



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

Agenda Date	March 6, 2023										
Requested Action	CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 3 FINAL PLAT, 50.72 ACRES, 154 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 7.33 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 307737, AND 307739) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO										
Contact Person	Rebecca Pacini, AICP, Planner III, Planning										
Background Information	<p>This is the final plat for Corley Farms Unit 3. The final plat consists of 154 residential lots, 2 open space lots, and 7.33 acres of right-of-way, on 50.72 acres.</p> <p>The Master Plan designates the Future Land Use for this property as Neighborhood Residential and Transitional Residential. Corley Farms is a WCID (Water Control Improvement District) located in the ETJ of the City. This is the third final plat to be considered in this master planned development.</p> <p>The City entered into a development agreement with the owner at the time, BoerneBAK, in 2019 (Resolution No. 2019-R183). Part of that agreement included approval of a development plan.</p> <p>The plat will meet all the requirements of the subdivision ordinance once the conditions identified in the staff review memo have been addressed.</p>										
Item Justification	<table><tbody><tr><td><input checked="" type="checkbox"/> Legal/Regulatory Obligation</td><td><input type="checkbox"/> Infrastructure Investment</td></tr><tr><td><input type="checkbox"/> Reduce Costs</td><td><input checked="" type="checkbox"/> Customer Demand</td></tr><tr><td><input type="checkbox"/> Increase Revenue</td><td><input type="checkbox"/> Service Enhancement</td></tr><tr><td><input type="checkbox"/> Drive Down Risk</td><td><input type="checkbox"/> Process Efficiency</td></tr><tr><td><input type="checkbox"/> Master Plan Recom.</td><td><input type="checkbox"/> Other: _____</td></tr></tbody></table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan Recom.	<input type="checkbox"/> Other: _____
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Financial Considerations											
Citizen Input/Board Review	Approved development plan										
Legal Review											

Alternative Options	
Supporting Documents	Attached maps, plat, comments memo, and redlines.