



AGENDA ITEM SUMMARY

Agenda Date	November 6, 2023
Requested Action	A request for a 30-Day Time Extension for the Preliminary Plat of Esperanza Phase 4B, generally located northeast of southeast of Galisteo Ave and Splendido Drive. (Extra-Territorial Jurisdiction)
Contact Person	Martha E Bernal, Planner II (830) 816-2040, mbernal@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is owned by Lookout Development Group, LP. The applicant is Mike Siefert, P.E.</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.</p> <p>REQUEST:</p> <p>Mr. Mike Siefert has requested a 30-day time extension. The plat may be considered at the next P&Z meeting as requested by the applicant.</p>

Item Justification	<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:
Strategic Alignment	B2 – Advancing master plan recommendations. C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life.
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this request.
Legal Review	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.
Alternative Options	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.
Supporting Documents	Attachment 1 – Location/Aerial Map Attachment 2 – 30-Day Extension Request from Mike Siefert