



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☒ 5 = Macaluso
- ☐ All

Agenda Date	<i>December 6, 2021</i>
Requested Action	CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR COMMONS AT MENDER CREEK UNIT 7 PRELIMINARY PLAT, 5.05 ACRES, 3 NON-RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.38 ACRES OF RIGHT-OF-WAY (KAD NO. 39338).
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>The applicant requests a 30-day time extension. This request, if granted, would extend the 30-day requirement for an additional 30-days. The plat may be considered at the next Planning & Zoning Commission meeting scheduled in January.</p> <p>This is the preliminary plat for Commons at Menger Creek Unit 7. The Preliminary Plat consists of 3 non-residential lots, 1 open space lot, and 0.38 acres of right-of-way, on 5.05 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Auto-Oriented Commercial. The Master Development Plan (MDP) was approved in 2018. The preliminary plat is in conformance with the Comprehensive Plan and the MDP. The property is zoned Transitional Commercial South Boerne Overlay District (C2 SoBo).</p> <p>The plat as currently submitted does not meet all the requirements of the subdivision ordinance and in particular the following sections of code:</p> <ol style="list-style-type: none"> 1. Subdivision Ordinance, 2.02.001, E, G, and K; 2. Subdivision Ordinance, 2.02.002, F, G, J, K, and M; 3. Ensure that the correct amount of open space to be dedicated is per Resolution 2009-R09, I. A. 12. Menger Creek, the owner agreed to dedicate a linear park on both sides of Menger Creek with a total width of no more than 150 feet. The approved MDP shows that 75 feet on both sides of Menger Creek for a linear park to be dedicated to the City; 4. Provide a temporary turnaround for access easement per Fire Code; and 5. Unified Development Code 2.6 (F)(2)(b)(i)(c) and 8.2(B); and

	6. Engineering Design Manual 1.7.6, 1.7.6 (B)(3)(b), 1.7.6 (B)(3)(c), 5.2.1 (B), and 5.2.1 (C).
Item Justification	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	Approved Pod GDP
Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.