioned land uses that may be grandfathered in, restrictions on property owners rights, and rezoning changes that could impact revenue for property owners.

John Wolters spoke regarding 15 properties that he owns that would be impacted with the proposed zoning changes. He expressed concerns with parking requirements in the proposed UDC and burdens he would face with existing/future bed and breakfast properties that would require a Special Use Permit (SUP) under the UDC.

Andy Brewer, property owner of 325 South Main Street and 110 East Theissen, spoke regarding restrictions he would encounter on an undeveloped portion of his property with the proposed zoning changes.

Sherry Brewer spoke regarding the impact the proposed zoning changes would have on their property.

Charles Riddle spoke in favor of the UDC but shared concerns with investment properties being impacted by the zoning changes in the proposed UDC.

Adam Harkrider spoke regarding a property located at 7 Herff Road. He described an intended use for a dental practice at this location and the possibility of it being restricted under the UDC.

Jack Short, owner of properties on River Road, Saunders Street and Blanco Road, spoke in opposition of the proposed rezoning. He mentioned concerns, specifically, with one Urgent Care facility being impacted.

Laurie Hakspiel, owner of properties located at 312 River Road, 347 Turner Avenue, 17 Herff Road, spoke regarding the intended uses for her investment properties and how they would be impacted.

Jeb Wait spoke referencing the process of the UDC. He stated there is still time for edits to the document.

Jack Short spoke again expressing appreciation to the Planning and Zoning Commission and his willingness to work with them on edits to the proposed zoning.

Chairman Bannwolf closed Public Comments at 6:33 p.m.

Chairman Bannwolf convened the Planning and Zoning Commission into Executive Session at 6:34 p.m. Discussion began at 6:44 p.m.

Chairman Bannwolf closed the Executive Session at 7:36 p.m.

Chairman Bannwolf called roll at 7:41 p.m.:

Present Virtually 5- Chairman Tim Bannwolf, Commissioner Joe Anzollitto, Commissioner Ricky Gleason, Commissioner Bob Cates, Commissioner Chesney Dunning

The Commission reconvened into Open Session at 7:42 p.m.

Chairman Bannwolf asked if any citizens were present for public comment.

No comments were received.

4. 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.

Ms. Laura Haning, Director of Planning and Community Development, presented an update and timeline for completion of the UDC. She explained the proposed delay of the UDC adoption to allow for feedback from citizens and to develop amendments and edits accordingly. Ms. Haning clarified that the consolidation of ordinances prompted updating zoning maps.

Ms. Carissa Cox, Planner with Mosaic, gave a presentation on the proposed overlay districts. She reviewed the purpose of zoning regulations and the content highlights of the Overlay Districts.

Commission discussion included sign height along Interstate Highway 10 and the elevation based approach of these regulations.

5. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission Workshop at 9:08 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 22nd day of February, 2021 at 5:00 p.m.

Secretary