

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; 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>June 7, 2021</i>
Requested Action	CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA PHASES 3 & 4. TAKE NECESSARY ACTION.
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. 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 proposed plat application with a proposed amendment to the Master GDP.”</p> <p>The Pod GDP includes the remaining areas of the Esperanza Master GDP. This Pod GDP includes 1,601 residential units, three commercial Pods, and approximately 229 acres of open</p>

	<p>space. Per the DA, the residential count for all of Esperanza will not exceed 2,480 dwelling units. Each Pod will comply with the requirements for lot and block lengths per the Subdivision Ordinance 3.04.002. SF-18C shows a cul-de-sac being longer than 600 ft. It is understood that a variance will need to be granted prior to the approval of the plat for a cul-de-sac longer than 600 ft.</p> <p>The Pod GDP for Esperanza Phases 3 & 4 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	