



AGENDA ITEM SUMMARY

Agenda Date	September 11, 2023
Requested Action	FINAL PLAT APPROVAL FOR ESPERANZA PHASE 3D GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND STATE HWY. 46. (EXTRA TERRITORIAL JURISDICTION)
Contact Person	Martha E Bernal, Planner II (830) 816-2040, mbernal@boerne-tx.gov
Background Information	<p>PRIOR REVIEW:</p> <ul style="list-style-type: none">• 30-day time extensions were approved by the P&Z on August 14, 2023, as part of the consent agenda. <p>BACKGROUND:</p> <p>The property is owned by Lookout Development Group, LP. The applicant is Michael Siefert, Lookout Development Group, LP.</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. The preliminary plat was approved on June 20, 2022. Infrastructure Documents Letter of Certification (LOC) was approved July 12, 2023.</p> <p>REQUEST:</p> <p>Esperanza Phase 3D includes 146 residential lots and 7 open space lots on 57.51 acres. The density is 2.53 residential lots per acre. Lot sizes range from 0.133 acres to 0.504 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 streets in this phase are curvilinear. For lots fronting a curvilinear</p>

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 6.48 acres of open space. Open space has been primarily provided interior to Block 106,107 and 108 as well as Lot 101 and Lot 102, Block 26 also east of Block 101, 103 and 104. The open space lots will also be used for drainage and utility easements.

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 Neighborhood Residential. The plat is consistent with the Comprehensive Plan.

The final plat is consistent with the preliminary plat. This includes the number of lots and amount of open space.

Primary access to the subdivision will be provided from Fandango, a local residential street, which connects directly to Galisteo, a primary collector. The secondary point of access is provided through an emergency secondary access easement located southwest of Lot 9, Block 105.

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

Esperanza Phase 2G shall need to be recorded prior to Phase 3D to ensure access to public platted street.

With the proposed stipulations, the plat meets all the requirements of the Esperanza Pod General Development Plan, subdivision ordinance as well as the development agreement.

CONDITIONS OF APPROVAL:

To meet the requirements of the Subdivision Ordinance and other adopted codes, the proposed plat must comply with the following conditions prior to recordation:

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 2.04.001B.

	<ol style="list-style-type: none"> 2. Esperanza Phase 2G is recorded. 3. Reference 60 ft. utility easement established in Esperanza Phase 2G is properly annotated per Subdivision Ordinance 2007-56, Article 2, 2.05.002.I. 4. Label or delete solid line adjacent to Lot 9, Block 105 as per Subdivision Ordinance 2007-56, Article 2, 2.05.002.I. 5. Ensure emergency secondary access easement language matches the recorded document and provide recording information as per Subdivision Ordinance 2007-56, Article 3, 3.02.002E.2.
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	<p>B2 – Advancing master plan recommendations. C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this request.
Legal Review	This action is a statutory requirement for plat approval.
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	<p>Attachment 1 – Location/Aerial Map Attachment 2 – Final Plat Attachment 3 – Approved Pod General Master Development Plan</p>