



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Vacant
- ☐ 4 = Cisneros
- ☒ 5 = Handren
- ☐ All

AGENDA DATE	February 12, 2019
DESCRIPTION	<p>18. RECEIVE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR MARCH 12, 2019:</p> <p>A. PROPOSED PERMANENT ZONING OF 11.219 ACRES AT 35 CASCADE CAVERNS ROAD (KAD NO. 12245) AND 45 CASCADE CAVERNS ROAD (KAD NO. 24328) FROM R-A, SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT. (<i>Currey Creek Baptist Church of Boerne</i>)</p>
STAFF'S RECOMMENDED ACTION (be specific)	Receive the recommendations from the Planning and Zoning Commission and set a public hearing for March 12, 2019.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The subject 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 the property owner is seeking a designation of B-1, High-Density Residential and Neighborhood Commercial District.</p> <p>Staff is recommending the B-1 zoning designation due to the existing use on the site and in adherence to the City's Future Land Use plan (Master Plan). The existing use (Church) is considered an "Assembly" as designated in the Zoning Ordinance. An Assembly use requires 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. At their regular meeting on February 4, 2019, the Planning and Zoning Commission approved staff recommendation for the B-1 zoning designation.</p>

	All council needs to do at this time is set a public hearing date.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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