



AGENDA ITEM SUMMARY

Agenda Date	December 1, 2025
Requested Action	CONSIDER APPROVAL FOR REGENT PARK UNIT 8 FINAL PLAT, GENERALLY LOCATED AT THE NORTHWEST CORNER OF PARK BOULEVARD AND REGENT PARK BOULEVARD.
Contact Person	Benjamin Simmons, Planner I (830)248-1630
Background Information	<p>BACKGROUND:</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. Its 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&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&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 December 7, 2020</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The Regent Park Unit 8 Final Plat consists of 43 residential lots, 1 open space lot, and 5.915 acres of right-of-way, on a total of 17.886 acres. It has an overall gross density of 2.404 residential lots per acre, with the smallest lot being approximately 0.160 acres.2. The one open space lot consists of 0.531 acres of community

	<p>open space.</p> <p>3. Regent Blvd. will serve as the primary access point 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>ANALYSIS:</p> <p><u><i>Development Master Plan & Zoning</i></u></p> <ul style="list-style-type: none">• The City’s Future Land Use Plan designates this property as Neighborhood residential. The final plat is consistent with the Comprehensive Plan.• 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 8 is depicted with 44 total lots across 17.886 acres. <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none">• The plat identifies 0.531 acres of open space, and no Legacy trees. The open space corresponds to the drainage and utility easements listed in the next section. <p><u><i>Utilities, Drainage, Floodplain:</i></u></p> <ul style="list-style-type: none">• 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• 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.• Block 36 Lot 901 (0.531 Acres) is open space/private drainage easement to service the units.• No units overlap with the 100-Year FEMA Floodplain. <p>FINDINGS:</p> <ul style="list-style-type: none">• The Final Plat is consistent with the Comprehensive Master Plan.• The Final Plat is consistent with the existing Development Agreement and Master Development Plan.• The Final Plat is consistent with the applicable subdivision
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	<p>regulations.</p> <ul style="list-style-type: none"> The Final Plat is consistent with the approved preliminary plat. <p>RECOMMENDATION:</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"> The Final Plat shall substantially conform to the final plat date stamped 11/21/2025. Both Unit 9 and downstream off-site sewer must be constructed and accepted prior to final acceptance of Unit 8. The Water Pump Station and Elevated Storage must be installed and accepted prior to final acceptance of Unit 8. Detention for Unit 9 must be constructed and accepted prior to final acceptance of Unit 8. The Final 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 the that Planning and Zoning Commission accept the findings and APPROVE 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 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.).</p>
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 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 – Approved Master Plan Attachment 6 – Approved Preliminary Plat Attachment 7 – Proposed Regent Park Unit 8 Major Subdivision Final Plat