



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	May 5, 2025
<b>Requested Action</b>	Consider approval for Chase Major Development Plat located at 441 W Bandera Road (SH 46).
<b>Contact Person</b>	Jo-Anmarie Andrade, Planner II (830) 816-2040, <a href="mailto:jandrade@boerne-tx.gov">jandrade@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></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 designated Auto Oriented Commercial according to the Future Land Use Map, which is intended for developments that cater to vehicular access and highway-adjacent business services.</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 Land Study was administratively approved on November 13, 2024.</p> <p>A 30-day time extension was granted at the March 3, 2025 and April 7, 2025 P&amp;Z meeting.</p> <p>The proposed development is a commercial project on a 0.783-acre site, requiring a Major Development Plat.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The Chase Major Development Plat establishes one lot on a 0.783-acre tract out of Lot 18 of the John Small Survey No. 183, Abstract 441.</li><li>2. Primary access to the development will be provided via W Bandera Road (SH 46), which is an arterial street.</li><li>3. The site is intended to accommodate a one-story, ±3,277 sq. ft. commercial building with a drive-thru component, which is permitted by right in the C4 zoning district.</li><li>4. Several new utility easements are being introduced, including a 15' utility easement, a 10' utility easement, and a private LID (low</li></ol>

	<p>impact development) easement.</p> <p>5. Water, sewer, and electric services are provided by the City of Boerne.</p> <p><b>ANALYSIS:</b></p> <p><u><i>Development Master Plan, Zoning, and Preliminary Plat:</i></u></p> <ul style="list-style-type: none"><li>• The City’s Future Land Use Plan designates this property as Auto-Oriented Commercial. The proposed plat aligns with this designation by supporting regionally serving commercial development along major corridors.</li><li>• The proposed plat adheres to the applicable subdivision ordinance and all applicable zoning regulations.</li><li>• The development includes a 0.051-acre variable-width right-of-way dedication along Bandera Road. No additional street improvements are proposed as part of this plat.</li></ul> <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none"><li>• No open space is designated in the plat, which is permitted for C-4 commercial zoning.</li><li>• 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.</li></ul> <p><u><i>Utilities, Drainage, and Floodplain:</i></u></p> <ul style="list-style-type: none"><li>• The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.</li></ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"><li>• The Plat is consistent with the Comprehensive Master Plan.</li><li>• The Plat is consistent with the applicable subdivision ordinance and all applicable zoning regulations.</li></ul> <p><b>RECOMMENDATION:</b></p> <p>Based on alignment with the Comprehensive Master Plan and compliance with requirements outlined in UDC Sec 2-6.F.4.h Criteria for Approval, staff recommends that the Planning and Zoning Commission accept the findings and <b>APPROVE</b> the Chase Major Development Plat, subject to the</p>
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	<p>stipulations outlined below:</p> <ol style="list-style-type: none"> <li>1. The recorded plat shall substantially conform to the plat date stamped 4/24/2025, except as modified by these stipulations.</li> <li>2. The plat shall now 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 that the Planning and Zoning Commission accept the finding and <b>APPROVE</b> the Chase Major Development generally located at 441 W Bandera Road (SH 46).</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the Chase Major Development Plat in the C4 Zoning District within the Scenic Interstate Overlay District. (The Commission will need to state the reasons for denial, referencing specific regulations in the UDC.)</p>
<b>Strategic Alignment</b>	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborating with community partners to enhance quality of life.</p>
<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 requirements of city regulations and may not be arbitrary.
<b>Supporting Documents</b>	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Future Land Use Map</p> <p>Attachment 3 – Zoning Map</p> <p>Attachment 4 – Environmental Constraints Map</p> <p>Attachment 5 – Chase Major Development Plat</p>