



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	September 10, 2018
ITEM NUMBER	6.
DESCRIPTION	Make recommendation to City Council regarding the proposed rezoning of Herff Farm, 10 acres of 60.673 acres at 33 Herff Road (KAD 63558, 12531, 12530, and 15831) from R-A, Single-Family Residential – Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Carolyn Chipman Evans – Friends of the Cibolo Wilderness).
STAFF'S RECOMMENDED ACTION (be specific)	Approve the rezoning of 10 acres of 60.673 acres located at 33 Herff Road.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley, Director
SUMMARY	<p>This property is located on the east side of Herff Road south of River Road and north of Oak Park. This area is currently zoned R-A, Residential Agricultural. The owner is requesting a B-1, High-Density Residential and Neighborhood Commercial zoning for the 10 acres out of the 60+ acre site.</p> <p>The Herff Farm site is a total of a little over 60 acres. There are multiple uses on this site that all fall within a B-1 zoning district. They hold events and meetings (Assembly) in the old farm house and market days (Retail) on the site. They would now like to build a "Nature School", which by the City's definition is a daycare. Of course, this is a more creative version of a day care, but still a day care by the City's definition.</p> <p>Day Care Nursery. <i>A business or institution where organized care or instruction is imparted to children under the age of seven years during typical business hours.</i></p> <p>School. <i>An institution of learning which offers and maintains a course of instruction leading to degrees or certificates of graduation recognized by the Texas Education Agency, including a community</i></p>

	<p><i>athletic field as an accessory use, but excluding a developed athletic field or stadium, which is considered a distinct use.</i></p> <p>The property, as a whole, is subject to a conservation easement that limits development of the site. They have identified the area in which commercial development will occur and have requested that portion to be rezoned as B-1. The rezoning request for the 10 acres is intended to bring the current uses into conformity, and to permit the development of a day care on the site. It only encompasses the area that will be used as commercial leaving the rest of the property as R-A with gardens and open space.</p> <p>The zoning does adhere to the Future Land Use Plan as this area of the property is identified as Neighborhood Commercial. Staff sent out 14 notifications to property owners within 200 feet and have received one response letter to date, in favor of the rezoning.</p> <p>Staff recommends approval of the rezoning.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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