



## AGENDA ITEM SUMMARY

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| <b>Agenda Date</b>            | March 3, 2025   |
| <b>Requested Action</b>       | Consider approval for a 30-day time extension for Chase Bank Major Development Plat located at 441 W Bandera Rd.  |
| <b>Contact Person</b>         | Jo-Anmarie Andrade, Planner II<br>(830) 816-2040, <a href="mailto:jandrade@boerne-tx.gov">jandrade@boerne-tx.gov</a>  |
| <b>Background Information</b> | <p><b>BACKGROUND:</b></p> <p>The property is owned by TCG SA Boerne Investors, LLC is the owner, and the applicant is Mason Lepak, Cumulus Design.</p> <p>The property is located within the city limits, zoned C4 – Regional Commercial, and falls within the Scenic Interstate Overlay District.</p> <p>The property is designated Auto Oriented Commercial on the Future Land Use Map.</p> <p>A Land Study was administratively approved on November 13, 2024.</p> <p>The proposed development is a commercial project on a 0.783-acre site, requiring a Major Development Plat.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The applicant has requested a 30-day time extension to revise the plat before proceeding to the next P&amp;Z meeting.</li><li>2. The extension will allow the applicant to address outstanding comments and ensure compliance with all city requirements.</li></ol> <p><b>STAFF RECOMMENDATION:</b></p> <p>Based on its alignment with the UDC Sec. 2-6 A, Staff recommends that the Planning and Zoning Commission <b>APPROVE</b> a 30-day time extension for Chase Bank Major Development Plat.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motion is provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission accept the findings</p> |

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|                                   | and <b>APPROVE</b> the request for a 30-day time extension for Chase Bank Major Development Plat.  |
| <b>Strategic Alignment</b>        | C1 – Offering quality customer experiences.<br>C3 – Collaborating with community partners to enhance quality of life.                        |
| <b>Financial Considerations</b>   | N/A  |
| <b>Citizen Input/Board Review</b> | Public hearings and notifications are not required for this request.   |
| <b>Legal Review</b>               | This action is needed to meet statutory requirements.  |
| <b>Alternative Options</b>        | The Commission must approve the 30-Day extension.  |
| <b>Supporting Documents</b>       | Attachment 1 – Aerial Map<br>Attachment 2 – Future Land Use Map<br>Attachment 3 – Zoning Map<br>Attachment 4 – Environmental Constraints Map |