



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	<i>October 22, 2019</i>
<b>DESCRIPTION</b>	CONSIDER ON SECOND READING ORDINANCE NO. 2019-42; AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN. <i>(10.484 acres located at 30-32 FM 1376, at the request of Sherri and Rodney Yates)</i>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve on second reading ordinance no. 2019-42; annexing 10.484 acres located at 30-32 FM 1376 into the City of Boerne and adopting a Service Plan.
<b>CONTACT PERSON</b>	Laura Talley, Director Planning and Community Development
<b>SUMMARY</b>	<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 will 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 control of uses and 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 an interim (holding) zoning and then be considered for an appropriate 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 interim zoning received is the most restrictive zoning of R-A (Residential-Agricultural). The Future Land Use Plan identifies this area along FM 1376 as "Auto-oriented Commercial". That is typically a B-2 zoning which is intended for uses such as offices, retail sales, restaurants and service uses.</p>

	<p>The owner in this case, will be requesting a residential zoning as he is proposing a development of +/- 45 single family homes. 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 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. Staff recommends that the property be annexed into the city limits. Council voted 3-1 to approve the annexation.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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