

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 20, 2022 – 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. [2022-511](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR COMMONS AT MENDER CREEK UNIT 7 PRELIMINARY PLAT (KAD NO. 39338). TAKE NECESSARY ACTION.

Attachments: [AIS 30-Day Ext CMC Un 7](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map CMC Unit 7](#)
[Att 3 - Request 30 Day Ext 220616](#)
[Att 4 - Prelim Plat CMC Unit 7 220523](#)
[Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 4 Comments CMC Unit 7](#)
[Att 7 - Redlines CMC Unit 7 220603](#)

- 4.B. [2022-512](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR COMMONS AT MENDER CREEK UNIT 9 PRELIMINARY PLAT (KAD NO. 39338). TAKE NECESSARY ACTION.

Attachments: [AIS 30-Day Ext CMC Unit 9](#)
[Att 1 - Location Map CMC9](#)
[Att 2 - Aerial Map CMC Unit 9](#)
[Att 3 - Request 30 Day Ext 220616](#)
[Att 4 - Prelim Plat CMC Unit 9 220523](#)
[Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 3 CMC Unit 9 Prelim Plat](#)
[Att 7 - Redlines CMC Unit 7 220602](#)

- 4.C. [2022-513](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR COMMONS AT MENDER CREEK UNIT 10 PRELIMINARY PLAT (KAD NO. 39338). TAKE NECESSARY ACTION.

Attachments: [AIS 30-Day Ext CMC Unit 10](#)
[Att 1 - Location Map cmc10](#)
[Att 2 - Aerial Map CMC Unit 10](#)
[Att 3 - Request 30 Day Ext 220616](#)
[Att 4 - Prelim Plat CMC Unit 10 220523](#)
[Att 5 - APPROVED Commons at Menger Creek Feb2018](#)
[Att 6 - Memo Review 3 CMC Unit 10 Prelim Plat](#)
[Att 7 - Redlines CMC Unit 10 220602](#)

- 4.D. [2022-514](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 2G FINAL PLAT (KAD NO. 14990, 14991, 15019, 15028 AND 300730). TAKE NECESSARY ACTION.

Attachments: [AIS Esperanza Ph 2G Prelim Plat 220620](#)
[Att 1 - Location Map Esperanza Ph 2G](#)
[Att 2 - Aerial Map Esperanza 2G](#)
[Att 3 - Request 30 Day Ext 220603](#)
[Att 4- Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
[Att 5 - Esperanza 2G - Final Plat 220513](#)
[Att 6 - Memo Review 1 Esperanza 2G Final Plat](#)
[Att 7 - Redlines Esperanza 2G 220603](#)

- 4.E. [2022-515](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 2H PRELIMINARY PLAT (KAD NO. 14990 AND 15028). TAKE NECESSARY ACTION.

Attachments: [AIS Esperanza Ph 2H Prelim Plat 220620](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map Esperanza 2H](#)
[Att 3 - Request 30 Day Ext 220603](#)
[Att 4 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)
[Att 5 - Prelim Plat - Esperanza 2H 220523](#)
[Att 6 - Memo Review 2 Esperanza 2H Prelim Plat](#)
[Att 7 - Redlines Esperanza 2H 220603](#)

- 4.F. [2022-516](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3D, 55.987 ACRES, 146 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 10.778 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028, 42994, AND 45852).

Attachments: [AIS Esperanza Ph 3D Prelim Plat 220620](#)
[Att 1 - Location Map 3D](#)
[Att 2 - Aerial Map Esperanza 3D](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4 APPROVED 20210607](#)
[Att 4 - Esperanza 3D Preliminary Plat](#)

5. REGULAR AGENDA

- 5.A. [2022-517](#) AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 15. OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III, PEDDLERS, CANVASSERS AND SOLICITORS, ADDING DEFINITIONS AND REGULATIONS FOR THE OPERATION AND USE OF MOBILE FOOD COURTS; PROVIDING FOR A PENALTY NOT TO EXCEED \$1000 FOR THE VIOLATION THEREOF; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

Attachments: [AIS Mobile Food Truck Court](#)
[Att 1 - Food Truck](#)

6. DISCUSSION ITEM

6.A. APPROVED FUTURE AND PROPOSED DEVELOPMENTS

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 17th day of June,
2022 at 6:00 p.m.

s/s Krystal Brown

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.