



AGENDA ITEM SUMMARY

Agenda Date	November 3, 2025
Requested Action	Consider approval for Siena Court Garden Homes Major Subdivision Final Plat, generally located northeast of Dalley Street and Frey Street.
Contact Person	Francesca “Franci” Linder, AICP - Assistant Planning Director (830) 248-1528, flinder@boerne-tx.gov
Background Information	BACKGROUND: The property is owned by Siena Court Development LLC (Dave Luciani), and the applicant is Tyler Meal, PE, Meals & Myers Engineering & Surveying LLC. The property is generally located northeast of Dalley Street and Frey Street. It is zoned R2-M (Moderate Density Residential) Zoning District. The preliminary plat was approved by the Planning and Zoning Commission on November 5, 2018. The applicant submitted a final plat on April 6, 2021; however, it was not approved and has expired. REQUEST: • Siena Court Garden Homes Final Plat includes 25 residential lots and 4 open space lots on 5.468 acres. The gross density is 4.56 residential lots per acre. • The plat includes a total of 2.04 acres of open space divided into 4 lots. Lot 100 is a private street (1.383 acres); Lot 101 is reserved for open space (0.067 acres); Lots 102 is reserved for open space & utility easement (0.066 acres); and Lot 103 is reserved for open space & private drainage easement (0.524 acres). • The subdivision access will be from Siena Court which is a private local neighborhood street and will connect to Frey Street which is a public collector street.

	• The plat includes a right-of-way dedication of 0.0133 acres to the City of Boerne along Frey Street. • Water, sewer, and natural gas services are provided by the City of Boerne. ANALYSIS: <u><i>Development Master Plan, Zoning, and Preliminary Plat:</i></u> • The City’s Future Land Use Plan designates this property as Transitional Residential, and the preliminary plat aligns with the Comprehensive Plan’s objectives for cohesive neighborhood residential development with compatible densities. • The zoning for the property is R2-M, which specifies a minimum lot size of 4,000 SF. All lots meet the dimensional standards for R2-M. The smallest residential lot is 5,010 SF (0.115 acres). • All necessary right-of-way dedications and planned street improvements are included in this development. <u><i>Landscaping and Open Space:</i></u> • The plat identifies 0.657 acres of open space and 2 Heritage trees. The open space corresponds to the drainage and utility easements listed in the next section. <u><i>Utilities, Drainage, and Floodplain:</i></u> • Lot 101 is reserved for open space (0.067 acres); Lots 102 is reserved for open space & utility easement (0.066 acres); and Lot 103 is reserved for open space & private drainage easement (0.524 acres). • The proposed plat is not located within the SARA floodplain or a City of Boerne Drainage Protection Zone (DPZ). A portion of the property is located within the Lower Glenrose boundary; the remainder of the property is located within the Lower Glenrose buffer area. • The public improvement installation began in 2022. Not all improvements are complete; however, all new infrastructure and existing infrastructure must meet current acceptance standards. • The substantial completion checklist for public improvements
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may have items that extend beyond the normal checklist given the age of the infrastructure, the lack of existing testing documentation, and the work performed without a permit being issued. A stipulation has been included to address this issue.

FINDINGS:

- The Final Plat is consistent with the Comprehensive Master Plan.
- The Final Plat is consistent with the Preliminary Plat.

RECOMMENDATION:

The Planning and Zoning Commission determine if the request meets the requirements of UDC Section 2-6 Platting Procedure. If the Commission chooses to recommend approval, staff recommends the inclusion of the following stipulation(s):

1. The recorded plat shall substantially conform to the final plat date stamped October 20, 2025.
2. Prior to final acceptance, all existing or proposed fences/retaining walls not included as part of the public improvements will need to have permits submitted, reviewed, and approved. This includes providing gates crossing utility easements.
3. Prior to final acceptance of the public improvements the developer must conduct all required testing of the water & sewer infrastructure and make any repairs necessary to meet City Specifications as determined by the City Engineer. This includes, but is not limited to:
 - a. Repaving the entire cul-de-sac
 - b. Adding additional concrete to connect the outfall of the Cottages of Oak Park and the inlet in Siena Court
4. A 2-year, 20% warranty bond shall be provided at final acceptance.
5. Prior to recordation, finance guarantee shall be provided for the current cost of streets, drainage, and utilities improvements if these improvements have not been accepted by the City.
6. The Final Plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.

MOTIONS FOR CONSIDERATION:

The following motions are provided to assist the Commission's decision.

I move that the Planning and Zoning Commission accept the findings and **APPROVE** the proposed final plat subject to the stipulations

	recommended by staff. OR I move that the Planning and Zoning Commission DENY the proposed final plat based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.).
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this request.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or disapprove the plat. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Environmental Constraints Map Attachment 4 – Proposed Major Subdivision Final Plat Attachment 5 – Approved Preliminary Plat