

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, November 22, 2021 – 6:00 p.m.

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 – 6:00 PM

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

3. 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)

4. CONSENT AGENDA: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE PLANNING AND ZONING COMMISSION AND MAY BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS UNLESS A COMMISSION MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT THE ITEM MAY BE MOVED TO THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE.

4.A. [2021-965](#) THE MINUTES OF THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 21, 2021.

Attachments: [21- 1021 Official Meeting Minutes](#)

4.B. [2021-973](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3A PRELIMINARY PLAT GENERALLY LOCATED NORTHWEST OF THE PROPOSED INTERSECTION OF ESPERANZA BOULEVARD AND SPLENDIDO (KAD NO. 14990, 45852, AND

15028). TAKE NECESSARY ACTION.

Attachments:

[AIS Esperanza 3A Prelim Plat 30 Day Time Extension](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Request 30-Day Extension Esperanza 3A](#)

[Att 4 - Revised Preliminary Plat 20211021](#)

4.C. [2021-967](#)

CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3C PRELIMINARY PLAT GENERALLY LOCATED NORTHEAST OF THE PROPOSED INTERSECTION OF ESPERANZA BOULEVARD AND SPLENDIDO (KAD NO. 14990, 14991, 15019, AND 15028). TAKE NECESSARY ACTION.

Attachments:

[AIS Esperanza 3C Prelim Plat 30 Day Time Extension](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Request Esperanza 3C 30 Day Time Extension](#)

[Att 4 - Esperanza Ph 3C Preliminary Plat](#)

4.D. [2021-968](#)

CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3D PRELIMINARY PLAT GENERALLY LOCATED SOUTH OF THE PROPOSED INTERSECTION OF GALISTEO AND BESITO (KAD NO. 14990, 15028, 42994, AND 45852). TAKE NECESSARY ACTION

Attachments:

[AIS Esperanza 3D Prelim Plat 30 Day Time Extension](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Request Esperanza 3D 30 Day Time Extension](#)

[Att 4 - Esperanza Ph 3D Preliminary Plat](#)

5. REGULAR AGENDA:

5.A. [2021-969](#)

CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3A, 23.082 ACRES, 49 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 0.701 ACRES OF PUBLIC RIGHT-OF-WAY, AND 3.972 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 14990, 45852, AND 15028). TAKE NECESSARY ACTION.

Attachments: [AIS Esperanza Ph 3A Prelim Plat 20211122](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 2021-06-07](#)
[Att 4 - Revised Preliminary Plat 20211021](#)
[Att 5 - Memo Review 2 REVISED Comments Esperanza Ph 3A Prelim Plat](#)
[Att 6 - Esperanza 3A Prelim Plat Review 2 Redlines](#)

- 5.B. [2021-970](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3C, 59.956 ACRES, 58 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 4.339 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, AND 15028). TAKE NECESSARY ACTION.

Attachments: [AIS Esperanza Ph 3C Prelim Plat 20211122](#)
[Att 1 - Location Map 3C](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - 2021-10-1 Preliminary Plat Esp 3C](#)
[Att 5 - Memo Review 1 Comments Esperanza Ph 3C Prelim Plat](#)
[Att 6 - Redline Review 1 Esperanza 3C](#)

- 5.C. [2021-971](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3D, 53.078 ACRES, 146 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 10.827 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028, 42994, AND 45852). TAKE NECESSARY ACTION.

Attachments: [AIS Esperanza Ph 3D Prelim Plat 20211122](#)
[Att 1 - Location Map 3D](#)
[Att 2 - Aerial Map](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - 2021-09-30 Prelim Plat 3D](#)
[Att 5 - Memo Review 1 Comments Esperanza Ph 3D Prelim Plat](#)
[Att 6 - Redline Review 1 Esperanza 3D](#)

6. DISCUSSION ITEMS:

- A. [2021-972](#) 2022 CITY HOLIDAY CALENDAR

Attachments: [2022 PZ Holiday](#)

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

8. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 19th day of
November, 2021 at 2:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.