



AGENDA ITEM SUMMARY

District Impacted

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

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| AGENDA DATE | June 27, 2017 |
| DESCRIPTION | CONSIDER ON SECOND 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-3, HIGH-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Jim Cook, R-3 recommended by staff and recommendation from P&Z Commission for R-1)</i> |
| STAFF'S RECOMMENDED ACTION (be specific) | Approve On Second 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-3, High-Density Residential District; Repealing All Ordinances In Conflict; Containing A Severance Clause; And Declaring An Effective Date. <i>(Jim Cook, R-3 recommended by staff and recommendation from P&Z Commission for R-1)</i> |
| DEPARTMENT | Planning and Community Development |
| CONTACT PERSON | Laura Talley |
| SUMMARY | This is the second reading of the ordinance for approval of an R-3 zoning. The Planning and Zoning Commission did not support staff's recommendation for R-3 and voted 3-2 to recommend R-1 to City Council. There were three members of the Commission not in attendance. At the public hearing before City Council there were a couple of neighboring property owners that spoke against the permanent zoning. They were not in favor of the R-3 or R-1, they suggested an R-A (agricultural) zoning instead. Councilman Anzollitto, County Commissioner Durden, the proposed developer, his engineer and staff met with those property owners to discuss their concerns. Staff is working with the developer to attempt to address their concerns to the extent that it is reasonable and feasible to do so. The developer has offered several options to mitigate the impact of the development, but it is a little premature to get into that detail until |

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| | <p>we have a plat to work with and until the zoning is complete staff cannot even accept a plat. We have committed to work with the neighbors though.</p> <p>Council voted 3-2 for the R-3 zoning and staff is still supportive of the R-3 zoning to allow the development of townhome lots at this location. There is a need in the community for this type of product, it is steps away from industrial and commercial, it adjoins a larger lot residential neighborhood (Durango) but it is across the street from residential acreage lots that are not in the city limits of Boerne.</p> <p>As the city expands this area and its residences are feeling the growing pains that come with development. There are a number of industrial and commercial developments already underway in this area of town and there is a proposed office/storage complex at the opposite end of Chaparral Hill. There are only a few deed restricted lots in this area, the rest are not in the city limits and are completely unregulated. Water from KWU and sewer service from the City is available now which will only encourage continued growth and could even serve as a respite for those property owners whose 20+ year old wells or septic systems fail.</p> <p>The property has recently been annexed and now must be zoned. Staff is supportive of the R-3 zoning.</p> |
| COST | |
| SOURCE OF FUNDS | |
| ADDITIONAL INFORMATION | |

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