



AGENDA ITEM SUMMARY

Agenda Date	September 11, 2023
Requested Action	FINAL PLAT APPROVAL FOR MENDER PLACE LOT 4A REPLAT, GENERALLY LOCATED AT 115 NORRIS LANE.
Contact Person	Rebecca Pacini, AICP, Planner III (830) 248-1630, rpacini@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is owned by Abiso Boerne, LP, and the applicant is Blake Honigblum.</p> <p>The property is zoned C4 IC (Regional Commercial Scenic Interstate – Low Elevation Corridor Overlay District).</p> <p>The review of a plat is an administrative action. This project falls under the regulations at the time of the initial submittal, Subdivision Ordinance No. 2007-56. The original Menger Place Subdivision was vacated and replatted in 2008. The plat was later amended on September 6, 2017, creating Lots 1A through 4A.</p> <p>The Commission approved amending a variance to Subdivision Ordinance Article 3, Section 3.04.002 A, regarding the block length requirements on May 2, 2022 (Attachment 3). The conditions for the variance have been met by payment of the agreed tree removal mitigation fee and adherence to the tree preservation plan approved with the variance.</p> <p>The preliminary replat was approved on December 5, 2022. Infrastructure Documents Letter of Certification (LOC) was approved July 6, 2023.</p> <p>REQUEST:</p> <p>Menger Place Lot 4A Replat includes 10 non-residential lots on 19.879 acres. There is no residential component proposed at this time. The lots are proposed to be used for commercial uses. Lot sizes range from 1.008 acres to 9.453 acres.</p> <p>Per the C4 zoning district, all lots meet the minimum lot frontage requirement of 120 feet except for Lot 4A-10. Lot 4A-10 contains a</p>

variable width private drainage easement on the entire lot. Additionally, the lot has a variable width ingress/egress easement to access the adjacent Lot 2A. No additional improvements are to be built on this lot.

Christus Parkway is designated a Primary Collector and Interstate 10 is designated a Major Arterial in the City's Thoroughfare Plan. Interstate 10 is a Texas Department of Transportation (TxDOT) right-of-way. As such, direct access to Interstate 10 access road by way of a driveway or new street is not allowed by TxDOT. Norris Lane is a Local Street.

The City of Boerne will provide the development with water, sewer, natural gas, and electricity.

ANALYSIS:

The Comprehensive Plan designates the Future Land Use for this property as Auto Oriented Commercial. The final replat is consistent with the Comprehensive Plan.

The final plat is consistent with the preliminary replat. It is also consistent with the zoning base and overlay districts, C4 IC.

The plat does not include any dedicated open space. Open space will be provided as each lot is developed per the Subdivision Ordinance and the open space note requiring be 5% of all building footprints and areas of impervious surface dedicated to vehicle access and parking on each lot and 250 square feet per dwelling unit.

All easements to be created by this plat must include locations, dimensions, acreage and purposes. There is a proposed public drainage easement located on the northern side of Lot 4A-9 that does not appear to serve a public purpose. If the drainage easement is for the future development of Lot 4A-9 then it needs to be identified as a private drainage easement. A necessary sewer easement was found to be missing on the plat. All the proposed easements are also missing their acreage.

The plat is consistent with the City of Boerne Subdivision regulations at the time of preliminary plat submittal. With the proposed conditions of approval, the plat meets all the requirements of the subdivision ordinance and the Master Plan.

CONDITIONS OF APPROVAL:

To meet the requirements of the Subdivision Ordinance and other adopted codes, the proposed plat must comply with the following conditions:

	<ol style="list-style-type: none"> 1. The final plat will not be recorded until such time as the infrastructure is completed and accepted by the City, thereby negating the requirement for a financial guarantee or the financial guarantee for the entire cost of infrastructure is received and approved by the City Attorney, per Subdivision Ordinance 2.04.001 B. 2. Identify the locations, dimensions, acreage and purposes of any easements or other rights-of-way to be dedicated to public use per Subdivision Ordinance 2.05.002.L. 3. Address typographical errors on the plat to comply with Subdivision Ordinance 2.05.002 and Exhibit A.
Item Justification	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
Strategic Alignment	B2 – Advancing master plan recommendations. C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life.
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this request at this meeting. A notification will be sent to after the replat is approved in accordance with Local Government Code Sec. 212.015.
Legal Review	This action is a statutory requirement for plat approval.
Alternative Options	Subdivision Ord. 2007-56, Sec. 2.02.006, the Commission must approve, approve with conditions, 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 – Location/Aerial Map Attachment 2 – Final Replat Attachment 2 – Minutes of the May 2, 2022 Planning and Zoning Commission meeting