



## AGENDA ITEM SUMMARY

**Agenda Date**

December 2<sup>nd</sup>, 2024

**Requested Action**

Consider approval for Esperanza Phase 4C Preliminary Plat generally located north of Highway 46 along Galisteo Drive. (Extra-Territorial Jurisdiction)

**Contact Person**

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**Background Information**

**BACKGROUND:**

The property is owned by Lookout Development Group, LP, and the applicant is Michael Scholze, P.E.

The property is not located within the city limits but is within the Extra-Territorial Jurisdiction (ETJ). The city has subdivision authority but does not have zoning authority in the ETJ.

No zoning classifications apply, as the property is in the city's ETJ, where only subdivision authority is held.

The Development Agreement approved in February 2008 and most recently amended in February 2023.

The project is vested to regulations in effect as of February 12<sup>th</sup>, 2008, and is limited to conformance with Subdivision Ordinance No. 2007-56.

Currently, Phases 1 through 3D have been recorded.

**REQUEST:**

1. Esperanza Phase 4C includes 206 residential lots, 11 open space lots, 6.244 acres of public right-of-way, and 11.716 acres of private right-of-way on 83.514 acres. The density is 2.467 residential lots per acre.
2. The approved Pod General Development Plan indicates the lots in this area to be approved at a minimum of 50, 60, and 70 ft. of frontage. All lots meet the minimum lot size.

3. Phase 4C includes significant street improvements, including the extension of Galisteo Drive from Highway 46 north to the proposed Palomas Street. This extension will serve as the primary access to the subdivision, functioning as a primary collector that connects directly to Highway 46.
4. The plat includes a total of 25.131 acres of open space across 11 lots, designated for various easements:
  - a. Drainage, Sidewalk, & Utility Easements: Open space Lots 100, 101, 102, 103 - Block 1, Lot 104 - Block 2, Lot 106 - Block 5, and Lot 109 - Block 8.
  - b. Drainage, Sidewalk, Utility, & Emergency Secondary Access Easements: Open space Lot 105 - Block 4, Lot 107 - Block 5, Lot 108 - Block 7, and Lot 110 - Block 9.
5. Water and sewer services are provided by the Kendall County Water Control and Improvement District No. 2. Reclaimed water is provided by the City of Boerne.

**ANALYSIS:**

*Development Master Plan, Zoning, and Preliminary Plat:*

- The City's Future Land Use Plan designates this property as Neighborhood Residential, and the preliminary plat aligns with the Comprehensive Plan's objectives for cohesive neighborhood residential development with compatible densities.
- The preliminary plat adheres to the requirements of the Esperanza development agreement and the applicable subdivision ordinance.
- All necessary right-of-way dedications and planned street improvements, including the extension of Galisteo Drive, are included in this development.

*Landscaping and Open Space:*

- The open space plan for Phase 4C conforms to the approved Master Plan, with a total of 25.131 acres designated for various easements, ensuring adequate provision for drainage, utility, pedestrian access, and emergency secondary access.

*Utilities, Drainage, and Floodplain:*

- The proposed easements provide enough space for necessary

utilities and drainage systems, ensuring smooth service delivery and water management.

**FINDINGS:**

- The preliminary plat is consistent with the Comprehensive Plan
- The preliminary plat is consistent with the Esperanza Master Plan and Development Agreement.
- The preliminary plat is consistent with the applicable subdivision regulations.

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission accept the findings and **APPROVE** the Preliminary Plat for Esperanza Phase 4C subject to the following four stipulations.

1. The recorded plat shall substantially conform to the Final Plat approved on December 2<sup>nd</sup>, 2024, except as modified by these stipulations.
2. The right of way SH46 shall be a minimum of 54 feet from the center of SH46. TxDOT approval of the right of way for SH46 shall be required prior to approval of the final plat.
3. All engineering plans shall be approved by the City Engineer prior to approval of the final plat.
4. The final plat shall not be approved 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 preliminary plat subject to the four stipulations recommended by staff.

OR

I move that the Planning and Zoning Commission **DENY** the proposed 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.).

<b>Item Justification</b>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
<b>Strategic Alignment</b>	B2 – Advancing master plan recommendations. C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life.
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	Public hearings and notifications are not required for this request.
<b>Legal Review</b>	This action is needed to meet statutory requirements.
<b>Alternative Options</b>	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.
<b>Supporting Documents</b>	Attachment 1 –Aerial Map Attachment 2 – Future Land Use Map Attachment 3 - Proposed Preliminary Plat Attachment 4 - POD General Master Development Plan Phase 3 & 4