



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☒ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

### DESCRIPTION:

Consider a waiver to the detention requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 6, Drainage and Flood Hazards, Subsection 6.01.002, Facilities Required for 153 South Main Street. Take necessary action.

### STAFF'S RECOMMENDED ACTION (be specific)

Approve a waiver to the detention requirements as set forth in the City of Boerne Subdivision Ordinance No. 2007-56, Article 6, Drainage and Flood Hazards, Subsection 6.01.002, Facilities Required for 153 South Main Street. Take necessary action.

### CONTACT PERSON

Laura Talley

### SUMMARY

The owner is requesting a waiver to the detention requirements as set forth in the Subdivision Ordinance, Article 6, Drainage and Flood Hazards, Subsection 6.01.002, Facilities Required. A waiver may be granted for a lot less than 1 ½ acres. The property being developed is less than a half an acre that is being developed as a commercial property. The developer has requested and received a letter of support from TXDOT. The owner has provided a drainage study which has been reviewed by an engineer.

The property owner plans to demolish the old shed in back, renovate and add onto the existing main structure. The uses planned for this site are retail on the bottom floor with offices/B&B at the rear and a rooftop restaurant with a patio/garden area. He has provided renditions that are being presented to the Historic Landmark Commission for consideration.

The engineer after review of the drainage study stated that the runoff from this site will not create any adverse impact on downstream properties. The Public Works and Planning Department are supportive of the waiver.

#### **6.01.002** **Facilities Required.**

*The subdivider shall provide an adequate storm drainage system to protect each lot throughout the subdivision from flooding. These drainage facilities may consist of a combination of natural features, swales, watercourse improvements, bridges and culverts, enclosed storm sewers and other man-made improvements to carry off stormwater within the subdivision. The drainage system shall use detention ponds, retention ponds and siltation ponds, individually or in concert, to control runoff and to protect downstream properties from any increase in flooding originating from the*

	<p><i>subdivision. The system shall be integrated with the overall drainage system of the city, and the design of the system must be approved by the City Manager in accordance with the requirements of this ordinance.</i></p> <p><b>6.01.003            <u>Stormwater Management.</u></b></p> <p><i>B.            Waiver of Stormwater Management requirements in certain circumstances.</i></p> <p><i>The Planning and Zoning Commission, after considering a report from City staff, may waive the Stormwater Management requirements as outlined in Section 6.01.002, Facilities Required and approve a subdivision of land that is located within the city limits as depicted on the 2010 Flood Insurance Rate map, Community Panel No. 480418, effective date of December 17, 2010, and which is seven (7) residential lots or less or fewer than 1.5 acres.</i></p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.