



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Tye
- ☐ 4 = Cisneros
- ☒ 5 = Handren
- ☐ All

AGENDA DATE	May 22, 2018
DESCRIPTION	<p>11. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR JUNE 12, 2018:</p> <p>A. PROPOSED PERMANENT ZONING OF 140 ENTERPRISE PARKWAY, A TOTAL OF 4.987 ACRES, FROM TEMPORARY ZONING OF R-A, SINGLE-FAMILY RESIDENTIAL – AGRICULTURAL DISTRICT TO I- INDUSTRIAL DISTRICT, KAD NOS. 12259 AND 12255. <i>(Heller- Bird Real Properties LLC)</i></p>
STAFF'S RECOMMENDED ACTION (be specific)	Receive the recommendation from the Planning and Zoning Commission and set a public hearing for June 12, 2018.
CONTACT PERSON	Laura Talley
SUMMARY	<p>This property is located on the north side of Enterprise Parkway, just west of Interstate 10. This location was recently annexed, and assigned the temporary zoning of R-A, Single Family Residential – Agricultural District. Staff is proposing a permanent zoning of I, Industrial District for the site.</p> <p>In August of 2016 the City entered into a development agreement with Bill Bird, owner of Mark Motors, to allow development of the property in the county with the provision that he voluntarily annex the property once city utilities were extended to the site. The development of the property is complete and this site was annexed as per our agreement.</p> <p>This property sits in the middle of one of the few industrial districts within Boerne's city limits. Its neighbors to the east, west, and south are all zoned for industrial use, while its neighbor to the north is yet to be annexed by the City. The entire stretch along Enterprise Parkway is zoned industrial, which makes that the most logical zoning for 140 Enterprise Parkway as well. The area has quick access to Interstate 10, sits removed from more vulnerable parts of the city by being on the outskirts of the city limits, and is separated by what little residential use there is nearby by a major thoroughfare, Scenic Loop Road.</p> <p>Neighbors in the Kendall Creek Estates subdivision have voiced concern over an increase in traffic and construction noise that would result from this permanent zoning category. Because the property is already the site of an established business (Mark Motors), it appears unlikely that this zoning would result in an increase in traffic or noise. So far, the City has received 5 letters in response to the proposal: 3 of the neighbors oppose the rezoning, 1 is in favor, and 1 is neutral.</p>

	The Planning and Zoning Commission recommended approval of the zoning by a vote of 7-0. Staff is supportive of rezoning to I, Industrial District as presented.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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