



AGENDA ITEM SUMMARY

Agenda Date	September 11, 2023
Requested Action	FINAL PLAT OF ESPERANZA PHASE 2H, GENERALLY LOCATED NORTHEAST OF NORTHEAST OF ESPERANZA BOULEVARD AND CAZADORES. (EXTRA-TERRITORIAL JURISDICTION)
Contact Person	Rebecca Pacini, AICP, Planner III (830) 248-1630, rpacini@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 Group Development Group, LP, and Joshua and Julianne Pulliam. The applicant is Michael Scholze, Kimley-Horn.</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 July 11, 2022. Infrastructure Documents Letter of Certification (LOC) was approved July 11, 2023.</p> <p>REQUEST:</p> <p>Esperanza Phase 2H includes 60 residential lots and 3 open space lots on 14.798 acres. The density is 5.44 residential lots per acre. Lot sizes range from 0.134 acres to 0.342 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 street, the average lot frontage is taken across the block face. All lots meet the minimum lot frontage requirement.</p> <p>The plat includes a total of 1.06 acres of open space. Open space has been primarily provided interior to Block 28 as well as Lot 101 and Lot 102, Block 26. The open space lots will also be used for pedestrian, drainage and utility easements.</p> <p>Water and sewer services are provided by the water improvement district. Reclaimed water is provided by the City of Boerne.</p> <p>ANALYSIS: The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The plat is consistent with the Comprehensive Plan.</p> <p>The final plat is consistent with the preliminary plat. This includes the number of lots and amount of open space.</p> <p>Primary access to the subdivision will be provided from Cazadores, a local neighborhood street, which connects directly to Esperanza Boulevard, a primary collector. The secondary point of access is provided through Esperanza Phase 2F and Phase 2G. Both Esperanza Phase 2F and Phase 2G will be completed prior to this phase.</p> <p>All necessary private right-of-way dedications and street improvements are part of this development.</p> <p>The plat meets all the requirements of the Esperanza Pod General Development Plan, subdivision ordinance as well as the development agreement.</p> <p>CONDITIONS OF APPROVAL: The condition for approval is per Subdivision Ordinance 2007-56, Article 2, Section 2.04.001 B:</p> <ol style="list-style-type: none"> 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 by the City Attorney.
<p>Item Justification</p>	<p>[X] Legal/Regulatory Obligation [] Infrastructure Investment [] Reduce Costs [X] Customer Pull [] Increase Revenue [] Service Enhancement [] Mitigate Risk [] Process Efficiency</p>

	[X] Master Plan Recommendation [] Other:
Strategic Alignment	B2 – Advancing master plan recommendations. C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life.
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	Attachment 1 – Location/Aerial Map Attachment 2 – Final Plat Attachment 3 – Approved Pod General Master Development Plan SF8, SF-9, and SF-10