AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	April 10, 2018
DESCRIPTION	CONSIDER ON FIRST READING ORDINANCE NO. 2018-13; AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY. (7.89 acres located at 214 Cascade Caverns Rd., KAD Nos. 11568 and 288671, at the request of Landquest Acquisitions, LLC - Southglen)
STAFF'S RECOMMENDED ACTION (be specific)	Approve on first reading of Ordinance no. 2018-13 annexing 7.89 acres located at 214 Cascade Caverns Rd. KAD Nos. 11568 and 288671 at the request of Landquest Acquisitions, LLC.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	The developer has recently purchased a piece of property that adjoins the Southglen Subdivision. They have amended their master development plan to include this 7.89 acre parcel. It will provide them an additional 22 home sites, but most importantly for the city, it will provide another section of the IH10 to Hwy 46 roadway that is on the city's Thoroughfare Plan which will be dedicated to the city with the development of this section. There have been a number of comments and concerns expressed by neighbors nearest the development regarding the Southglen project in general, which has been ongoing now for over 3 years. Staff has made an effort to address the concerns that are within our jurisdiction to respond to and have forwarded all of these concerns to the developer. The developer has stated that they are committed to responding to any legitimate issues and continue to be responsive as Staff has reached out to them. Below are responses to the concerns we have heard:

	• With this annexation, the developer is dedicating another section of the City's Thoroughfare that will eventually make its way to Hwy 46 East – this particular section of the roadway will not be constructed until a future date.
	• There has been some mention of the Kendall Gateway Study, which is not part of this subdivision – they are providing 108' of right-of-way which is identified in the City's thoroughfare plan.
	• Staff found three TCEQ complaints that have been filed, likely by neighboring property owners – two were dust related and one was regarding the lift station and its location in an area which can flood – the dust complaints were concluded to have no violation and the third (for the lift station) has been completed and reported to be not in violation of TCEQ rules.
	• No caves or karsts have been identified on this site. Altgelt Cave that has been mentioned is further north and not located on this property.
	• There are no known sink holes or incidents of equipment falling into and being lost in sink holes.
	• The only Southglen access point that currently accesses Cascade Caverns Road is an emergency access for fire/safety – there are specific ordinance requirements for numbers of access points based on the number of lots – that is true for every subdivision and Southglen meets those requirements.
	• Stormwater/detention are all considered with each plat. The developer provides engineering plans and reports with each subdivision plat that is submitted to the City. The sealed engineering reports demonstrate that the post-development flow rates meet all the requirements of our ordinances using the prescribed methodology for such calculation.
	• The developer acknowledges there has been some issue with loose and blowing trash. They are now working with the subcontractors to make sure the trash is picked up during construction.
	• The builder (Meritage) has stated that privacy fences will be constructed along the north side of the development as homes are completed. As is typical with new developments, the builder waits to build the fence until the home construction is complete so the fence is not damaged. The privacy fences will be built along the rear property lines and outside of a GBRA easement thereby providing a buffer of 25' between the properties in Ranchland and the Southglen Subdivision lots.
	• Providing silt fencing is a TCEQ requirement. City staff met with the developer to look at the fencing and some fencing did not appear adequate. The developer stated that they would

	promptly bring the fencing into compliance with TCEQ standards. • There have been a few reports made to the police department regarding noise (loud music) and equipment starting too early in the morning. The developer was made aware of the complaints and has advised the contractors of the regulations. Staff is supportive of the annexation. Most importantly, it will provide outright ownership of property for a very critical thoroughfare and it will provide water looping opportunities in Southglen that were not available before this section was proposed to be added. The first master plan for this development was approved in 2015 and it included 375 lots with 22 acres of open space. Subsequent plans have shown 381 lots and this new annexation will add 22 lots for a total of 403 plus allow for 3 more acres of open space. The impact of these lots to the overall area is negligible, but the benefits to the city for orderly development and the extension of the thoroughfare are great.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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