

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, November 6, 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. [2023-774](#) Consider approval of the Minutes of the Special Called Planning and Zoning Commission meeting of July 18, 2023 (Ethics Training) and of the Planning and Zoning Commission meeting of October 02, 2023.

Attachments: [23-0718 Official Meeting Minutes - Special Called Meeting - Ethics](#)
[23-1002 Official Meeting Minutes](#)

4.B. [2023-776](#) A request for a 30-day time extension for the Preliminary Plat of Esperanza Subdivision Phase 4B, generally located northeast of

southeast of Galisteo Avenue and Splendido Drive.
(Extraterritorial Jurisdiction)

Attachments: [AIS - Esperanza 4B 231030](#)
[Att 1 - Location and Aerial Map](#)
[Att 2 - 30-Day Time Extension Esperanza Phase 4B Preliminary Plat](#)

- 4.C. [2023-777](#) A request for the approval for the Preliminary Plat of Esperanza Subdivision Phase 3E, generally located northeast of Esperanza Boulevard and Fortuna Street. (Extraterritorial Jurisdiction)

Attachments: [AIS - Esperanza 3E 231030](#)
[Att 1 - Location Map](#)
[Att 2 - Esperanza 3E Preliminary Plat](#)
[Att 3 - Esperanza Pod GDP Ph 3 and 4](#)

5. REGULAR AGENDA:

- 5.A. [2023-778](#) POSTPONED - Consider a special use permit for a drive-through coffee shop on a C1 - HC (Neighborhood Commercial Heritage Corridor Overlay District), located at 12 Herff Road (KAD 15815).

Attachments: [POSTPONED 12 Herff Road - SUP Drive-thru](#)

- 5.B. [2023-779](#) Consider the proposed amendments to the Unified Development Code adopted on November 24, 2020, to Chapter 8 Environmental Design, Section 8.1 Floodplain Management and Appendix A: Definitions relating to requirements for construction within a floodplain and to Chapter 2 Procedures, by creating a new Section 2.13 Extraterritorial Jurisdiction relating to petition for release from the ETJ.

- I. Staff Presentation
- II. Public Hearing
- III. Make Recommendation

Attachments: [Combined Floodplain and ETJ AIS](#)
[Att 1 - Proposed Flood Code Updates \(Redlines\)](#)
[Att 2 - Propsoed Flood Code Updates \(Clean\)](#)
[Att 3 - Texas-2023-SB2038](#)
[Att 4 - ETJ Release Ord](#)

5.C. [2023-781](#) Establish 2024 Planning and Zoning Commission meeting dates.

Attachments: [AIS - 2024 PZ Meeting Dates](#)
[Proposed 2024-Planning Calendar](#)

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

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 3rd day of November, 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.