



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	February 4, 2019
<b>ITEM NUMBER</b>	8.
<b>DESCRIPTION</b>	Make recommendation to City Council regarding the proposed permanent zoning of 9.865 acres at 38 Cascade Caverns Road (KAD 46739) from R-A, Single-Family Residential – Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Hill Country Daily Bread Ministries).
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Recommend to Council approval of the permanent zoning of 38 Cascade Caverns Road.
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley, Planning and Community Development Director
<b>SUMMARY</b>	<p>This property is Hill Country Daily Bread Ministries, located on the north side of Cascade Caverns Road, west of Ranch Drive and east of North Star Road. The property was annexed into the City of Boerne and was 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 use, 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. They have identified some areas for future expansion and the uses they've discussed also fit into the B-1 zoning district. Moreover, the Future Land Use plan calls for "Neighborhood Commercial" in that area, which the B-1 district is ideal for.</p> <p>Staff sent out notification letters to property owners within 200' of the property, with no responses received. Staff is supportive of the zoning.</p>

<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.