



AGENDA ITEM SUMMARY

Agenda Date	January 12, 2026
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	<p>PRIOR REVIEW:</p> <p>The Planning and Zoning Commission considered this item at their November 3, 2025, meeting. The Commission voted 7-0 to deny the plat per UDC 2-6 A.8.G non-conformity with City of Boerne’s Comprehensive Plan – performance standards fail to achieve envisioned character of the area. Attached is the applicant’s response to the Commission’s action of November 3, 2025.</p> <p>The original ownership group with multiple individuals has been dissolved, and now Jesse Moreno is the sole owner of the development, under a new entity, JL Northern Ventures, LLC.</p> <p>The owner has met with the Utilities, Engineering and Mobility, Permitting, and Planning. They are addressing the outstanding issues that are required for acceptance of the public improvements. This includes:</p> <ul style="list-style-type: none">• Repairs to Sienna Court pavement as directed by the City Engineer. Sienna Court is a private street however it is required to meet public street standards.• The inlet intercepting the stormwater runoff leaving The Cottages on Oak Park detention facility will be revised to better direct runoff.• Testing of the underground utilities as required by the Utilities Department.• A Structural Engineer has been hired to assess the existing permitter stone walls and on-site retaining walls. Repairs to these walls will be made in accordance with the engineer’s recommendation.

	<p>The owner has been communicating with some of the neighboring property owners who have expressed concern about this development. They have provided them with a project update, and the applicable action items they intend to take. Communication between the parties continues.</p> <p>Staff will continue to work with the owners to address the outstanding public infrastructure items. Acceptance of the public improvements, with the appropriate warranty bond will be required prior to the plat being recorded.</p> <p>BACKGROUND:</p> <p>The property is owned by JL Northern Ventures, LLC. 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.</p> <p>The applicant submitted a final plat on April 6, 2021; however, it was not approved and has expired.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. 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.2. 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).3. 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.4. The plat includes a right-of-way dedication of 0.0133 acres to the City of Boerne along Frey Street.5. Water, sewer, and natural gas services are provided by the City of Boerne.
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ANALYSIS:

Development Master Plan, Zoning, and Preliminary Plat:

- 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).

Landscaping and Open Space:

- 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.

Roads, Utilities, Drainage, and Floodplain:

- All necessary right-of-way dedications for Frey Street are included with the plat.
- 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.
- Public improvement installation began in 2022. Due to the age of the infrastructure, the absence of existing testing documentation, and work that occurred without a permit, there are several items that will need to be addressed prior to acceptance of the infrastructure. Stipulations have been included to address these issues.

FINDINGS:

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

- The Final Plat is consistent with the Preliminary Plat.
- The Final Plat meets the requirements of the applicable subdivision regulations.

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, permits shall be submitted, reviewed, and approved for all improvements not included in the public infrastructure plans including but not limited to gates that cross utility easements and repair of the perimeter wall,
3. Prior to final acceptance of the public improvements the developer must conduct all required testing of the water, sewer, and gas 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. Repairing/improving drainage for the inlet intercepting the stormwater runoff leaving the Cottages on Oak Park detention facilities.
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 Attachment 6 – Applicant Response Letter to November 3, 2025, P&Z action.