



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Colvin
- ☐ All

DESCRIPTION:

CONSIDER ON FIRST READING ORDINANCE NO. 2016-34; 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 87.467 ACRES BEING A PORTION OF CASCADE CAVERNS ROAD FOR KAD NOS. 11502, 11539, 11540, A PORTION OF 11567, A PORTION OF 11593, 38723, AND A PORTION OF 42662 FROM R-A, SINGLE-FAMILY RURAL RESIDENTIAL – AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY SINGLE-FAMILY DISTRICT AND 1.50 ACRES (A PORTION OF KAD NO. 11540) TO R-E, SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. *(ML&E Landquest Cascade Caverns, L.L.C., Pulte Homes Of Texas, L.P., Meritage Homes Of Texas, L.L.C., And Kendall West Utility, L.L.C.- Southglen Subdivision)*

RECOMMENDED ACTION (be specific)

Approve On First Reading Ordinance No. 2016-34; 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 87.467 Acres Being A Portion Of Cascade Caverns Road For KAD Nos. 11502, 11539, 11540, A Portion Of 11567, A Portion Of 11593, 38723, And A Portion Of 42662 From R-A, Single-Family Rural Residential – Agricultural District To R-2, Moderate-Density Single-Family District And 1.50 Acres (A Portion Of KAD No. 11540) To R-E, Single Family Residential Estate District; Repealing All Ordinances In Conflict; Containing A Severance Clause; And Declaring An Effective Date. *(ML&E Landquest Cascade Caverns, L.L.C., Pulte Homes Of Texas, L.P., Meritage Homes Of Texas, L.L.C., And Kendall West Utility, L.L.C.- Southglen Subdivision)*

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley / Jeff Thompson

SUMMARY

June 14th, City Council completed annexation of the property described above. It now requires permanent zoning. Staff is recommending a zoning of R-2 for the residential subdivision which is fitting of the lot sizes in this section, and an R-E zoning for the KWU site which is consistent with the 1 ½ acre lot size.

	<p>There were a number of speakers for this item at the Planning and Zoning public hearing. Most were surrounding property owners that will be directly affected by the development. They expressed concern about the impact of traffic on Cascade Caverns Road, potential sink holes on the site, water runoff from the development and general concern about KWU's utility substation and proposed well. Chris Dice, the engineer for the Southglen project explained how detention and drainage would be handled and that they are required to meet all TCEQ standards for the development.</p> <p>The Planning and Zoning Commission voted 7-0 in favor of the permanent zoning of R-2, Moderate Density Residential for the Southglen Subdivision development and R-E, Residential Estate for KWU's utility substation.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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