

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <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 type="checkbox"/> 5 = Macaluso</p> <p><input checked="" type="checkbox"/> All</p> </div>
Agenda Date	May 11, 2021
Requested Action	<p>D. CONSIDER ON FIRST READING ORDINANCE NO. 2021- ; AN ORDINANCE AMENDING THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, AS REVISED FEBRUARY 11, 2020, ARTICLE 2. "PROCEDURES", TO ADD SECTION 09. "DORMANCY FOR PERMITS AND PROJECTS."</p>
Contact Person	Laura Haning, Planning and Community Development Director
Background Information	<p>Chapter 245 of the Local Government Code authorizes cities to regulate the expiration of permits and projects. With the update to our regulations there has been much discussion regarding vesting of rights. Vesting and dormancy will be addressed with the UDC, but we currently have nothing in place in our ordinances that provides for expirations of permits or projects.</p> <p>A project is vested with the submission of a plan to the city, and there is no legal requirement for a "plan" to be detailed. That being said, as discussion of the UDC has progressed much attention is being given to vesting of rights to use development code regulations in place when submitted. Vesting of rights provides developers and property owners certainty regarding development of their site. The city cannot change development rules in the middle of a project and require a developer to follow them. While vesting makes perfect sense for a good development, we do not want ill-conceived plans to be vested forever. Chapter 245 vesting is not related to zoning a property.</p> <p>Staff is proposing an expiration of five years for projects and two years for permits. Projects refers to a development as a whole, while permits are for individual pieces of a project. The expiration of a permit does not mean the project expires; individual permits may expire (like a building permit), but as long as there is continued progress on the project then it would not expire. With the addition of this ordinance, when there is no activity/permit for five years, a project would expire at that time.</p>

Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input checked="" type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input 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	Supporting documentation is attached