

	<div data-bbox="1247 218 1484 457"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
Agenda Date	May 3, 2021
Requested Action	<p>CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA SF-8, SF-9, AND SF-10. TAKE NECESSARY ACTION.</p>
Contact Person	Rebecca Pacini, AICP, Planner III, Planning & Community Development
Background Information	<p>The City of Boerne approved a development agreement (DA) with Lookout Group for the Esperanza WCID No. 2 in 2014. The DA has been amended several times since the initial adoption. The General Development Plan (GDP) was adopted by City Council as a part of the DA and is comprised of various individual sub-exhibits found in Exhibit D.</p> <p>The DA requires that a Pod GDP be submitted to the City prior to submittal of the first plat application within a Pod. SF-8 and SF-9 Pod GDP was approved in August 2019 and is proposed to be amended by this Pod GDP. Land use and street realignments in SF-8 and the inclusion of SF-10 necessitated an update to the approved Pod GDP.</p> <p>Per Section 2.2(b) in the second DA amendment, each Pod GDP shall: “(i) identify proposed land uses, densities, general layout of developable land, streets, drainage ways, utility trunk lines, location of sites for parks, schools, open space, common areas, and other public uses as applicable within such Pod; and (ii) show the relationship among the Pod and immediately adjacent areas with respect to interconnectivity of streets, drainage ways, and utility trunk lines. Each Pod GDP shall be effective to the review and approval of the Planning and Zoning Commission solely to determine compliance with the Governing Regulations. Each Pod GDP shall be effective when approved by the Planning and Zoning Commission. No plat shall be approved within a Pod except in substantial conformity with the approved Pod GDP. If an applicant applied for a plat within a Pod subject to an existing Pod GDP and the proposed application would require revisions of the Master GDP, then the applicant must accompany the</p>

	<p>proposed plat application with a proposed amendment to the Master GDP.”</p> <p>The Pod GDP includes 401 residential units. This is a decrease from the previously approved 417 residential units even with the additional 30 units proposed by adding SF-10 to the Pod GDP. Overall density is decreasing for the Pod although there is a shift to slightly smaller lots in SF-8.</p> <p>The Pod GDP SF-8, SF-9, and SF-10 adheres to the GDP as approved by Council.</p>
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 </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> <p>Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	