



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	December 1, 2025
<b>Requested Action</b>	CONSIDER APPROVAL FOR REGENT PARK UNIT 7 FINAL PLAT, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF PARK BOULEVARD AND REGENT PARK BOULEVARD.
<b>Contact Person</b>	Benjamin Simmons, Planner I (830)248-1630
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property is owned by Tenotex Development Co. and Cude Engineers is the applicant.</p> <p>Regent Park is a master-planned community generally located on Regent Blvd. at Interstate Highway 10. The zoning includes RE Estate Residential, R1-L Low Density Residential, R2-M Moderate Density Residential, R2-N Neighborhood Residential, and C3 Community Commercial.</p> <p>P&amp;Z approved a Master Development Plan for Regent Park in September of 2013, the Master Development plan has since been amended with the most recent amendment being approved by P&amp;Z on May 1, 2017. The developer has entered into a development agreement with the City of Boerne with the most recent amendment being approved on January 13, 2022. This development has ten (10) associated Major Subdivision plats.</p> <p>The preliminary plat was approved by the Planning and Zoning Commission on May 2, 2022.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The Regent Park Unit 7 Final Plat consists of 84 residential lots, 3 open space lots, and 7.639 acres of right-of-way, on a total of 41.479 acres. It has an overall gross density of 2.025 residential lots per acre, with the smallest lot being approximately 0.165 acres.</li><li>2. The three open space lots consist of 14.033 acres of community</li></ol>

	<p>open space.</p> <p>3. Regent Blvd. and Tilbury Blvd. will serve as the primary access points for the units in this subdivision.</p> <p>4. All interior streets within the subdivision are private roads and will be owned and maintained by the Homeowners Association.</p> <p><b>ANALYSIS:</b></p> <p><u><i>Development Master Plan &amp; Zoning</i></u></p> <ul style="list-style-type: none"><li>• The City’s Future Land Use Plan designates this property as Neighborhood residential. The final plat is consistent with the Comprehensive Plan.</li><li>• The Master Development Plan for Regent Park depicts 950 total residential lots on 419.96 total acres, with 105.30 acres of open space. Unit 7 is depicted with 87 total lots across 41.479 acres.</li></ul> <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none"><li>• The plat identifies 14.033 acres of open space, and 9 Legacy trees. The open space corresponds to the drainage and utility easements listed in the next section.</li></ul> <p><u><i>Utilities, Drainage, Floodplain:</i></u></p> <ul style="list-style-type: none"><li>• Sanitary sewer service will be provided via a connection to the Suggs Creek Sewer line. Public improvements will not be accepted until the completion of this sewer line. A stipulation has been included to address this requirement.</li><li>• A water pump station and elevated storage tank is required to serve this development. The public improvements will not be accepted until this line is complete. A stipulation has been included to address this issue.</li><li>• Block 41 Lot 901 (9.385 acres), Block 44 Lot 901 (2.966 acres), Block 46 Lot 901 (1.682 acres), are open space/private drainage easements to service the units.</li><li>• No units overlap with the 100-Year FEMA Floodplain.</li></ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"><li>• The Final Plat is consistent with the Comprehensive Master Plan.</li><li>• The Final Plat is consistent with the existing Development</li></ul>
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	<p>Agreement and Master Development Plan.</p> <ul style="list-style-type: none"> <li>• The Final Plat is consistent with the applicable subdivision regulations.</li> <li>• The Final Plat is consistent with the approved preliminary plat.</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>The Planning and Zoning Commission should hold a public meeting and 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):</p> <ol style="list-style-type: none"> <li>1. The Final Plat shall substantially conform to the final plat date stamped November 21, 2025.</li> <li>2. Both Unit 9 and downstream off-site sewer must be constructed and accepted prior to final acceptance of Unit 7.</li> <li>3. The Water Pump Station and Elevated Storage, as well as Unit 8 water system, must be installed and accepted prior to final acceptance of Unit 7.</li> <li>4. Detention for Unit 9 must be constructed and accepted prior to final acceptance of Unit 7.</li> <li>5. The Final Plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.</li> </ol> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move the that Planning and Zoning Commission accept the findings and <b>APPROVE</b> the proposed Final Plat subject to the five stipulations recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> 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.).</p>
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A

<b>Citizen Input/Board Review</b>	Public hearings and notifications are not required for this request.
<b>Legal Review</b>	This action is needed to meet statutory requirements.
<b>Alternative Options</b>	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.
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Approved Master Plan Attachment 6 – Approved Preliminary Plat Attachment 7 – Proposed Regent Park Unit 7 Major Subdivision Final Plat