

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <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>
<b>Agenda Date</b>	<i>August 1, 2022</i>
<b>Requested Action</b>	CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 2 FINAL PLAT, 56.87 ACRES, 225 RESIDENTIAL LOTS, 7 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184) 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.
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
<b>Background Information</b>	<p>This is the final plat for Corley Farms Unit 2. The final plat consists of 225 residential lots, 7 open space lots, and 12.52 acres of right-of-way on 56.87 acres.</p> <p>The City’s Future Land Use Plan designates this property as Transitional Residential and Auto-Oriented Commercial. Corley Farms is a WCID (Water Control Improvement District) located in the ETJ of the City. 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. The preliminary plat was approved in August 2021.</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>
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <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  <input type="checkbox"/> 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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	

<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps, plat, and comments memo.