

MINUTES
SPECIAL CALLED PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, August 1, 2022 – 5:00 p.m.

PRESENT 5 - CHAIRMAN TIM BANNWOLF, COMMISSIONER JOE ANZOLLITTO, COMMISSIONER SUSAN FRIAR, COMMISSIONER LUCAS HILER, COMMISSIONER BOB CATES

LATE 1 - COMMISSIONER BILL BIRD

ABSENT 1 - VICE CHAIR PATRICK COHOON

STAFF PRESENT: MICK MCKAMIE, LAURA HANING, HEATHER WOOD, SHELDON CRAVEY, CHASE WALSTON, REBECCA PACINI, RYAN BASS, JEFF CARROLL, CHERYL ROGERS, SARA SERRA-BENNETT

RECOGNIZED/REGISTERED GUESTS: CHRISTINA RYRHOLM, ZACHARY-TAYLOR WRIGHT, TRAVIS ROBERSON, ALEX RUDD, LANCE KYLE, ROBERT IMLER, TOM TRENT, CHERYL PERZ, DAVID HOLLAND

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 TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order at 5:05 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)

No comments were received.

3. [2022-595](#) GENERAL DISCUSSION - SPECIAL USE PERMITS AS A ZONING TOOL.

Commissioner Bill Bird arrived at 5:09 p.m.

Mr. Mick McKamie, Associate City Attorney, gave a presentation on special use permits (hereinafter, SUPs) as a zoning tool.

Commission discussion ensued regarding factors to be mindful of when considering SUPs; some questions were presented specific to requirements on length of expiration dates placed on SUPs (city or state regulated), flexibility with conditions placed on SUPs as they relate to aesthetics (design/materials), and density of a project.

Mr. McKamie clarified that current City regulations that indicate a five year expiration period on SUPs are not state requirements. He explained that the number of years an SUP will expire can be shortened, but is not encouraged as a City would want an SUP to expire allowing it to go back to the base zoning. He further suggested that the Commission should state reasons that align with the criteria for approval outlined in the Unified Development Code when placing conditions on or denying SUPs.

4. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

No comments were received.

5. ADJOURNMENT

Chairman adjourned the Planning and Zoning Commission at 5:49 p.m.

Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 29th day of July,
2022 at 5:00 p.m.

Secretary