



AGENDA ITEM SUMMARY

Agenda Date	May 5, 2025
Requested Action	Consider approval for Cibolo Vista Major Subdivision Plat generally located east of Interstate 10 W and south of N Main Street.
Contact Person	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is generally located east of Interstate 10 W and south of N Main Street. It is owned by Boerne Medical Center, LTD and the applicant is Pape-Dawson Engineers.</p> <p>The property is designated Transitional Residential in the Future Land Use Map, which is intended for higher-density housing types with an auto-oriented character.</p> <p>The property is located within the city limits, zoned C4 – Regional Commercial, and lies within the Scenic Interstate Overlay District, which introduces additional standards to protect the scenic character of the IH-10 corridor as outlined in UDC Section 3-17.</p> <p>A Special Use Permit (SUP) for Lot 1 was approved by City Council on January 14, 2025, to allow a mini warehouse facility.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. Cibolo Vista Major Subdivision Plat includes two commercial lots on 9.135 acres. Lot 1 is 2.735 acres, and Lot 2 is 6.4 acres.2. Primary access to the subdivision will be provided from Switchback Trail, which is an existing public local neighborhood street that connects to Interstate Highway 10. A secondary emergency access easement is through Lot 1 from Interstate Highway 10.3. The Fire Protection Plan for this development has been approved by the Boerne Fire Department. It includes compliant hydrant coverage, emergency vehicle access, and turning radii per Chapter 7 of the UDC and the International Fire Code, as

	<p>adopted by the City. All fire lanes and access points are shown on the site plan.</p> <ol style="list-style-type: none">4. Several easements are being established for utilities and drainage.5. Water, sewer, and gas services are provided by the City of Boerne.6. Electric service will be provided by Bandera Electric. <p>ANALYSIS:</p> <p><u><i>Development Master Plan, Zoning, and Preliminary Plat:</i></u></p> <ul style="list-style-type: none">• The City’s Future Land Use Plan designates this property as Transitional Residential, and the proposed plat aligns with the Comprehensive Plan’s objectives for supporting managed growth at the edges of established neighborhoods and maintaining compatibility with surrounding land uses.• The proposed plat adheres to the applicable subdivision ordinance and all applicable zoning and overlay district regulations.• No right-of-way dedications or street improvements are included as part of this plat. Switchback Trail was dedicated and constructed as a component of the Boerne Professional Center Subdivision Plat recorded in 2024. <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none">• No open space is designated in the plat, which is permitted for C-4 commercial zoning.• Landscaping will be addressed at the site development stage, with compliance required under UDC Chapters 5 and 8, as well as enhanced standards from the Scenic Interstate Corridor Overlay District. <p><u><i>Utilities, Drainage, and Floodplain:</i></u></p> <ul style="list-style-type: none">• The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.• Block 1 Lot 2 of the proposed plat is located within the SARA
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	<p>floodplain and floodway and the City of Boerne Drainage Protection Zone (DPZ) 1 and 2. These areas are clearly delineated on the plat and designated as drainage easements. A drainage study has been submitted and reviewed by the Engineering and Mobility Department, confirming compliance with the City of Boerne UDC standards for floodplain management and drainage protection.</p> <p>FINDINGS:</p> <ul style="list-style-type: none">• The Plat is consistent with the Comprehensive Master Plan.• The Plat is consistent with the applicable subdivision ordinance and all applicable zoning district regulations. <p>RECOMMENDATION:</p> <p>Based on alignment with the Comprehensive Master Plan and compliance with requirements outlined in UDC Sec 2-6.F.3.e Approval criteria, staff recommends that the Planning and Zoning Commission accept the findings and APPROVE the Cibolo Vista Major Subdivision Plat, subject to the stipulations outlined below:</p> <ol style="list-style-type: none">1. The recorded plat shall substantially conform to the plat date stamped April 25, 2025, except as modified by these stipulations.2. The plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director. <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 Cibolo Vista Major Subdivision Plat generally located east of Interstate 10 W and south of N Main Street.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission DENY the Cibolo Vista Major Subdivision Plat generally located east of Interstate 10 W and south of N Main Street. (The Commission will need to state the reasons for denial, referencing specific regulations in the UDC.)</p>
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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	N/A
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 the requirements of city regulations and may not be arbitrary.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Cibolo Vista Major Subdivision Plat