

MINUTES
SPECIAL CALLED PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE CITY HALL
447 North Main Street
Monday, March 15, 2021 – 6:00 p.m.

Minutes of the Planning and Zoning Commission Meeting of March 15, 2021 at 6:00 p.m.

Present 1 - Chairman Tim Bannwolf

Present Virtually 3 - Commissioner Patrick Cohoon, Commissioner Joe Anzollitto, Commissioner Chesney Dunning

Late 1 - Commissioner Bill Bird

Staff Present: Barbara Quirk, Laura Haning, Heather Wood, Barrett Squires

Staff Present (Virtually): Cheryl Rogers, Rebecca Pacini, Sara Serra-Bennett, Ryan Bass

Recognized Guests (Virtually): Carissa Cox, Sharon Ramey, Paul Ramey, John Wolters, Charles Riddle, Jack Short, Jeb Wait, May McCarthy, Christina Ryholm, Zachary Taylor, Patti Mainz

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:

<https://us02web.zoom.us/j/82635787994>

Meeting ID: 826 3578 7994

Passcode: 9511

Dial by your location

877 853 5247 US Toll-free

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

1. CALL TO ORDER – 6:00 PM

Commissioner Bird joined the meeting at 6:16 p.m. via Zoom.

Chairman Bannwolf called roll and established a quorum at 6:16 p.m.

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:16 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. 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)

Charles Riddle expressed appreciation for the sub-committee meeting that was held last week and the positive feedback from the community, Commissioners and Ms. Laura Haning that resulted from that meeting.

Sharon Ramey stated many of their concerns were addressed at the subcommittee meeting.

Paul Ramey expressed gratitude to the Commission, City Council, and City planners for being responsive to the community's various requests.

Jack Short spoke stating he emailed City Council, the Planning and Zoning Commission, and Ms. Haning and that he doesn't have anything further to say at this time.

3. [2021-264](#) 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, spoke regarding the intended handbook for the Unified Development Code (hereafter, UDC).

Carissa Cox, Planner with Mosaic, spoke regarding the new implementation of the UDC handbook, and the updated timeline for the completion/effective date of the UDC. She mentioned that the handbook will be a visual aspect of the UDC making it easier to communicate to the public key points of the document. She provided an update on the status of the overlay districts, signage, and various edits being made to the UDC.

Commission discussion included the purpose/process for Special Use Permits (SUPs), establishing a timeline for completion of the UDC to allow time for ongoing public input and to educate the public on the

Table of Uses.

Ms. Cox explained that SUPs provide a process with specific criteria for how the permit will be approved and that they create a more defensible process.

Commissioner Dunning began a presentation regarding the outcome of the sub-committee that was held last week.

Commissioner Cohoon departed the meeting at 7:02 p.m.

City Attorney Barbara Quirk allowed Commissioner Dunning to finish her presentation with no further Commission discussion or comments due to a lack of quorum.

4. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission meeting at 7:05 p.m.

Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 12th day of March, 2021 at 5:00 p.m.

Secretary