

MINUTES
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.

PRESENT 5- CHAIRMAN TIM BANNWOLF, COMMISSIONER LUCAS HILER,
COMMISSIONER JOE ANZOLLITTO, COMMISSIONER PATRICK COHOON,
COMMISSIONER BILL BIRD

ABSENT: COMMISSIONER BOB CATES

STAFF PRESENT: LAURA HANING, HEATHER WOOD, SHELDON CRAVEY,
REBECCA PACINI, RYAN BASS, JEFF CARROLL, SARA SERRA-BENNETT,
BARBARA QUIRK

RECOGNIZED/REGISTERED GUESTS: ZACHARY TAYLOR-WRIGHT

**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

Chairman Bannwolf called the Planning and Zoning Commission to order
at 6:04 p.m.

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

None declared.

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)

No comments were received.

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.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5 - CHAIRMAN BANNWOLF, COMMISSIONER COHOON, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER BIRD

NAY: 0

Approved: 5-0

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

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.

- 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.

- 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

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.

30 day extension was approved on Consent Agenda. No action taken.

- 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.

30 day extension was approved on Consent Agenda. No action taken.

- 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.

30 day extension was approved on Consent Agenda. No action taken.

6. DISCUSSION ITEMS:

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

Commission discussed and rescheduled the following regular Planning and Zoning Commission meetings:

Monday, July 4, 2022 (Independence Day) will be rescheduled to Monday, July 11, 2022.

Monday, September 5, 2022 (Labor Day) will be rescheduled to Monday, August 29, 2022.

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

Ms. Laura Haning, Director of Planning and Community Development, spoke regarding upcoming Unified Development Code amendments.

8. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 6:12 p.m.

Chairman

CERTIFICATION

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

Secretary