



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION:

CONSIDER ON FIRST READING ORDINANCE NO. 2016-40; 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 40.892 ACRES LOCATED AT SHOOTING CLUB ROAD FROM R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO RN-1, NEIGHBORHOOD RESIDENTIAL DISTRICT FOR KAD NOS. 153712, 153713, 153714, 153715, AND 153716; CONTAINING A SEVERANCE CLAUSE; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (*William E. Canavan Jr. Durango Development*)

RECOMMENDED ACTION (be specific)

Approve On First Reading Ordinance No. 2016-40; 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 40.892 Acres Located At Shooting Club Road From R-A, Single-Family Rural Residential-Agricultural District To Rn-1, Neighborhood Residential District For KAD Nos. 153712, 153713, 153714, 153715, And 153716; Containing A Severance Clause; Repealing All Ordinances In Conflict; Containing A Severance Clause; And Declaring An Effective Date. (*William E. Canavan Jr. Durango Development*)

DEPARTMENT

Planning and Community Development

SUMMARY

The property under consideration is a total of 40.892 acres located off of Shooting Club Road across from the North Industrial Park. The City Council completed annexation of the property described above on August 23, 2016. The annexation includes the development called Durango which is currently five (5) acre tracts. It now requires permanent zoning. Staff is recommending a zoning of RN-1, Neighborhood Residential District for the residential subdivision which is fitting of the proposed lot sizes in this section. The property owner would like to subdivide Durango into a variety of smaller residential lots and the RN-1 designation allows lots from 5,400 sf to 2 acre lots.

	<p>The developer plans to subdivide the lots into +/- 100 home sites. Although this use does not fall into what is described in our Land Use Plan (business park), the use in this area is already residential and the topography is too extreme for any type of industrial development on the east side of Shooting Club. Industrial growth should continue north of the Industrial Park. Industrial development to the east is not feasible due to the topography. The RN-1 zoning district provides some flexibility for lot sizes. Larger lots will likely be located where there is more topography with smaller lots located on the level ground.</p> <p>The Planning and Zoning Commission voted 5-0 in favor of the permanent zoning of RN-1, Neighborhood Residential District. Staff is supportive of residential development on the north end of town. More residential development on the north end will draw additional commercial development which will help to revitalize North Main Street. This location provides the homeowners convenient access to IH-10 from Hwy 87 heading north. We have attached the location map and a proposed plan for the site.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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