



AGENDA ITEM SUMMARY

| | |
|-------------------------------|---|
| Agenda Date | March 3, 2025 |
| Requested Action | Consider approval for Northside Community Park Major Subdivision Plat, generally located at 524 Adler Rd. |
| Contact Person | Tyler Cain, Planner II (830) 248-1628, tcain@boerne-tx.gov |
| Background Information | <p>BACKGROUND:</p> <p>The property is owned by The City of Boerne and the applicant/representative is Melanie Norris, P.E. with Freeland & Turk Engineering Group.</p> <p>The property is located within the city limits and is zoned as CITY – City Property. The parcel is contiguous to the extraterritorial jurisdiction along the northern, western, and eastern property lines.</p> <p>The City of Boerne originally purchased the land as part of the 2007 bond election. A 2009 Conceptual Master Plan for the park envisioned four baseball fields, 6 multi-use fields, a playground, basketball court, sand volleyball court, a skate park, 2 picnic pavilions, and walking trails, and 330 parking stalls on the property.</p> <p>In 2010, a 7,500 sq. ft. skate park was constructed on-site.</p> <p>The 2017 Parks, Recreation, and Open Space Master Plan identified Northside Community Park as the “greatest potential for expansion of recreation facilities within the City.”</p> <p>In 2022, voters approved the development of Northside Community Park as part of the City’s 2022 Quality of Life bond election.</p> <p>In 2022, a revised Master Plan included 3 multi-use soccer/football fields, 2 covered basketball courts, 8 pickleball courts, a nature playground, community building, the existing skate park, parkour challenge course/CrossFit stations, a pump track, a 2-acre dog park, a splash pad, various rental pavilions, and 347 parking stalls throughout the property.</p> <p>In January 2024, the Planning and Zoning Commission unanimously approved a Drainageway Protection Zone variance for the parcel.</p> |

In January 2025, the Texas Parks and Wildlife Department officially approved a \$750,000 grant in the highly competitive Non-Urban Outdoor Scoring category to support the development of the Northside Community Park.

The initial construction of Northside Community Park is expected to begin in summer 2025, with phase one preliminarily including the following park features:

- 2 multi-use fields
- 2 covered basketball courts
- 12 pickleball courts
- All-inclusive playground and splashpad (nature theme)
- Walking trail
- Dog park
- Food truck park
- Family restrooms
- Restrooms

REQUEST:

1. The proposed Northside Community Park Major Subdivision Plat includes two lots across 38.863 total acres (Lot 1 being 36.204 acres and Lot 2 being 2.005 acres, respectively).
2. Primary access to the subdivision will be provided by Adler Road and intersect with secondary access provided by Toepperwein Road.
3. Utilities are provided by the City of Boerne.

ANALYSIS:

Development Master Plan, Zoning, and Major Subdivision Plat:

- The City's Future Land Use Plan designates this property as Parks and Open Space, which is consistent with the intent of the proposed plat.
- All necessary right-of-way dedications and planned improvements are included in this development.
- The YMCA is also immediately adjacent to the east of the subject property. The YMCA's incoming planned facilities include

an indoor gymnasium, a natatorium and an outdoor aquatics facility. "Planned improvements to the Northside Community Park will be compatible with adjacent YMCA facilities and can create a heightened activity level for both sites." (2017 Parks, Recreation, and Open Space Master Plan.)

Landscaping and Open Space:

- The 2024 Drainageway Protection Zone variance approved by P&Z stipulated that the overall site will maintain 90% preservation of existing city protected standard & legacy trees, 100% of protected heritage trees, and the original DPZ limits shall maintain 100% preservation of all protected (standard, legacy, & heritage) trees.
- The planned amenities can be accessed via myriad interconnecting trails throughout the site.

Utilities, Drainage, and Floodplain:

- The northeast corner of the property (Lot 2, 2.005 acres) overlaps with Drainageway Protection Zones 1 & 2; however, the area is identified as a non-lighted and irrigated open space field in the 2022 Master Plan.
- The southeastern corner of the property also allocates 2.678 acres to the Drainageway Protection Zones, which is consistent with the location of the detention basin depicted in the 2022 Master Plan.
- The January 2024 DPZ Variance approved by P&Z required:
 - Expanding the revised DPZ location by 5% beyond the original DPZ limits to enhance riparian benefits.
 - Creating a natural stream alignment and profile of this portion of the property.
 - Increasing the water quality capture volume for the site to exceed the minimum volume by an additional 20%.
 - Imposing a 30% impervious coverage threshold across the entire site.
- There are no SARA, FEMA, or local floodplain overlap with the parcel.
- 100' electrical easement and ROW from the Lower Colorado River Authority that runs diagonally across the property from the northern to the eastern property line.

- The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.

FINDINGS:

- The Major Subdivision Plat is consistent with the Comprehensive Master Plan.
- The Major Subdivision Plat is consistent with the Parks, Recreation, and Open Space Master Plan.
- The Major Subdivision Plat is consistent with the Northside Community Park Master Plan.
- The Major Subdivision Plat consistent with the Unified Development Code and applicable regulations.

RECOMMENDATION:

Based on its alignment with the Comprehensive Master Plan; Parks, Recreation, and Open Space Master Plan; and the UDC Sec. 2-6; staff recommends the Planning and Zoning Commission accept the findings and **APPROVE** the proposed Major Subdivision Plat subject to the following stipulations:

1. The recorded plat shall conform to the Major Subdivision Plat date stamped February 25, 2025.
2. The Major Subdivision 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 Major Subdivision Plat subject to the two stipulations recommended by staff.

OR

I move that the Planning and Zoning Commission **DENY** the proposed 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 | B2 – Advancing Master Plan recommendations. 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 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 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Northside Community Park Plat Attachment 6 – Master Development Plan |