



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	February 12, 2019
DESCRIPTION	18. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR MARCH 12, 2019: B. PROPOSED PERMANENT ZONING OF 9.865 ACRES AT 38 CASCADE CAVERNS ROAD (KAD NO. 46739) FROM R-A, SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT. (Hill Country Daily Bread Ministries)
STAFF'S RECOMMENDED ACTION (be specific)	Receive the recommendation 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 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 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 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. The property owner has 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, for which the B-1 district is ideal.</p> <p>Staff sent out notification letters to property owners within 200' of the property, with no responses received. At their regular meeting on February 4, 2019, the Planning & Zoning Commission approved staff recommendation for the B-1 zoning designation over the entire property.</p>

	At this time, Council is being asked to set a public hearing date. No other action is necessary.
COST	NA
SOURCE OF FUNDS	NA
ADDITIONAL INFORMATION	None.

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