



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	November 5, 2018
ITEM NUMBER	8.
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 133 SCHEELE ROAD (KAD NOS. 288665, 63706, 48770) (DWAINE RIVERS). TAKE NECESSARY ACTION.
STAFF'S RECOMMENDED ACTION (be specific)	APPROVE THE VARIANCE REQUEST.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley, Director
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. Those improvements must either be bonded or constructed and accepted by the City prior to recordation of the plat. This property is a 20 acre tract in the ETJ located on a dead-end street. They plan to subdivide the large tract into two lots (4 acres and 16 acres) for residential purposes. The homes are already existing, so the use is not changing and there will be no additional impact on the road. The street is currently constructed as is required in the County, with a pavement section of between 16 to 18 feet of pavement and a barrow ditch to handle drainage. This section of road would be classified as a Local Neighborhood street, and would require 54' of right-of-way for the entire 1,254 feet of frontage. They will dedicate with right-of-way with the plat but are asking for the variance so they do not have to construct it.</p> <p>Staff is supportive of approval of the variance request as this development will not cause any impact to the area.</p>

	<p>ARTICLE 5. STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS</p> <p>SECTION 02. REQUIRED STREET IMPROVEMENTS</p> <p>5.02.001 <u>General Specifications.</u></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 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.