District Impacted
☐ 1 = Anzollitto
☐ 2 = Woolard
☐ 3 = Tye
■ 4 = Cisneros
☐ 5 = Handren
☐ All

City of Boerne

AGENDA ITEM SUMMARY

AGENDA DATE	September 11, 2018
DESCRIPTION	7. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARINGS: B. CONSIDER ON FIRST READING ORDINANCE NO. 2018-35; AN ORDINANCE AMENDING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS'', DATED DECEMBER 18, 2007, BY AMENDING ARTICLE 5, SECTION 33. APPLYING THE NH – NORTH HERFF ROAD OVERLAY DISTRICT TO 4.349 ACRES LOCATED AT 12 HERFF ROAD (KAD NO. 15815); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. *(ProCore Developments)*
STAFF'S RECOMMENDED ACTION (be specific)	Approve on first reading Ordinance No. 2018-35; Amending Zoning Ordinance No. 2007-64, by amending Article 5, Section 33. Applying the NH- North Herff Overlay District to 4.349 acres located at 12 Herff Rd. (KAD No. 15815)
CONTACT PERSON	Laura Talley, Director of Planning and Community Development
SUMMARY	This property is located on the west side of Herff Road south of River Road and north of Oak Park. This area was recently rezoned B-1 from R-1. A rezoning to a commercial district triggers the process to apply the North Herff Road Overlay District. The Overlay District was incorporated into our Zoning Ordinance in April of 2018 and it will provide additional restrictions for commercial and multi-family development in this area. Most obviously, it will restrict building heights to two-stories and provide a landscape screening buffer along Herff Road. The Overlay District application is enacted through the same process as a rezoning which include a public hearing before the Planning and Zoning Commission and City Council. Fifteen notification letters were mailed out to neighbors within 200 feet of the property, and three response letters were received – two in favor and one neutral. Staff is supportive of approval. The Planning and Zoning Commission recommended approval by a vote of 6-0.
COST	

SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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