



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION	CONSIDER ON FIRST READING ORDINANCE NO. 2017-17; 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 5.505 ACRES LOCATED AT 16 CHAPARRAL HILL (KAD NO. 14932) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Jim Cook, R-3 proposed by staff)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Consider On First Reading Ordinance No. 2017-17; 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 5.505 Acres Located At 16 Chaparral Hill (KAD No. 14932) From Temporary Zoning R-A, Single-Family Rural Residential-Agricultural District To R-1, Medium-Density Single-Family District; Repealing All Ordinances In Conflict; Containing A Severance Clause; And Declaring An Effective Date. <i>(Jim Cook, R-3 proposed by staff)</i>
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>The property under consideration is located at 16 Chaparral Hill. It is located at the corner of Shooting Club Road and Chaparral Hill, just south of the new Durango residential development and across Shooting Club from Albany (Industrial). The property owner, Jim Cook, requested annexation which was completed in April and now we must permanently zone the property. 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.</p> <p>Staff's recommendation to the Planning and Zoning Commission was an R-3 zoning which includes townhome to single family residential lots of 2,000 sf to 5,400 sf. The Planning and Zoning Commission however made recommendation to City Council by a vote of 3-2 that</p>

the property be permanently zoned R-1, which are single family lot sizes 7,800 sf to 2 acres. The Commissioners stated that they felt that this zoning would be impactful to the property owners nearby. Three neighbors spoke in opposition of the zoning. They stated that the R-3 zoning would affect traffic, the deer, well water, cause security concerns and the subdivision would devalue their properties. Two city residences spoke in favor of the zoning. Those in favor stated that they felt there was a need for this type of development which will offer more affordable housing in Boerne. Mr. Cook did not speak because he thought he needed to wait until the action item. Since the Planning and Zoning meeting, staff has received numerous emails from city residences and builders in favor of the development.

There had been discussion during annexation that Mr. Cook was interested in building townhomes at this location. He is the developer for Saddlehorn and the Reserve at Saddlehorn located off of Esser and Adler Roads. Mr. Cook's interest in annexing this property was to provide a different type of housing product than is available in Boerne. Other than the 40 townhomes in Herff Village, there are no townhome products under construction. They are proposing 37 townhome lots with some shared parking areas and a pavilion (see attached plan). If the zoning were R-1, they could potentially have +/- 17 homes.

The difference in morning peak hour trips between 37 townhomes and 17 homes is an additional 3 vehicles leaving the subdivision between 7:00 a.m. and 9:00 a.m. There are a number of directions people can take to leave the property. They can drive down Chaparral Hill to FM 1376, they can drive down Shooting Club to FM 1376 or they can cut through the industrial park to Hwy 87. So the impact of traffic in the R-1 vs. R-3 zoning is inconsequential.

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. Because KWU is providing water, there will be no increase of well water usage. Due to the availability of water to this area now, it will very likely add value to all the properties in the area including those on Chaparral Hill.

Staff recommended the R-3 zoning for a number of reasons. It is complementary to Durango Reserve and is not a duplicate of the same type of larger lot (8,700 sf to 1 acre) residential. There is a shortage of this type of housing product in Boerne. The proximity between FM 1376 and the Durango Reserve development is appropriate for high density. We are already seeing commercial

	development on well and septic along FM 1376 so when water is available, the assumption would be that there will be more residential and commercial development in the area and these residential developments will support the commercial already in place on the north end of town and help to revitalize the area. The Planning and Zoning Commission felt that it was too impactful on the eight acreage lots on Chaparral Hill and recommended an R-1 zoning.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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