



AGENDA ITEM SUMMARY

Agenda Date

June 6, 2026

Requested Action

Consider approval of the Commons of Menger Creek Unit 10 Preliminary Plat, generally located along Herff Road southwest of Old San Antonio Road.

Contact Person

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Background Information**BACKGROUND:**

The property is owned by Perardi Development, and the applicant is Mark Santos of LJA Engineering, Inc.

The property is located within city limits along Herff Road southwest of Old San Antonio Road. The property is zoned C2 (transitional commercial) and is within the SoBo Mixed Use Character Zone. This project is included within a Development Agreement approved February 24, 2009, and amended November 30, 2018.

The project is vested to regulations in effect as of June 5, 2017, through Vested Rights Determination File #VR2022-005, and is limited to conformance with Subdivision Ordinance No. 2007-56 revised 3/28/2017 with the exception of open space, a linear park, and heritage trees which are vested under the 2007 development regulations per the development agreement dated March 9, 2009.

A preliminary plat for this project was approved by the city on August 30, 2022. This preliminary plat has since expired. The current plat was accepted on May 18, 2026, and the fifteen-day review period expires on June 2, 2026.

REQUEST:

1. Commons of Menger Creek Unit 10 includes 1 non-residential lot, 1 open space lots, and 0.43 acres Right-Of-Way on 4.882 acres.
2. The plat includes a total of 1.23 acres of open space across one lot. Block E – Lot 10B. This open space will be dedicated to the

City of Boerne as parkland.

3. The plat includes standard subdivision notes and identifies 1 Heritage Legacy Tree.
4. Primary access to the subdivision will be provided from Pedigree Place Avenue, which is a collector street and will connect to Herff Road, which is a major arterial street.
5. Water, sewer, and gas services are provided by the City of Boerne.

ANALYSIS:

Development Master Plan, Zoning, and Preliminary Plat:

- The City's Future Land Use Plan designates this property as Auto-Oriented Commercial, and the preliminary plat is consistent with the Comprehensive Plan.
- The preliminary plat adheres to the requirements of the Commons of Menger Creek development agreement, approved master plan, and the applicable subdivision ordinance.
- All necessary right-of-way dedications and planned street improvements are included in this development.

Landscaping and Open Space:

- The open space plan for Unit 10 conforms to the approved Master Plan, with a total of 1.23 acres designated for open space/parkland dedication south of the property along the creek.

Utilities, Drainage, and Floodplain:

- The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.
- The proposed plat is located within the floodplain, however there is a CLOMR in place that was approved in 2017.

FINDINGS:

- The Preliminary Plat is consistent with the Comprehensive

	<p>Master Plan.</p> <ul style="list-style-type: none"> • The Preliminary Plat is consistent with the Commons of Menger Creek Master Plan and Development Agreement. • The Preliminary Plat has been reviewed by all pertinent departments and is consistent with the applicable subdivision regulations. <p>RECOMMENDATION:</p> <p>The Planning and Zoning Commission should determine if the request meets the requirements of UDC Section 2-6 Platting Procedure. If the Planning and Zoning Commission chooses to recommend approval, staff recommends the inclusion of the following stipulation(s):</p> <ol style="list-style-type: none"> 1. The final plat shall substantially conform to the preliminary plat date stamped May 18, 2026. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission accept the findings and APPROVE the proposed preliminary plat and final plat subject to the one stipulation recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission DENY the proposed preliminary plat and 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.).</p>
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 – Zoning Map Attachment 3 – Future Land Use Map Attachment 4 – Environmental Constraints Map Attachment 5 – Proposed Preliminary Plat Attachment 6 – Master Development Plan