B	AGENDA ITEM SUMMARY		
Agenda Date	November 4 th , 2024		
Requested Action	Consider approval for a 30-day time extension for Esperanza Phase 4C Preliminary Plat generally located north of Highway 46 along Galisteo Drive. (Extra-Territorial Jurisdiction)		
Contact Person	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov		
Subject Property	The subject property is generally located north of Highway 46 along Galisteo Drive.		
Background Information	 ETJ/City Limit Status: The property is not located within the city limits but is within the Extra-Territorial Jurisdiction (ETJ). Applicant/Owner: The property is owned by Lookout Development Group, LP, and the applicant is Michael Scholze, PE, Kimley-Horn Engineering Co. Zoning: No zoning classifications apply, as the property is in the city's ETJ, where only subdivision authority is held. Other cases/permits: The city has subdivision authority but does not have zoning authority in the ETJ. Additionally, this project Esperanza is a master-planned community covered by a Development Agreement approved in February 2008 and amended in February 2023. The POD General Development Plan (GDP) was approved June 7, 2021. The review of a plat is an administrative action. The project is vested to regulations in effect as of February 12, 2008, and is limited to conformance with Subdivision Ordinance No. 2007-56. Currently, Phases 1 through 3D have been recorded. 		
	REQUEST:		

	F RECOMMENDATION:		 The applicant has requested a 30-day time extension. The plat may be considered at the next P&Z meeting as requested by the applicant. 			
STAF	STAFF RECOMMENDATION:					
	Staff recommends that the Planning and Zoning Commission APPROVE a 30-day time extension for Esperanza Phase 4C Preliminary Plat.					
мот	MOTIONS FOR CONSIDERATION:					
The f	The following motions are provided to assist the Commission's decision.					
and A	I move that the Planning and Zoning Commission accept the findings and APPROVE the request for a 30-day time extension for Esperanza Phase 4C Preliminary Plat.					
OR	OR					
a 30-i based reaso	I move that the Planning and Zoning Commission DENY the request for a 30-day time extension for the Esperanza Phase 4C Preliminary 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.).					
	gal/Regulatory Obligation		Infrastructure Investment			
	educe Costs		Customer Pull			
	crease Revenue		Service Enhancement			
	litigate Risk		Process Efficiency			
[] N	laster Plan Recommendation	[] (Other:			
C1 – C C3 – C F2 – I	B2 – Advancing master plan recommendations. C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life. F2 – Investing in and maintaining high-quality infrastructure systems and public assets.					
Financial Considerations N/A						
Citizen Input/Board Public Review	Public notice or hearing is not required for preliminary plats.					

Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission may approve, approve with conditions, extend the review, or disapprove the plat.
Supporting Documents	Attachment 1 – Aerial Location Map
	Attachment 2 – Future Land Use Map
	Attachment 3 – 30 Day Time Request