



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	September 11, 2023
<b>Requested Action</b>	FINAL PLAT APPROVAL ESPERANZA PHASE 3C, GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND SPLENDIDO. (EXTRA-TERRITORIAL JURISDICTION)
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III (830) 248-1630, <a href="mailto:rpacini@boerne-tx.gov">rpacini@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>PRIOR REVIEW:</b></p> <ul style="list-style-type: none"><li>• 30-day time extensions were approved by the P&amp;Z on August 14, 2023, as part of the consent agenda.</li></ul> <p><b>BACKGROUND:</b></p> <p>The property is owned by Lookout Group Development Group, LP, and the applicant is Mike Siefert.</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 plat is an administrative action. The project is vested to regulations in effect as of February 12, 2008, and is limited to conformance with the Subdivision Ordinance No. 2007-56.</p> <p>The Pod General Development Plan (GDP) was approved June 4, 2021. A variance for gate setback was approved on October 4, 2021. The preliminary plat was approved on May 2, 2022. Infrastructure Documents Letter of Certification (LOC) was approved July 11, 2023.</p> <p><b>REQUEST:</b></p> <p>Esperanza Phase 3C includes 58 residential lots and 10 open space lots on 35.939 acres. The density is 1.614 residential lots per acre. Lot sizes range from 0.206 acres to 0.580 acres.</p> <p>The approved Pod General Development Plan indicates the lots in this area to be approved at a minimum of 70 to 75 feet of frontage. All lots meet the minimum lot size.</p>

The streets in this phase are curvilinear. For lots fronting a curvilinear street, the average lot frontage is taken across the block face. All lots meet the minimum lot frontage requirement.

The plat includes a total of 14.373 acres of open space. Open space has been primarily provided by Lot 101, Block 118. Lot 101, Block 118, is to be kept as a natural area, meaning no area outside of the utility and trail easements may be disturbed without authorization of the City Manager or their designee. Additional open spaces are provided by Lot 101, Block 123 and Lot 101, Block 122.

Water and sewer services are provided by the water improvement district. Reclaimed water is provided by the City of Boerne.

**ANALYSIS:**

The Comprehensive Plan designates the Future Land Use for this property as Rural Estate. Although the lots are smaller than the one to two acre lot types described by this land use category, the preservation of the natural area consisting of approximately twelve acres is consistent with the land use preservation goal.

The acreage of the final plat has been reduced since approval of the preliminary plat. The amount of open space has been reduced by approximately 1.5-acres. One additional residential lot and three open space lots have been added.

There is an existing well within the boundaries of this plat. An existing sanitary control easement is currently in place to protect this well. The well serves the existing home located on Lot 1, Block 25, Esperanza Phase 2G. This lot will be served by the water control district for water and sewer as part of the infrastructure being constructed with Phase 2G. Once the Phase 2G infrastructure is accepted, the well and sanitary control easement will be abandoned. This will be completed prior to the development of the lots within the sanitary control easement. When the well and easement are abandoned, the easement may be removed from the plat.

Primary access to the subdivision will be provided from Esperanza Boulevard, a primary collector. Esperanza Boulevard is being extended through Phase 2G and Phase 3A to provide access to this next phase. The secondary point of access is provided on Esperanza Phase 2G through the continuation of Splendido, a primary collector. Esperanza Phase 2G and Phase 3A must be recorded prior to this phase.

All necessary private right-of-way dedications and street improvements are part of this development.

	<p>With the proposed conditions, the plat meets all the requirements of the Esperanza Pod General Development Plan, subdivision ordinance as and development agreement.</p> <p><b>CONDITIONS OF APPROVAL:</b></p> <p>To meet the requirements of the Subdivision Ordinance and other adopted codes, the proposed plat must comply with the following conditions prior to recordation:</p> <ol style="list-style-type: none"> <li>1. The final plat will not be recorded until such time as the infrastructure is completed and accepted by the City, thereby negating the requirement for a financial guarantee or the financial guarantee for the entire cost of infrastructure is received and approved, per Subdivision Ordinance 2007-56, Article 2, Section 2.04.001 B.</li> <li>2. Esperanza Phase 2G and Phase 3A are recorded.</li> <li>3. The sanitary control easement located in Block 122 is properly capped and abandoned.</li> <li>4. Lot 12, Block 122 is properly identified with a lot number and acreage per Subdivision Ordinance 2007-56, Article 2, 2.05.002. M.</li> <li>5. The 31-ft utility easement from Phase 2G is properly annotated per Subdivision Ordinance 2007-56, Article 2, 2.05.002. I.</li> </ol>
<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>	<p>B2 – Advancing master plan recommendations.  C1 – Offering quality customer experiences.  C3 – Collaborating with community partners to enhance quality of life.</p>
<b>Financial Considerations</b>	<p>N/A</p>
<b>Citizen Input/Board Review</b>	<p>Public hearings and notifications are not required for this request.</p>
<b>Legal Review</b>	<p>N/A</p>

<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 – Final Plat Attachment 3 – Approved Pod General Master Development Plan Phase 3 & 4