

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, July 31, 2023 – 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. [2023-574](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 26, 2023.

Attachments: [23-0626 Official Meeting Minutes](#)

4.B. [2023-584](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 10, 2023.

Attachments: [23-0710 Official Meeting Minutes](#)

- 4.C. [2023-575](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR UPPER CIBOLO MAJOR DEVELOPMENT PLAT GENERALLY LOCATED AT 3 UPPER CIBOLO CREEK ROAD. (EXTRA-TERRITORIAL JURISDICTION)

Attachments: [AIS - 30-Day Ext Upper Cibolo Maj Dev Plat 230731](#)
[Att 1 - Location Map Upper Cibolo](#)
[Att 2 - Request 30 Day Time Ext Upper Cibolo](#)

- 4.D. [2023-576](#) FINAL PLAT APPROVAL FOR A 113 LOT SUBDIVISION FOR ESPERANZA PHASE 2G GENERALLY LOCATED AT ESPERANZA BOULEVARD AND NAVARRO

Attachments: [AIS - Esperanza 2G FP 230731](#)
[Att 1 - Location Map Esperanza Ph 2G](#)
[Att 2 - Aerial Map Esperanza 2G 230601](#)
[Att 3 - Esperanza 2G Final Plat 230717](#)
[Att 4- Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)

- 4.E. [2023-577](#) CONSIDER CONDITIONAL APPROVAL FOR THE FINAL PLAT OF ELEVATE SUBDIVISION (PUD), GENERALLY LOCATED NORTH OF ROSEWOOD AVE AND EAST OF STAHL ST

Attachments: [AIS - Maj Subd Plat Elevate Final Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map Elevate Subd Final Plat](#)
[Att 3- Elevate Subdivision Final Plat 20230717](#)
[Att 4- Approved Elevate Revised Land Plan Exhibit](#)

- 4.F. [2023-578](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 4A, PRELIMINARY PLAT GENERALLY LOCATED AT ESPERANZA BOULEVARD AND NAVARRO. (EXTRA TERRITORIAL JURISDICTION)

Attachments: [AIS 30-Day Ext Esperanza Phase 4A](#)
[Att 1 - Location Map](#)
[Att 2- Time Extension Esperanza Phase 4A](#)

- 4.G. [2023-579](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE, UNIT 5, GENERALLY LOCATED AT 125 STATE HIGHWAY 46.

Attachments: [AIS - 30-Day Ext Ranches at Creekside Preliminary Plat 230731](#)
 [Att 1 - Location map - Ranches at Creekside unit 5](#)
 [Att 2 - 30-Day Request - Ranches at Creekside Unit 5 07262023](#)

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

6. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of July,
2023 at 6:00 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.