

**ORDINANCE NO. 2025-01**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, ZONING 71.12 ACRE TRACT FROM A HOL-INTERIM HOLDING ZONING DISTRICT TO R2-M MODERATE DENSITY RESIDENTIAL ZONING DISTRICT, LOCATED AT WEST STATE HIGHWAY 46 (KAD NO. 307605 AND 316184; A10360 - SURVEY 179 NEWTON & TAYLOR 71.12 ACRES) TO ALLOW FOR A SINGLE-FAMILY SUBDIVISION. (*Forestar (USA) Real Estate Group Inc. and Continental Homes of Texas, LP*) (*Spencer Ranch*)**

**WHEREAS**, under the authority of Chapter 211 of the Texas Local Government Code, the City of Boerne adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

**WHEREAS**, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

**WHEREAS**, the City Council of the City of Boerne has complied with all requirements of notice of public hearing and such hearing was held on January 28, 2025, at which time interested parties and citizens were given an opportunity to be heard; and

**WHEREAS**, on January 21, 2025, the applicants have requested to amend the zoning from the Interim Holding (HOL) Zoning District to R2-N Neighborhood Residential Zoning District, in order to allow for the development of a single-family subdivision on the property; and

**WHEREAS**, the City Council finds it in the best interest of the citizens to amend the zoning map by changing the zoning for a total of 71.12 acres, located at W State Highway 46 (KAD No. 307605 and 316184; A10360 - Survey 179 Newton & Taylor 71.12 acres) from Interim Holding (HOL) Zoning District to R2-N Neighborhood Residential Zoning District.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:**

Section 1.

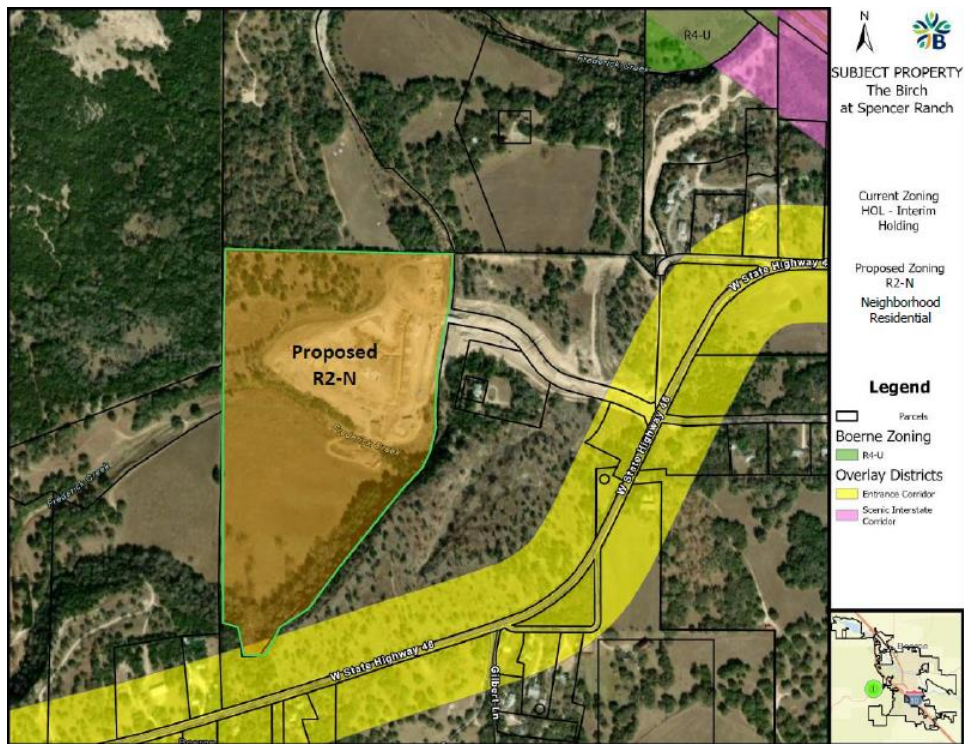
The foregoing recitals are hereby made a part for all purposes as findings of fact.

Section 2.

That Chapter 3. Zoning, Section 3.2, Zoning Map, Zoning 71.12 acre tract from a HOL-Interim Holding Zoning District to R2-N Neighborhood Residential Zoning District, generally located at W State Highway 46 To Allow For A Single-Family Subdivision (KAD No. 307605 and 316184; A10360 - Survey 179 Newton & Taylor 71.12 acres)

Section 3.

That the Zoning Maps of the City of Boerne be amended to indicate the previously described change.



Section 4.

That all provisions of the Unified Development Code of the City of Boerne not herein amended or repealed shall remain in full force and effect.

Section 5.

That all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

Section 6.

That if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

Section 7.

This ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED on this the first reading the \_\_\_ day of February, 2025.

PASSED, APPROVED AND ADOPTED on this the second reading the \_\_\_ day of March, 2025.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney