



## AGENDA ITEM SUMMARY

### District Impacted

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

### DESCRIPTION:

CONSIDER ON FIRST READING ORDINANCE NO. 2017-18; 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 4.088 ACRES LOCATED AT 47 OLD SAN ANTONIO ROAD (KAD NOS. 14774 AND 14786) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. *(Priscilla Jean Heard)*

### RECOMMENDED ACTION (be specific)

Approve On First Reading Ordinance No. 2017-18; 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 4.088 Acres Located At 47 Old San Antonio Road (KAD Nos. 14774 And 14786) From Temporary Zoning R-A, Single-Family Rural Residential-Agricultural District To B-2R, Highway Commercial-Restricted District; Repealing All Ordinances In Conflict; Containing A Severance Clause; And Declaring An Effective Date. *(Priscilla Jean Heard)*

### DEPARTMENT

Planning and Community Development

### CONTACT PERSON

Laura Talley

### SUMMARY

The property under consideration is located at 47 Old San Antonio Road. This is a vacant piece of land south of the wastewater treatment plant. Staff is unaware of any plan for development of this site.

The Land Use Plan identifies this site as Neighborhood Residential, which allows for 5 – 10 units per acre. Staff feels that the construction of the wastewater treatment plant has been impactful in such a way that residential would be unlikely, but commercial or office uses would be a likely fit next to the plant. It has nothing to do with odor, because there is none, it is simply the stigma that comes with being in the proximity of a wastewater treatment plant. The wastewater treatment plant was constructed with a commercial (not industrial) appearance along Old San Antonio Road. The property to the north of the wastewater treatment plant was approved for the use of an Assembly, across the street is zoned B-2, and the property

	<p>behind 47 Old San Antonio is owned by the Cibolo Preserve, so there is a +/- 500 foot buffer between this property and the Cibolo Creek.</p> <p>The B-2R zoning district allows a lot of the same uses as a B-2, but is restricted in height. The B-2R district will allow us the opportunity to apply the Entrance Corridor overlay to this site as well. Staff recommends the B-2R district for this site.</p> <p>The Planning and Zoning Commission voted 5-0 in favor of B-2R zoning.</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.