



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION	<p>A. Discussion surrounding 17 Herff Road to include, but not limited to:</p> <ol style="list-style-type: none"> 1. Recommended Final Permanent Zoning Determination made by Planning and Zoning Commission 2. Potential Developments 3. Environmental Impacts and Safeguards 4. Traffic impacts, impediments and potential resolutions 5. Other potential permanent zoning designations
STAFF'S RECOMMENDED ACTION (be specific)	Workshop, no action.
DEPARTMENT	Deputy City Manager
CONTACT PERSON	Jeff Thompson
SUMMARY	<p>There has been much discussion and concern expressed regarding the permanent zoning of 17 Herff Road. A lot of misinformation and negative opinion has been promulgated, but there is also a great deal of support for the proposed zoning.</p> <p>It is Staff's recommendation that the property be zoned MU-2 and R-4. The Planning and Zoning Commission held a public hearing to consider the zoning, Tabled the item for a month for further research and consideration, and then came back to make a recommendation by a vote of 7-1 for approval of that zoning.</p> <p>Council will hear from subject matter experts that will provide factual information that address environmental and traffic impacts based on the zoning and potential development under that zoning.</p> <p>Our speakers are as follows:</p> <p>Ryan Bass, Capital Projects Administrator and former Watershed Planning Coordinator for the City of Boerne</p> <p>Tommy Mathews, a lifetime resident of Boerne, is President of Westward Environmental, Chairman of the Board for GBRA, serves on the Board of Directors for the Boerne-Kendall County Economic</p>

	<p>Development Corporation and formerly served as President of the Cow Creek Groundwater Conservation District</p> <p>Amy Avery, Traffic Engineer and Transportation Planner and Clark Smith, Engineer for Kimley-Horn – Kimley Horn is currently working on the update of the City’s Traffic Impact ordinance and has supported the City and developers on a number of projects in Boerne, and is also the traffic engineer that provided the TIA (traffic impact analysis) for the project proposed for 17 Herff Road</p> <p>Laura Talley, Planning and Community Development Director for the City of Boerne</p> <p>Staff has attached a list of zonings with specific consolidated information regarding height requirements and uses by zone. This will give Council an idea of some of the main differences between the commercial zoning districts in contrast with residential zones.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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