



AGENDA ITEM SUMMARY

Agenda Date

January 13, 2024

Requested Action

Consider approval for Kernaghan Addition Major Subdivision Replat establishing Lot 14A (247 W Hosack Street).

Contact Person

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Background Information

BACKGROUND:

The property is owned by Gustavo Garcia-Siller, Archbishop of San Antonio, and Armando Niebla, P.E., and Frank Corey, P.E. of Colliers Engineering & Design serve as the applicant's representatives and is within the City limits.

The property is designated as Public/Institutional on the future land use map and is zoned R1-M, Medium Density Residential.

The Minor Master Development Plan, was administratively approved on October 23rd, 2024

REQUEST:

1. The applicant is proposing to combine lot 66 of the O'Grady Addition (1.107 acres) with a portion of lots 14 and 15 the Kernaghan Addition. The replat establishes 1 lot, which is 8.063 acres.
2. The replat includes a two new easements; a 10' utility and drainage easement along Hosack and a 15' utility easement through the middle of the site. This easement is for a public water line.
3. Access to the subdivision will be provided from W Hosack St, a local neighborhood street.
4. Water and sewer services are provided by the City of Boerne, and a water main will be extended to the site from School St.

FINDINGS & ANALYSIS:

Master Plan & Zoning:

- The replat proposes 1 nonresidential lot and is zoned as: R1-M, Medium Density Residential. Schools are a permitted use in all residential zoning districts.
- The Comprehensive Plan designates the Future Land Use for this property as Public & Institutional. The proposed replat is consistent with the Comprehensive Plan.
- The replat is consistent with the approved Minor Master Development Plan and applicable subdivision regulations.

Landscaping:

- There are 13 Heritage trees onsite.

Utilities, Drainage and Floodplain:

- Water and wastewater service will be provided by the City of Boerne. The impact of the proposed use on water, wastewater, and public safety facilities is not an issue. The City will have the capacity to serve future demand.
- The site does not contain any FEMA, SARA 100-year floodplain or drainageway protection zones.

FINDINGS:

- The replat is consistent with the Master Plan.
- The replat is consistent with the Minor Master Development Plan.
- The replat is consistent with the applicable subdivision regulations.

STAFF RECOMMENDATION:

Based on the alignment with the UDC, staff recommends that the Planning and Zoning Commission accept the findings and **APPROVE** Kernaghan Addition Major Subdivision Replat subject to the following two routine stipulations:

	<ol style="list-style-type: none"> 1. The recorded plat shall substantially conform to the Replat approved on January 13, 2025, except as modified by these stipulations. 2. The replat 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 that the Planning and Zoning Commission accept the findings and APPROVE the proposed replat subject to the two stipulations.</p> <p>I move that the Planning and Zoning Commission DENY the proposed replat 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>
Item Justification	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
Strategic Alignment	C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life.
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 the 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	Aerial Map Future Land Use Map Zoning Map Environmental Constraints Map Proposed Replat
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