



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☒ 4 = Fowler
- ☐ 5 = Macaluso
- ☐ All

AGENDA DATE	<i>September 9, 2019</i>
DESCRIPTION	Make recommendation to City Council regarding the proposed permanent zoning of 4.37 acres at 36 Herff Road (KAD 15865) from R-A, Single-Family Residential – Agricultural District, to B-1, High-Density Residential and Neighborhood Commercial District (Harpole Willis Jay).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of the permanent zoning of 4.37 acres at 36 Herff Road (KAD 15865) to B-1. The request is compatible with the Future Land Use of the area.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>This is one of the properties that was recently annexed by the City of Boerne as part of our strategic annexation plan. After the annexation was complete the property automatically received a temporary zoning of R-A, Residential-Agricultural (which is the most restrictive zoning we have). Upon annexation, the next step is to permanently zone the property.</p> <p>We mailed notices of the permanent zoning to all the property owners within 200 feet as required by ordinance, and we also mailed letters to the owners of the property.</p> <p>MASTER PLAN:</p> <p>The Future Land Use Plan describes the area being used as “Neighborhood Commercial”. The “Neighborhood Commercial” future land use category is intended for areas that will be developed primarily as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These areas are intended to be of a more suburban character.</p> <p>The appropriate primary uses allowed in areas designated as Neighborhood Commercial include assembly uses, day / adult care, community and group homes, hotels (boutiques), offices (including medical), parks and recreation, personal care homes, retail sales and services (with design and scale limitations), restaurants, safety services, and schools. Appropriate secondary uses include such things as assembly uses, local utility services, and government facilities. All these activities are compatible with a B-1 zone.</p>

	Staff recommends the permanent zoning of B-1 which is consistent with the Future Land Use Plan.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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