



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	September 11, 2017
ITEM NUMBER	11.
DESCRIPTION	Consider a request for a variance to the Subdivision Ordinance, Article 5, Section 5.02.001, Required Street Improvements and Section 5.02.002, Street Improvement Timing for 115 Adler Road (Pizza Cave – Roxie Orms). Take necessary action.
STAFF'S RECOMMENDED ACTION (be specific)	Approve a request for a variance to the Subdivision Ordinance, Article 5, Section 5.02.001, Required Street Improvements and Section 5.02.002, Street Improvement Timing for 115 Adler Road (Pizza Cave – Roxie Orms).
CONTACT PERSON	Laura Talley
SUMMARY	<p>The property owner is requesting a variance to the requirement to make street improvements. The ordinance, no matter the development or the size of the development, requires that street improvements be made upon platting. This property was previously used as a residence and has been remodeled for a restaurant. It is a small restaurant which will have little impact on the street. The street is currently constructed as was required in the County, with a pavement section of +/- 25 feet of pavement and a barrow ditch to handle drainage. The road improvements that would be required for this site are an increased pavement section, a bike lane, curb and sidewalk, which means their 335 feet of drainage would have to be piped underground which is extremely costly and disproportional to the impact of the traffic from this site to the street.</p> <p>Staff is supportive of approval of the variance request. The developer will still be required to dedicate the right-of-way with the plat. We are currently working with an engineering firm to revise our Traffic Impact ordinance. The update of the ordinance will provide another opportunity to require street improvements when/if the property is developed further.</p> <p>ARTICLE 5. STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS</p> <p>SECTION 02. REQUIRED STREET IMPROVEMENTS</p> <p>5.02.001 General Specifications.</p> <p><i>In the City limits or in the extraterritorial jurisdiction (ETJ) of the City of Boerne, the subdivider/developer shall, at his/her sole cost and expense, provide all necessary street grading, pavement, curbing, gutters, sidewalks, bike lanes and storm sewer drains required to service the subdivision as identified by</i></p>

	<p><i>the City of Boerne Thoroughfare Plan, including the perimeter streets contiguous to the subdivision. All street improvements shall meet the Typical street cross-sections specified in Article 3, Planning and Community Design Standards unless an exception has been approved by the Planning and Zoning Commission and City Council.</i></p> <p>5.02.002. <u>Street Improvement - Timing</u></p> <p><i>Streets improvements as set forth in Table 3-4: Street Cross-Section Standards of this ordinance, shall be made at such time as subdivision or development occurs. If a street improvement is required to be made to an existing street, arterial, collector or street identified in the Thoroughfare Plan, the improvement shall be made to the entire length of the development that is contiguous to that street.</i></p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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