



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	September 10, 2019
DESCRIPTION	<p>PUBLIC HEARING- To hear comments on the following:</p> <p>A. PROPOSED ANNEXATION OF 10.484 ACRES LOCATED AT 30-32 FM 1376, AT THE REQUEST OF SHERRI AND RODNEY YATES. (First of two hearings)</p>
STAFF'S RECOMMENDED ACTION (be specific)	First of two public hearings – no action
CONTACT PERSON	Laura Talley, Director Planning and Community Development
SUMMARY	<p>The property under consideration is located at 30-32 FM 1376. Sherry and Rodney Yates have requested annexation for the property. The developer, Dave Luciani, is proposing a residential development for the 10-acre parcel. The City of Boerne would provide sewer, and water is proposed to be provided by Kendall West Utility District, which also serves Durango (in the city limits) and Bent Tree (in the ETJ).</p> <p>Annexation will afford the City some control of development of the site. Left in the County, we would still regulate platting, but not regulate uses or design.</p> <p>Upon annexation, it will receive a temporary (holding) zoning and then be considered for permanent zoning. After it is zoned, it will be platted. Platting is when staff and consultants review the detailed documents for development which include right-of-way dedication, drainage and detention, open space, building design, etc.</p> <p>The property will initially receive a temporary (holding) zoning of R-A (Residential-Agricultural). The Future Land Use Plan identifies this area along FM 1376 as "Neighborhood Commercial". That is typically a B-1 zoning which is intended for uses such as daycare, boutique hotels, offices, personal care homes, retail sales and services, restaurants – essentially businesses that "service" surrounding residential.</p> <p>The owner in this case, will be requesting a residential zoning. It will be Council's determination if they would be in support of residential vs. commercial at this location. The property is on the edge of what is</p>

	<p>identified as commercial and residential could reasonably be considered for this area.</p> <p>We have attached the location map, land use map and the survey. This is the first public hearing of two public hearings. No action will be taken.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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