

	<div data-bbox="1247 216 1484 457"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input checked="" type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
Agenda Date	<i>January 4, 2020</i>
Requested Action	<p>CONSIDER THE APPROVAL OF AN ON-SITE SEWAGE FACILITY AT 33565 IH-10 (KAD NO. 15876), AS PROVIDED BY THE CITY OF BOERNE SUBDIVISION ORDINANCE, ARTICLE 7, SECTION 06, ON-SITE SEWAGE FACILITIES, WHICH AUTHORIZES AN ON-SITE SEWAGE FACILITY RATHER THAN CONNECTION TO THE CITY OF BOERNE SANITARY SEWER SYSTEM. TAKE NECESSARY ACTION.</p>
Contact Person	<p>Rebecca Pacini, AICP, Planner III</p>
Background Information	<p>The property owner of 33565 IH-10 is requesting approval by the Planning and Zoning Commission of on-site sewage facilities (OSSF) for the property. The property was annexed last year during the City's strategic annexation. When the property was annexed, it was anticipated that the Buc-ees development would bring utilities across IH-10. Upon annexation, the owner was provided with a Municipal Service Plan which states utilities will be provided by the City of Boerne, but state law allows cities 30 months (up to 4 ½ years) to provide utilities to a site. City sewer is located on the other side of IH-10 and will likely be another year before they are within a reasonable distance to make a connection. The owner would like to begin development of his chiropractor's office now and therefore is making the request for OSSF. The property is .82 acres and the city has had previous discussions (prior to annexation) with the County regarding development of the site and at that time, it was determined that a shared well and OSSF was reasonable for this site.</p> <p>The City of Boerne Subdivision Ordinance Article 7, Section 06. On-Site Sewage Facilities, provides approval for relief of the requirement to connect to city sewer under certain conditions (see below).</p> <p>Section 06. On-Site Sewage Facilities 7.06.001 <u>General Requirements</u></p>

	<p><i>When specifically authorized by the Planning and Zoning Commission, on-site sewage facilities may be utilized for wastewater disposal. All lots in the subdivision which utilize private wells and on-site sewage facilities shall obtain approval from and adhere to the regulations provided by Cow Creek Groundwater Conservation District and TCEQ (Texas Commission on Environmental Quality). Lots in subdivisions being served with water provided by a public or other community water system may utilize individual on-site sewage facilities provided all lots within the subdivision have a minimum area of 45,000 square feet and a street frontage of at least 150 feet unless the water system is providing water from a source that is outside the jurisdiction of the Cow Creek Groundwater Conservation District then the standards set forth in Section 3.04.003.B shall be followed. Any method of on-site wastewater disposal other than conventional on-site sewage facilities shall require the specific approval of the Planning and Zoning Commission on a lot by lot basis. On-site sewage facilities shall be installed on each lot concurrent with any development thereon and the design of such system and the method of installation shall conform in all respects to the requirements of the Kendall County Office of Development Management.</i></p>
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	

