



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	September 11, 2023
<b>Requested Action</b>	A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE PRELIMINARY PLAT OF ESPERANZA PHASE 3E, GENERALLY LOCATED NORTHEAST OF NORTHEAST OF ESPERANZA BOULEVARD AND CAZADORES. (EXTRA-TERRITORIAL JURISDICTION)
<b>Contact Person</b>	Martha E Bernal, Planner II (830) 816-2040, mbernal@boerne-tx.gov
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property is owned by Lookout Group Development Group, LP, and Joshua and Julianne Pulliam. The applicant is Michael Scholze, Kimley-Horn.</p> <p>The property is not 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. Additionally, this project is covered by a Development Agreement approved in 2008 and amended in 2023.</p> <p>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.</p> <p>The Pod General Development Plan (GDP) was approved May 3, 2021. The preliminary plat was approved on July 11, 2022. Infrastructure Documents Letter of Certification (LOC) was approved July 11, 2023.</p> <p><b>REQUEST:</b></p> <p>Mr. Mike Scholze has requested a 30-day time extension. The plat may be considered at the next P&amp;Z meeting as requested by the applicant.</p>

<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>	At the request of the applicant, the Commission may approve a 30-day extension (Texas Local Government Code Section 212.009). Staff or the Commission may not initiate or seek an extension.
<b>Alternative Options</b>	Subdivision Ord. 2007-56, Sec. 2.02.006, the Commission must approve, approve with conditions, 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 – Location/Aerial Map Attachment 2 – 30-Day Extension Request from Mike Scholze