



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	February 4, 2019
ITEM NUMBER	6.
DESCRIPTION	Make recommendation to City Council regarding the proposed permanent zoning of 11.219 acres at 35 Cascade Caverns Road (KAD 12245) and 45 Cascade Caverns Road (KAD 24328) from R-A, Single-Family Residential – Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Currey Creek Baptist Church of Boerne).
STAFF'S RECOMMENDED ACTION (be specific)	Make recommendation to Council for approval of the permanent zoning of 35 and 45 Cascade Caverns Road.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>These properties comprise the Currey Creek Baptist Church, located on the south and west side of Cascade Caverns Road, south of Ranch Drive and east of North Star Road. The properties were annexed into the City of Boerne and were assigned the temporary zoning designation of R-A, Single-Family Residential – Agricultural District. The City must assign a permanent zoning designation to the property, and is seeking a designation of B-1, High-Density Residential and Neighborhood Commercial District.</p> <p>The City is proposing the B-1 zoning designation due to the existing use on the site and in adherence to the City's Future Land Use plan. The Church, which falls under an "Assembly" use designation in the Zoning Ordinance. An Assembly would require City Council approval in either an R-A or B-1 zoning district. As it is currently existing, there is no need for Council approval of the use. There is no intention by the property owners to use this property for anything other than a church. The Future Land Use plan identifies this area as "Neighborhood Commercial", which falls under a B-1 district.</p> <p>Staff sent out notification letters to property owners within 200' of the property, with 1 response received, in favor of the zoning. It is Staff's recommendation that the property be zoned B-1.</p>

COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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