



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	November 6, 2023
<b>Requested Action</b>	A request for the approval of the Preliminary Plat of Esperanza Subdivision, Phase 3E, generally located northeast of Esperanza Boulevard and Fortuna Street. (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>PRIOR REVIEW:</b></p> <ul style="list-style-type: none"><li>30-day time extensions were approved by the P&amp;Z on September 11, 2023, and October 2, 2023, as part of the consent agenda.</li></ul> <p><b>BACKGROUND:</b></p> <p>The property is owned by Lookout Development Group, LP. 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>Plat review 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.</p> <p><b>REQUEST:</b></p> <p>Esperanza Phase 3E includes 70 residential lots and 4 open space lots on 20.90 acres. The density is 3.35 residential lots per acre. Lot sizes range from 0.134 acres to 0.388 acres.</p> <p>The approved Pod General Development Plan indicates the lots in this area to be approved at a minimum of 45, 55, and 65 feet of frontage. All lots meet the minimum lot size.</p> <p>The plat includes a total of 1.325 acres of open space. Open space has been primarily provided east of Block 104 and 105 and south of Block 103. Open space lots will also be used for drainage, pedestrian access,</p>

	<p>and utility easements. Lot 104, Block 106, will also be used for drainage, emergency secondary access, pedestrian access, and utility easement.</p> <p>Water and sewer services are provided by the water improvement district. Reclaimed water is provided by the City of Boerne.</p> <p><b>ANALYSIS:</b></p> <p>The Master Plan designates the Future Land Use for this property as Neighborhood Residential. The plat is consistent with the Comprehensive Plan.</p> <p>Primary access to the subdivision will be provided from a continuation of Galisteo Drive which is a primary collector and will connect to Splendido Drive. The secondary point of access shall be thru Lot 104, Block 106, along the proposed Galisteo Drive.</p> <p>All necessary right-of-way dedications and street improvements are part of this development.</p> <p>The plat meets all the requirements of the Esperanza Master Plan, subdivision ordinance as well as the development agreement.</p>
<b>Item Justification</b>	<div> <div>[X] Legal/Regulatory Obligation</div> <div>[ ] Reduce Costs</div> <div>[ ] Increase Revenue</div> <div>[ ] Mitigate Risk</div> <div>[X] Master Plan Recommendation</div> </div> <div> <div>[ ] Infrastructure Investment</div> <div>[X] Customer Pull</div> <div>[ ] Service Enhancement</div> <div>[ ] Process Efficiency</div> <div>[ ] Other:</div> </div>
<b>Strategic Alignment</b>	<p>B2 – Advancing master plan recommendations.</p> <p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborating with community partners to enhance quality of life.</p>
<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>	N/A

<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 – Preliminary Plat Attachment 3 – Approved Master Plan