



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	<i>December 02, 2019</i>
DESCRIPTION	Make recommendation to City Council regarding the proposed rezoning of 10.484 acres located at 30-32 FM 1376 (KAD 14926 and 14958) from R-A, Single-Family Residential – Agricultural District, to R-1, Medium-Density Single-Family Residential District (<i>Sherri and Rodney Yates</i>)
STAFF'S RECOMMENDED ACTION (be specific)	Approve the permanent zoning of 10.484 acres located at 30-32 FM 1376 (KAD 14926 and 14958)
CONTACT PERSON	Sara Serra, Planner II, Laura Talley, Director Planning and Community Development
SUMMARY	<p>The property under consideration is located at 30-32 FM 1376. Sherry and Rodney Yates requested annexation for the property, which was approved by City Council October 22, 2019. Per State Law, upon annexation, the City is supposed to permanently zone the property as soon as responsibly possible. The developer, Dave Luciani, is proposing a residential development.</p> <p>Once the property is annexed, the property receives an interim (most restrictive - holding) zoning of R-A, Residential-Agricultural. The owner has a proposed plan that still needs to go through the process for platting, so it is a draft plan with no real detail. He has requested an RN-1 which is one of the lot descriptions for the Neighborhood Residential in the Future Land Use Plan. Staff however is recommending an R-1, Medium Density Single Family Residential zoning. Neighborhood Residential is depicted on the Future Land Use Plan for a portion of the property that adjoins Durango Subdivision. The area closer to FM 1376 is identified as commercial. The Neighborhood Residential could be anything from RN-1 (min. 5,400 sf lots) to RMA (min. 2 acre lots) to MU-1 (mixed use). The R-1 lots would be a minimum of 7,800 sf with 65' of frontage.</p> <p>After the property is zoned, it will be platted. Plat review will provide the opportunity for the City to determine the details of the layout of streets and lots. The developer has provided a concept plan for the site which is attached. During the platting process, the developer will be required to provide detailed documents that will determine ultimate subdivision configuration.</p>

	<p>We mailed notices of the proposed zoning to all the property owners within 200 feet as required by ordinance and placed a sign on the property for notification as well.</p> <p>MASTER PLAN:</p> <p>The Future Land Use Plan identifies this area along FM 1376 as a mix of land uses. The west side of FM 1376 is identified as residential, (Neighborhood Residential) and commercial (Auto-oriented Commercial); with the east side identified as commercial and transitional residential. The “Auto-Oriented Commercial” category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes (e.g., I-10 and portions of SH 46). These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile.</p> <p>FM 1376 is a State Hwy that connects Boerne to Fredericksburg through Sisterdale and Luckenbach. The Future Land Use Plan takes that into consideration as the City expands and identifies areas for future growth. This area is within one mile to the intersection of Hwy 87 another major intersection.</p> <p>The appropriate primary uses allowed in areas designated as Neighborhood Residential include parks and recreation, persona care homes, safety services, single-family detached residential (including modular housing), and schools. The compatible zoning districts are RMA, RE-1, R-1, RN-1 and MU-1.</p> <p>The appropriate primary uses allowed in areas designated as “Auto-Oriented Commercial” include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, day / adult care, hotels and motels, offices (including medical), parks and recreation, personal care homes, retail sales and services (including heavy retail), restaurants, safety services, and schools. All these activities are compatible with a B-2 and B-2R zonings.</p> <p>We have attached the location map, land use map, zoning maps, and zoning descriptions, as well as a draft layout of the property if developed as Residential RN-1. Staff recommends approval of the R-1 zoning.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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