



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Haberstroh
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Bergmann
- ☐ All

### DESCRIPTION:

CONSIDER ON SECOND READING ORDINANCE NO. 2016-01; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS", DATED DECEMBER 18, 2007, BY AMENDING ARTICLE 3, SECTION 13, PERMANENT ZONING OF 3.895 ACRES LOCATED AT 137 OLD SAN ANTONIO ROAD (KAD NOS. 41140, 46196, AND 290279) FROM R-A, SINGLE FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (*Patricia Long*)

### STAFF'S RECOMMENDED ACTION (be specific)

Approve On Second Reading Ordinance No. 2016-01; An Ordinance Amending The City Of Boerne Zoning Ordinance No. 2007-64, Captioned, "Zoning Ordinance Of The City Of Boerne, Texas", Dated December 18, 2007, By Amending Article 3, Section 13, Permanent Zoning Of 3.895 Acres Located At 137 Old San Antonio Road (KAD Nos. 41140, 46196, And 290279) From R-A, Single Family Rural Residential-Agricultural District To R-2, Moderate-Density Residential District; Repealing All Ordinances In Conflict; Containing A Severance Clause; And Declaring An Effective Date. (*Patricia Long*)

### DEPARTMENT

Planning and Community Development

### CONTACT PERSON

Laura Talley

### SUMMARY

This property has recently been annexed and therefore requires permanent zoning. The current use on the property is The Long Stay which is considered a Retirement Community.

*Retirement Community. A residential development which includes separate dwelling units specifically designed to meet the needs of the elderly, together with incidental recreation and support facilities for the benefit of the residents.*

A retirement community is permitted in a residential district with City Council approval. Staff is supportive of the R-2 zoning; it is applicable to the current use and location, which is between the school and the proposed apartment complex. If Council is in favor of the proposed zoning a caveat should be made to further allow the use of a

	<p>retirement community at this location, otherwise the current use becomes nonconforming without specifically coming back to City Council to ask for approval of the use.</p> <p>Council and the Planning and Zoning Commission voted unanimously in favor of the R-2 district and to further allow the use of a retirement community at this location.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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