

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; 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>July 12, 2021</i>
<b>Requested Action</b>	<p>CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 2, 56.868 ACRES, 225 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 &amp; 12184). TAKE NECESSARY ACTION.</p>
<b>Contact Person</b>	<p>Rebecca Pacini, AICP, Planner III, Planning and Community Development Department</p>
<b>Background Information</b>	<p>This is the preliminary plat for Corley Farms Unit 2. The Preliminary Plat consists of 225 residential lots, 8 open space lots, and 12.52 acres of right-of-way, on 56.868 acres. Corley Farms is a WCID (Water Control Improvement District) located in the ETJ of the City. This is the second plat to be considered in this master planned development. The City's Future Land Use Plan designates this property as Transitional Residential. 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>Background:</p> <p>The City entered into a development agreement with the owner, BoerneBAK, in 2019. At the time, BoerneBAK was interested in creating a WCID for this property and needed the City's approval to form the WCID. As part of the negotiation to garner the City's support, we began discussions regarding a development agreement for the site. State law soon changed and they no longer needed the City's approval to form the WCID. They were able to get SAWS water to this development, but they did still need sewer in order to move forward with the development in a timely manner. That gave the City some negotiation power to continue discussions regarding a development agreement for this site. Resolution No. 2019-R183 was approved by City Council on November 26, 2019. Part of that agreement included approval of a Master Plan for the development (attached). The highlights of those terms are as follows:</p> <ul style="list-style-type: none"> <li>• Extension of City sewer service to their development;</li> <li>• Extension of gas service to their development;</li> <li>• They will make significant financial contributions toward</li> </ul>

	<p>resizing the sewer main, upgrading a lift station and expanding our sewer treatment plant;</p> <ul style="list-style-type: none"> <li>• Allow limited and full annexation in the future; since the development is in the ETJ, the limited annexation will provide that any commercial uses to pay sales tax to the City;</li> <li>• Vested to the 2019 subdivision regulations;</li> <li>• Subject to Article VI Pollution and Prevention Control of the San Antonio Code and Section 3-930 Pollution Prevention Criteria in Category 2;</li> <li>• Comply with the City of San Antonio (COSA) Tree Preservation and Adequate Canopy Coverage, COSA UDC 35-523;</li> <li>• Comply with COSA Dark Sky Ordinance, Chapter 34, Article IV;</li> <li>• Require four-foot sidewalks instead of five-feet;</li> <li>• Owner shall construct roadway improvement for a 94 ft primary collector, Scenic Loop Road, Vallerie Lane, and Corley Road; which include a light at the intersection with Scenic Loop; and</li> <li>• Apply a Development Mitigation Fee to be paid to the City of Boerne upon the sale of each residential lot.</li> </ul> <p>The plat will meet all the requirements of the subdivision ordinance. Approval should include the following condition:</p> <ol style="list-style-type: none"> <li>1. Provide an Open Space System Plan, Subdivision Ordinance 2.02.001 G, in accordance with the Article 3, Section 3, Open Space Systems and in accordance with the approved MPCP.</li> </ol>
<b>Item Justification</b>	<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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	Approved Master Planned Community Plan
<b>Legal Review</b>	

<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps and plat.