



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☒ 5 = Macaluso
- ☐ All

Agenda Date	January 4, 2020
Requested Action	CONSIDER A VARIANCE REQUEST TO THE SUBDIVISION ORDINANCE, ARTICLE 7, WATER AND SEWERS, SECTION 01. GENERAL REQUIREMENTS WATER SYSTEMS FOR 33565 IH-10 (KAD 15876) (CHAD & KERRI PROPERTIES, LP). TAKE NECESSARY ACTION.
Contact Person	Rebecca Pacini, AICP, Planner III
Background Information	<p>The owner of 33565 IH-10 requests approval of a variance to the Subdivision Ordinance 7.01.001 that requires a new subdivision to provide domestic water service from the City of Boerne.</p> <p>Section 01. General Requirements for Water System 7.01.001 <u>Service Required</u></p> <p><i>Each lot within a new subdivision within the corporate limits of the City shall be provided with domestic water service from the City of Boerne Water System. Each lot within a subdivision outside the corporate limits of the City, but within the limits of the City's extraterritorial jurisdiction, shall be provided with domestic water service from a community water system meeting the design requirements of the Texas Commission on Environmental Quality (TCEQ) or may be served by an individual private well that is permitted and approved by Cow Creek Groundwater District. The water distribution system required under this section shall include all pumping station production facilities, elevated storage tanks, fire hydrants and other appurtenances required to adequately serve the area being subdivided.</i></p> <p><i>The water system improvements required under this section shall include the extension of existing water mains (including the installation of new fire hydrants) across the entire length (frontage) of all newly established lots adjacent to a public right of way and/or to the perimeter of the subdivision for future extension into undeveloped areas, or for connections to the systems in adjoining developed areas.</i></p>

	<p>As stated previously, 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 water 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>
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 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	Attached