



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE

March 26, 2019

DESCRIPTION

CONSIDER ON SECOND READING ORDINANCE NO. 2019-08; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS", DATED DECEMBER 18, 2007 BY AMENDING ARTICLE 3, SECTION 13, PERMANENT ZONING OF 11.219 ACRES LOCATED AT 35 CASCADE CAVERNS ROAD (KAD NO. 12245) AND 45 CASCADE CAVERNS ROAD (KAD NO. 24328) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (*Currey Creek Baptist Church of Boerne*)

STAFF'S RECOMMENDED ACTION (be specific)

Approve On Second Reading Ordinance No. 2019-08; Amending Zoning Ordinance No. 2007-64, By Amending Article 3, Section 13, Permanent Zoning Of 11.219 Acres Located At 35 Cascade Caverns Road And 45 Cascade Caverns Road From Temporary Zoning R-A, To B-1, High-Density Residential And Neighborhood Commercial District.

CONTACT PERSON

Laura Talley, Planning and Community Development Director

SUMMARY

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 is seeking a designation of B-1, High-Density Residential and Neighborhood Commercial District.

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.

	Staff sent out notification letters to property owners within 200' of the property, with 1 response received, in favor of the zoning. The Planning and Zoning Commission voted 5-0 in favor of the permanent zoning of B-1.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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