



AGENDA ITEM SUMMARY

Agenda Date	June 2, 2025
Requested Action	Consider approval for Corley Farms Unit #5 Major Subdivision Final Plat generally located north of Corley Road and west of Vallerie Lane within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.
Contact Person	Tyler Holyoak, Planner II (830) 248-1628, tcain@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property owner is Boernebak II, LLC/Pulte Homes of Texas, LP, and Andy Lowry, PE, with Cude Engineers serves as the applicant's representative.</p> <p>The property is designated Neighborhood Residential & Transitional Residential in the Future Land Use Map. Neighborhood Residential is intended for areas that will be primarily developed with new single-family detached residential subdivisions (new development density is between two and six units per acre). Transitional Residential intends provide a buffer between lower density Neighborhood Residential and more intensive nonresidential uses.</p> <p>Corley Farms Unit #5 is within the Extraterritorial Jurisdiction (ETJ). The city has subdivision authority but does not have zoning authority in the ETJ.</p> <p>The City Council approved a Development Agreement in November 2019, with four subsequent amendments, the most recent of which was executed August 2023. The Corley Farms Master Plan, an exhibit of the Development Agreement, indicates an overall gross density of 3.0 dwellings per acre. It includes 1,122 lots and 88.48 acres of open space/park area, subdivided into 16 units.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The Major Subdivision Final Plat establishes 76 residential lots and four open space lots on a 19.78-acre tract of land. (3.84 residential lots per acre)2. A 4.61-acre portion of the property is dedicated as right-of-way

	<p>to the City of Boerne.</p> <ol style="list-style-type: none">3. From Scenic Loop Road, Homestead Ridge will provide primary access to the site. Homestead Ridge is identified as an arterial on the City’s Thoroughfare Plan and a primary collector within the original Development Agreement 2019-R183.4. Utility services will be provided by: Water: Kendall County Water Control Improvement District #3A Electric: Bandera Electric Cooperative Sewer: City of Boerne Natural Gas: City of Boerne5. The plat includes easements for drainage, utilities, and access, as well as open space.6. 17 Heritage Legacy Trees are identified per UDC Subsection 2.02.002 and must be preserved as applicable. <p>ANALYSIS:</p> <p><u><i>Development Master Plan, Zoning, and Preliminary Plat:</i></u></p> <ul style="list-style-type: none">• The City’s Future Land Use Plan designates this property as Neighborhood Residential & Transitional Residential, and the proposed plat aligns with the Comprehensive Plan’s objectives for supporting managed growth and maintaining compatibility with surrounding land uses.• The proposed Major Subdivision Final Plat aligns with the Corley Farms Master Development Plan, which approved a total of 76 lots for Unit #5 (January 2024 approved edition).• The proposed Unit 5 plat is consistent the terms of the Development Agreement, and the applicable subdivision regulations in effect at the time of Development Agreement approval, including lotting and block configuration.• A 4.61-acre portion of the property is dedicated as right-of-way to the City of Boerne. <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none">• This Major Subdivision Final Plat dedicates 1.39 acres of open space across 4 lots, which exceeds the open space requirement (1.38 acres) stipulated in the Corley Farms Master Development
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	<p>Plan for Unit #5. Open space is identified in Lot 901 on Block 55, 56, and 57, as well as Lot 902 on Block 56.</p> <ul style="list-style-type: none">• Tree preservation will be addressed at the site development stage, with compliance required under UDC Chapters 5 and 8. <p><u>Utilities, Drainage, and Floodplain:</u></p> <ul style="list-style-type: none">• The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.• Appropriate drainage easements correspond with the identified open space lots on the plat.• There is no Local, SARA, or FEMA Floodplain overlap with any of the residential lots depicted in this Major Subdivision Final Plat.• Drainageway Protection Zones also do not overlap with any of the residential lots depicted in this Major Subdivision Final Plat.• Corley Farms is within WCID #3A. Bandera Electric Cooperative provides electricity. The City of Boerne is the natural gas and wholesale sewer provider. The public infrastructure construction plans have been reviewed and approved by the City. <p>FINDINGS:</p> <ul style="list-style-type: none">• The Major Subdivision Final Plat is consistent with the Comprehensive Master Plan.• The Major Subdivision Final Plat is consistent with the existing Development Agreement.• The Major Subdivision Final Plat is consistent with the Master Development Plan.• The Major Subdivision Final Plat is consistent with applicable subdivision ordinances and all applicable zoning district regulations. <p>RECOMMENDATION:</p> <p>Based on alignment with the Comprehensive Master Plan, Development Agreement, Master Development Plan, and compliance with requirements outlined in UDC Sec 2-6.F.3.e Approval criteria, staff recommends that the Planning and Zoning Commission accept the findings and APPROVE the Corley Farms Unit #5 Major Subdivision Final</p>
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	<p>Plat, subject to the stipulations outlined below:</p> <ol style="list-style-type: none"> 1. The recorded plat shall substantially conform to the plat date stamped May 29, 2025, except as modified by these stipulations. 2. The applicant must update HOLSTEIN LN to HOLSTEIN LANE on the Plat and receive approved development and lighting permits through the Kendall County Engineer's Office. 3. The plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director. <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 Corley Farms Unit #5 Major Subdivision Final Plat.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission DENY the Corley Farms Unit #5 Major Subdivision Final Plat. (The Commission will need to state the reasons for denial, referencing specific regulations in the UDC.)</p>
Strategic Alignment	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborating with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	N/A
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 the requirements of city regulations and may not be arbitrary.
Supporting Documents	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Future Land Use Map</p> <p>Attachment 3 – Environmental Constraints Map</p> <p>Attachment 4 – Corley Farms Unit #5 Major Subdivision Final Plat</p>

