



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. 2019-09; 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 9.865 ACRES LOCATED AT 38 CASCADE CAVERNS ROAD (KAD NO. 46739) 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. <i>(Hill Country Daily Bread Ministries)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve on second reading Ordinance No. 2019-09; Amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 13, permanent zoning of 9.865 acres located at 38 Cascade Caverns Road from R-A, Single-Family Rural Residential-Agricultural District to B-1, High-Density Residential and Neighborhood Commercial District.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<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>

	Staff sent out notification letters to property owners within 200' of the property, with no responses received. The Planning and Zoning Commission voted 7-0 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.