



AGENDA ITEM SUMMARY

Agenda Date

May 4, 2026

Requested Action

Consider approval for Regent Park Unit 6 Final Plat, generally located southwest of the intersection of Park Boulevard and Regent Boulevard.

Contact Person

Jo-Anmarie Andrade, AICP – Planner II
(830) 816-2040; jandrade@boerne-tx.gov

Background Information

BACKGROUND:

The property is owned by Tenotex Development Co. and Cude Engineers is the applicant.

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&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.

The preliminary plat for Unit 6 was approved by the Planning and Zoning Commission on May 2, 2022.

The Infrastructure Documents Letter of Certification (LOC) was approved in December 2025.

The plat was accepted on April 20, 2026. The fifteen-day review period expires on May 5, 2026.

REQUEST:

1. The Regent Park Unit 6 Final Plat covers 54.355 total acres and proposes 147 new residential lots for an overall gross density of

2.704 residential lots per acre, with the smallest residential lot approximately 0.175 acres.

2. The plat includes 4 open space lots and identifies 11.448 acres of community open space, compared to 10.871 acres of open space required (20.00%).
3. The plat provides 6,825 linear feet of new street and includes 9.564 acres of right-of-way (ROW) within the subdivision.
4. Regent Blvd. and Tilbury Blvd. will serve as the primary access points for the subdivision.
5. The plat includes standard subdivision notes and identifies 5 Large Legacy Trees; it also includes requirements such as sidewalk installation at time of lot development and other general plat notes.

ANALYSIS:

Development Master Plan, Zoning, and Preliminary Plat:

- The City's Future Land Use Plan designates this property as Transitional residential. The final plat is consistent with the Comprehensive Plan.
- This property is zoned Estate Residential and Transitional Residential.
- 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 6 is depicted with 147 total lots across 54.355 acres.

Landscaping and Open Space:

- The plat identifies 11.448 acres of community open space across 4 open space lots, with 10.871 acres required (20.00%).
- The plat identifies 5 Large Legacy Trees (as defined on the plat by reference to Subsection 2.02.002). All 5 Large Legacy Trees will be preserved.
- The plat includes the irrigation limitation note for residential lots over 12,500 SF (irrigation limited to the area within 75 feet of the main residence, with turf species limitations).

Utilities, Drainage, Floodplain:

- Sanitary sewer service will be provided via a connection to the Suggs Creek Sewer line. This line will need to be installed and accepted by the City prior to any connection to the public sewer system and prior to the City's acceptance of public infrastructure/public improvements for the development. Stipulations have been included to address this requirement.
- A water pump station and elevated storage tank are required to serve this development. The applicant shall construct/install these facilities and obtain City acceptance prior to the City's acceptance of public infrastructure/public improvements for the development (and prior to initiating service, as applicable). A stipulation has been included to address this issue.
- The proposed plat includes 4 Open Space lots. Several of these lots include variable-width drainage easements, utility easements, ingress/egress easements, and pedestrian access easements.
- Drainage Protection Zones (DPZ) 1 & 2 run through the plat; however, no proposed lots are located within DPZ boundaries.
- The City of Boerne will provide sanitary sewer, water, and natural gas services to the property. Bandera Electric Cooperative, Inc. will service the site. The public infrastructure construction plans were approved by the City on December 9, 2025

FINDINGS:

- 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 approved preliminary plat.
- The Final Plat has been reviewed by all pertinent departments and is consistent with the applicable subdivision regulations.

RECOMMENDATION:

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 Planning and Zoning Commission accepts the

findings and chooses to **APPROVE** the Final Plat for Regent Park Unit 6, staff recommends the inclusion of the following stipulation(s):

1. The Final Plat shall substantially conform to the final plat date stamped April 8, 2026.
2. The applicant shall install all of the downstream sewer mains (i.e. Unit 7, 9 and Suggs Creek Sewer Main Extension) and obtain acceptance of the improvements by the City prior to any connection to the public sewer system.
3. The downstream sewer main(s) as noted in item 2 shall be installed and accepted by the City prior to the City's acceptance of public infrastructure for Regent Park Unit 6.
4. The water distribution pump station and elevated storage tank required to service the upper pressure plane of the water system shall be installed and accepted by the City prior to the City's acceptance of public infrastructure/public improvements for Regent Park Unit 6.
5. Any public infrastructure required for Unit 6 that is installed but not yet accepted by the City and is pending Item(s) No. 2 and 4 shall be tested and re-tested and/or replaced as required by the City of Boerne so to comply with the City Standard Specifications for Public Works Construction. Applicant shall provide a schedule detailing the orderly construction of the public infrastructure and public improvements meeting all City of Boerne requirements for Public Works Construction.
6. The Final Plat shall not be recorded until such a time that all required public infrastructure and public improvements necessary to serve Regent Park Unit 6 have been fully constructed, inspected, and accepted by the City.
7. 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 – Zoning Map Attachment 5 – Approved Master Plan Attachment 6 – Approved Preliminary Plat Attachment 7 – Proposed Final Plat