

	<div data-bbox="1247 216 1482 457" style="border: 1px dashed purple; padding: 5px;"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input checked="" type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
Agenda Date	<i>March 1, 2021</i>
Requested Action	<p>CONSIDER THE PRELIMINARY PLAT FOR REGENT PARK UNIT 9, 89.182 ACRES, 110 RESIDENTIAL LOTS, 7 OPEN SPACE LOT, AND 8.688 ACRES OF RIGHT-OF-WAY (KAD NO. 291871, 291872, AND 306990). TAKE NECESSARY ACTION.</p>
Contact Person	<p>Rebecca Pacini, AICP, Planner III, Planning and Community Development Department</p>
Background Information	<p>This is the preliminary plat of Regent Park Unit 9. The Preliminary Plat consists of 110 residential lots, 4 open space lot, and 8.688 acres of private right-of-way, on 89.182 acres.</p> <p>The subject property is subject to a 380 agreement that was entered into in 2014. The development includes the dedication of approximately 37.507-acres of parkland and 1.550-acres dedicated to the City of Boerne for a future fire station. Both dedications were identified as part of the 380 agreement.</p> <p>The Boerne Master Plan designates the subject property as Transitional Residential. In addition to conformance with the master plan, the plat is also consistent with the Master Development Plan as amended in May 2017.</p> <p>Regent Park Boulevard is identified on the Thoroughfare Plan as a Major Arterial. Adjacent right-of-way for this thoroughfare was dedicated on Menger Springs Unit 4B final plat. Staff is working with the developer to make the thoroughfare connection.</p> <p>Staff recommends approval of the preliminary plat with the following condition: That the Unit 9 alignment of the thoroughfare be consistent with Section 3.02.002</p> <p>3.02.002 <u>Transportation Network Plan.</u></p> <p>E. External Connections. All new streets shall align with any</p>

	<p>existing or proposed streets on adjacent property, and shall continue and extend arterial, collector, and local streets within the proposed subdivision externally to the parcel boundary as follows:</p> <p>1. New Arterial and Collector streets shall be provided at the intervals identified in the Applicability section of Table 3-2 or as depicted in the City of Boerne Thoroughfare Plan. All Arterial and Collector streets shall be connected and extended to the boundary of the site.</p>
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 Master Development Plan
Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.