



AGENDA ITEM SUMMARY

Agenda Date	March 3, 2025
Requested Action	Consider approval for a 30-day time extension for Chase Bank Major Development Plat located at 441 W Bandera Rd.
Contact Person	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</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>A 30-day time extension was granted at the March 3, 2025, P&Z meeting.</p> <p>The proposed development is a commercial project on a 0.783-acre site, requiring a Major Development Plat.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant has requested a 30-day time extension to revise the plat before proceeding to the next P&Z meeting.2. The extension will allow the applicant to address outstanding comments and ensure compliance with all city requirements. <p>STAFF RECOMMENDATION:</p> <p>Based on its alignment with the UDC Sec. 2-6 A, Staff recommends that the Planning and Zoning Commission APPROVE a 30-day time extension for Chase Bank Major Development Plat.</p> <p>MOTIONS FOR CONSIDERATION:</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>

	and APPROVE the request for a 30-day time extension for Chase Bank Major Development Plat.
Strategic Alignment	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.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve the 30-Day extension.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map