

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	August 1, 2022
Requested Action	CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR COMMONS AT MENDER CREEK UNIT 10, 4.45 ACRES, 1 NON-RESIDENTIAL LOT AND 1 OPEN SPACE LOT (KAD NO. 39338) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>This is the preliminary plat for Commons at Menger Creek Unit 10. The Preliminary Plat consists of 1 non-residential lots and 1 open space lot on 4.45 acres.</p> <p>The plat was previously disapproved on April 4 and July 11, 2022. A response to the disapproval was received on April 18, May 23, June 27, and July 18, 2022. A 30-day time extension was granted on May 2, June 6, and June 20, 2022.</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 Mixed Use Character Zone (C2 SoBo).</p> <p>The plat will meet all the requirements of the subdivision ordinance once the conditions identified in the staff review memo have been addressed.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <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 <input type="checkbox"/> 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 MDP
Legal Review	
Alternative Options	
Supporting Documents	Attached maps, plat, comments memo, and redlines.