



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION	<p>PUBLIC HEARING – To Hear Comments On The Following:</p> <p>A. PROPOSED ANNEXATION OF 6.883 ACRES LOCATED AT 16 CHAPARRAL HILL ROAD AND A PORTION OF SHOOTING CLUB ROAD, KAD NO. 14932 AT THE REQUEST OF JIM COOK. (<i>Second of two hearings</i>)</p>
STAFF'S RECOMMENDED ACTION (be specific)	Public hearing. No action necessary.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>The property under consideration is located at 16 Chaparral Hill. It is south of the new Durango residential development and across Shooting Club Road from Albany (Industrial Zoning). Jim Cook, the property owner, would like the City of Boerne to annex the property. Mr. Cook is the developer for the Saddlehorn and the Reserve at Saddlehorn residential subdivisions on the north side of town off of Esser Road and Plant Street.</p> <p>The property is identified in the Land Use Plan as business park, but as we've discussed before when we considered the neighboring property to the north (Durango), this side of Shooting Club is not conducive to Industrial development due to topography and adjoining uses of large lot residential. The proposed plan for the site is to subdivide the property into +/- 35 townhome lots that will have a lower price point between \$180,000 and \$220,000. Sewer and gas will be provided by the City of Boerne, electricity will be provided by Bandera Electric and water will be provided by Kendall West Utility District as this area is outside of our service plan and would be too costly to provide water. The developer will be required to bring services to the site so there will be no initial cost to the city. The developer will be required to make road improvements per city standards, but it is likely at some point the city will need to make improvements to those sections of street that are not yet proposed for new development.</p> <p>We have attached the location map and the survey. This annexation will also take in that portion of Shooting Club and Chaparral Hill that is contiguous to this lot.</p>

COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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