



AGENDA ITEM SUMMARY

District Impacted

- 1 = Anzolitto
- 2 = Woolard
- 3 = Tye
- 4 = Cisneros
- 5 = Handren
- All

	<p>Article 9 in our subdivision ordinance defines the criteria for development in the ETJ that is provided water and sewer services. The regulatory entity for a utility that provides water or sewer is controlled by TCEQ. If any property is using a public utility provider, other than the City of Boerne, they must follow our subdivision regulations and also specifically, Article 9 which regulates impervious cover. TCEQ regulates public utility providers.</p> <p>As required by our Subdivision Ordinance, phased developments require a master plan submittal. The master plan is the first step in the platting process and is only required to demonstrate the location of the development, a north arrow, surrounding property information, total acreage and number of lots, streets, unit locations with lot sizes, streams, density and open space. A master plan gives the Commission and staff an idea of what is planned for the site and is used as a guide to follow unit development as plats are reviewed. A master plan is unique to the City of Boerne. A master plan is not a State requirement, it is the City of Boerne submittal requirement. It is simply for our guidance. It can be amended and often is when the developer gets into the detail of platting the project.</p> <p>The Master Plan meets the criteria of our ordinance and staff recommends approval.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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