

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, August 14, 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

- 4.A. [2023-618](#) THE MINUTES OF THE SPECIAL CALLED JOINT TRAINING WORKSHOP OF JULY 18, 2023.

Attachments: [23-0718 Official Meeting Minutes - Ethics Training](#)

- 4.B. [2023-619](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 31, 2023.

Attachments: [23-0731 Official Meeting Minutes](#)

- 4.C. [2023-622](#) A REQUEST FOR APPROVAL FOR THE PRELIMINARY PLAT OF ESPERANZA PHASE 4A, GENERALLY LOCATED AT ESPERANZA BOULEVARD AND NAVARRO. (EXTRA TERRITORIAL JURISDICTION)

Attachments: [AIS - Esperanza Phase 4A Preliminary Plat](#)
[Att 1 - Location Map - Esperanza 4A](#)
[Att 2 - Preliminary Plat Esperanza 4A](#)
[Att 3 - POD General Development Plan](#)

- 4.D. [2023-623](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 2H FINAL PLAT GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND CAZADORES.
(EXTRA-TERRITORIAL JURISDICTION)

Attachments: [AIS - Esperanza 2H Final Plat 230814](#)
[Att 1 - Location Map Esperanza 2H 230811](#)
[Att 2 - Request 30 Day Time Ext Esperanza 2H 230810](#)

- 4.E. [2023-624](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3C FINAL PLAT GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND SPLENDIDO.
(EXTRA-TERRITORIAL JURISDICTION)

Attachments: [AIS - Esperanza 3C Final Plat 230814](#)
[Att 1 - Location Map Esperanza 3C 230811](#)
[Att 2 - Request 30 Day Time Ext Esperanza 3C 230808](#)

- 4.F. [2023-625](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3D, FINAL PLAT GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND STATE HWY 46. (EXTRA TERRITORIAL JURISDICTION)

Attachments: [AIS - 30-Day Ext Esperanza Phase 3D](#)
[Att - 1 Location Map - Esperanza 3D](#)
[Att - 2 Request for 30 Day Time Extension](#)

- 4.G. [2023-626](#) 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 230814](#)
[Att 1 - Location Map Upper Cibolo](#)
[Att 2 - Request 30 Day Time Ext Upper Cibolo 230811](#)

5. REGULAR AGENDA

- 5.A. [2023-620](#) A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR RANCHES AT CREEKSIDE, UNIT 5, GENERALLY LOCATED AT 125 STATE HIGHWAY 46.

Attachments: [AIS - Ranches at Creekside Preliminary Plat 08142023 2](#)
[Att 1 - Location Map - Ranches at Creekside Unit 5](#)
[Att 2 - Ranches at Creekside Unit 5 Plat](#)
[Att 3 - Ranches at Creekside Master Plan - approved 8.05.19](#)

6. DISCUSSION ITEM

- 6.A. [2023-627](#) LEGISLATIVE UPDATE

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

8. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 11th day of August, 2023 at 5:00 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.