



AGENDA ITEM SUMMARY

Agenda Date	June 3, 2024
Requested Action	A REQUEST FOR FINAL PLAT APPROVAL FOR ESPERANZA PHASE 3E, GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND FORTUNA STREET. (EXTRA TERRITORIAL JURISDICTION)
Contact Person	Jo-Anmarie Andrade, Planner II (830) 248-1055, jandrade@boerne-tx.gov
Background Information	<p>PRIOR REVIEW:</p> <ul style="list-style-type: none">30-day time extensions were approved by Planning & Zoning Commission on September 11, and October 2, 2023, as part of the consent agenda. <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 covered by 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 Preliminary Plat was conditionally approved by the Planning & Zoning Commission on November 6, 2023.</p> <p>The review of the 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>REQUEST:</p> <ol style="list-style-type: none">Esperanza Phase 3E includes 69 residential lots, 5 open space lots, and 4.170 acres of Private Right-Of-Way on 27.776 acres. The density is 2.48 residential lots per acre.

2. The approved Pod General Development Plan (GDP) indicates the lots in this area to be approved at 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 1.123 acres of open space divided into 5 lots distributed along the perimeter of the phase. Open space lots 100, 101, 102, and 103 are designated for drainage, pedestrian access, and utility easements, while Lot 104 will additionally serve as an emergency secondary access easement.
4. 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.
5. Water and sewer services are provided by the water improvement district. Reclaimed water is provided by the City of Boerne.
6. Several off-lot easements are being established for utilities, electric, sewer, and temporary turnarounds. The temporary turnarounds will expire upon future platting. The other off-lot easements will connect to future utilities and infrastructure improvements in future phases.

ANALYSIS:

- The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The plat is consistent with the Comprehensive Plan
- All necessary private right-of-way dedications and street improvements are part of this development.
- The plat meets all the requirements of the Esperanza Pod General Development Plan, subdivision ordinance and development agreement. It is also consistent with the preliminary plat approval.

FINDINGS:

	<ul style="list-style-type: none">• The final plat is consistent with the Comprehensive Master Plan.• The final plat is consistent with the existing Development Agreement.• The plat is consistent with the applicable subdivision regulations. <p>COMMISSION ACTION:</p> <p>Staff recommends that the following conditions be included if the Commission chooses to approve the plat:</p> <ol style="list-style-type: none">1. The recorded plat shall substantially conform to the preliminary plat approved by the Planning & Zoning Commission on November 6, 2023, except as modified by these stipulations.2. 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 by the City Attorney.3. Recordation of Galisteo Drive shall occur prior to recordation of this plat.4. The recorded plat shall include information for adjacent plats and easements prior to recordation of this plat. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <ul style="list-style-type: none">- I move that the Planning and Zoning Commission accept the findings and APPROVE the proposed final plat subject to the two stipulations recommended by staff.- I move that the Planning and Zoning Commission DENY the proposed final 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.).
Item Justification	<div><div><input checked="" type="checkbox"/> Legal/Regulatory Obligation</div><div><input type="checkbox"/> Reduce Costs</div><div><input type="checkbox"/> Increase Revenue</div><div><input type="checkbox"/> Mitigate Risk</div><div><input checked="" type="checkbox"/> Master Plan Recommendation</div></div> <div><div><input type="checkbox"/> Infrastructure Investment</div><div><input checked="" type="checkbox"/> Customer Pull</div><div><input type="checkbox"/> Service Enhancement</div><div><input type="checkbox"/> Process Efficiency</div><div><input type="checkbox"/> Other:</div></div>

Strategic Alignment	<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>
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 the 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	<p>Attachment 1 – Location/Aerial Map</p> <p>Attachment 2 – Approved Pod General Master Development Plan Phase 3 & 4</p> <p>Attachment 3 – Approved Preliminary Plat</p> <p>Attachment 4 – Proposed Final Plat</p>