

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	<i>January 10, 2022</i>
Requested Action	CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR CORLEY FARMS UNIT 3 PRELIMINARY PLAT, 49.658 ACRES, 155 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 7.33 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 307737, AND 307739).
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>The applicant requests a 30-day time extension. This request, if granted, would extend the 30-day requirement for an additional 30-days. The plat may be considered at the next Planning & Zoning Commission meeting scheduled in February.</p> <p>This is the preliminary plat for Corley Farms Unit 3. The Preliminary Plat consists of 155 residential lots, 2 open space lots, and 7.33 acres of right-of-way, on 49.658 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 unit to be considered in this master planned development. The subdivision is proposed to be served by San Antonio Water System (SAWS) for water and City of Boerne for sewer and gas.</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 Master Plan for the development.</p> <p>The plat does not meet all the requirements of the subdivision ordinance and in particular the following sections of code:</p> <ol style="list-style-type: none"> 1. Subdivision Ordinance, 2.02.002, C, F, H, K, M, and V; 2. Demonstrate compliance with Subdivision Ordinance 3.03.002 D regarding storm water facilities as open space; and 3. Dead end longer than 150' requires a temporary turnaround per Boerne amendment of the Fire Code.

Item Justification	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	Approved Master Planned Community Plan
Legal Review	
Alternative Options	
Supporting Documents	Attached maps, plat, comments memo, and redlines.