



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	September 11, 2018
<b>DESCRIPTION</b>	<p>7. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARINGS:</p> <p>A. CONSIDER ON FIRST READING ORDINANCE NO. 2018-34; 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 13.327 ACRES LOCATED AT 5 COUGHRAN ROAD (KAD NOS. 14889 AND 14890) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Alejandro Gutierrez)</i></p>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve on first reading Ordinance No. 2018-34; Amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 13, Permanent Zoning of 13.327 acres located at 5 Coughran Rd. (KAD Nos. 14889 and 14890) from Temporary Zoning R-A, Single-Family Rural Residential and Neighborhood District to B-1, High-Density Residential and Neighborhood Commercial District.
<b>CONTACT PERSON</b>	Laura Talley, Director of Planning and Community Development
<b>SUMMARY</b>	<p>This property is located on the south side of Coughran Road and is just west of Upper Balcones Road. The property was recently annexed and temporarily zoned R-A. Staff is proposing a permanent zoning of B-1 for the site.</p> <p>The property owner is proposing an office complex for the site. The neighbors of this property that fall within the city limits are all zoned either B-2 or B-2R – intensive commercial zonings. While these two lots are close to this commercial area, and should also be commercial, the fact that the property serves as a buffer between the commercial district and nearby residential lots should be taken into consideration. Moreover, the Future Land Use Plan from the newly approved Master Plan for the City of Boerne designates this area for "Auto-Oriented Commercial" uses.</p>

	Seven notification letters were sent out to neighbors of the property, with two response letters in opposition received, none of which were from the home owners on Coughran Road. Staff recommends a B-1 zoning, which serves as a transitional commercial zoning. The Planning and Zoning Commission recommended approval by a vote of 6-0.
<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.