



AGENDA ITEM SUMMARY

Agenda Date	May 4, 2026
Requested Action	Consider approval for Esperanza 3I Preliminary Plat, generally located southwest of the intersection of Fandango and Galisteo. (Extra Territorial Jurisdiction)
Contact Person	Jo-Anmarie Andrade, AICP Planner II (830) 816-2040, janadrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is owned by Lookout Group Development Group, LP, and the applicant is Michael Scholze, PE, Kimley-Horn Engineering Co.</p> <p>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. Additionally, this project is included within a Development Agreement approved in 2008 and amended in 2023.</p> <p>The POD General Development Plan (GDP) was approved June 7, 2021.</p> <p>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 plat was accepted on April 20, 2026. The fifteen-day review period expires on May 5, 2026.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. Esperanza Phase 3I includes 94 residential lots, 3 open space lots, and 4.161 acres of Private Right-Of-Way on 22.358 acres. The density is 4.204 residential lots per acre.2. The approved Pod General Development Plan (GDP) indicates the lots in this area are a minimum of 45 and 50/55 and 60/65 feet of frontage. All lots meet or exceed the minimum lot frontage requirements.3. The plat includes a total of 1.632 acres of open space divided

into 3 lots. Open space Block 113 – Lot 100 and Block 115 – Lot 101 and Block 116 – lot 102 shall serve as drainage, sidewalk, & utility easements.

4. Primary access to the subdivision will be provided from a Buena Vida which is a private local neighborhood street and will connect to Galisteo Drive which is a primary collector street. A secondary point of access will be through Suavecito, a private neighborhood street.
5. Water, sewer, reclaimed water, and gas services are 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, approved master plan, and the applicable subdivision ordinance.
- All necessary right-of-way dedications and planned street improvements are included in this development.

Landscaping and Open Space:

- The open space plan for Phase 3I conforms to the approved Master Plan, with a total of 1.632 acres designated for open space and various easements including 39 protected trees.

Utilities, Drainage, and Floodplain:

- The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.
- The proposed plat is not located within the SARA floodplain or a City of Boerne Drainage Protection Zone (DPZ).

	<p>FINDINGS:</p> <ul style="list-style-type: none"> • The Preliminary Plat is consistent with the Comprehensive Master Plan. • The Preliminary Plat is consistent with the Esperanza Master Plan and Development Agreement. • The Preliminary Plat consistent with the applicable/vested subdivision regulations. <p>RECOMMENDATION:</p> <p>The Planning and Zoning Commission should hold a public meeting and determine if the request meets the requirements of UDC Section 2-6 Platting Procedure. If the Planning and Zoning Commission accepts the findings and chooses to APPROVE the Preliminary Plat for Esperanza 3H staff recommends the inclusion of the following stipulation(s):</p> <ol style="list-style-type: none"> 1. The final plat shall substantially conform to the preliminary plat date stamped April 10, 2026. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission accept the findings and APPROVE the proposed preliminary plat subject to the stipulation recommended by staff.</p> <p>OR</p> <p>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.).</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this request.

Legal Review	This action is needed to meet statutory requirements.
Alternative Options	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.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Environmental Constraints Map Attachment 4 – Proposed Preliminary Plat Attachment 5 – POD General Master Development Plan Phase 3 & 4