



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>DESCRIPTION</b>	CONSIDER ON SECOND READING ORDINANCE NO. 2017-12; AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY. <i>(6.883 acres located at 16 Chaparral Hill, a portion of Chaparral Hill, and a portion of Shooting Club Road at the request of Jim Cook)</i>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	APPROVE ON SECOND READING ORDINANCE NO. 2017-12; AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY. <i>(6.883 acres located at 16 Chaparral Hill, a portion of Chaparral Hill, and a portion of Shooting Club Road at the request of Jim Cook)</i>
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<p>The property under consideration is located at 16 Chaparral Hill. It is south of the new Durango residential development and across Shooting Club from Albany (Industrial). 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 and Adler 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</p>

	<p>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>
<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.