



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	January 14, 2020
<b>DESCRIPTION</b>	CONSIDER ON FIRST READING ORDINANCE NO. 2020-04; 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 10.484 ACRES LOCATED AT 30-32 FM 1376 (KAD NOS. 14926 AND 14958) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Sherri and Rodney Yates)
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Table Ordinance No. 2020-04 until February 11, 2020.
<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. Sherri and Rodney Yates requested annexation for the property, which was approved by City Council October 22, 2019. As was discussed during the annexation process, the developer, Dave Luciani, is proposing a residential development.</p> <p>Once the property is annexed, it receives an interim (most restrictive - holding) zoning of R-A, Residential-Agricultural. The owner proposed a draft plan for 46 residential lots, but only showed one access point on FM 1376, which doesn't meet the criteria for the City's ordinances. These issues will still need to be worked out through the platting process. The initial zoning request by the owner was for an RN-1 which would have allowed the smaller residential lots they depicted on the draft plan. The RN-1 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. This would allow for larger residential lots thereby limiting the number of lots and only requiring one access point on FM 1376. After some discussion with the owner and developer, they are comfortable with Staff's recommendation of the R-1 zoning and larger residential lots.</p> <p>Neighborhood Residential is depicted on the Future Land Use Plan for</p>

	<p>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). After some discussion with the owner and the developer, they are satisfied with the R-1 zoning.</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. During the platting process, the developer will be required to provide detailed documents that will determine ultimate subdivision configuration.</p> <p>Staff 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. There were a number of people that spoke at the P&amp;Z meeting in opposition of the development. Their concerns were regarding the traffic and drainage.</p> <p>Staff is recommending that Council Table this item until the Integrated Stormwater ordinance updates are complete. Waiting to take action on this zoning until February 11<sup>th</sup> would give us time to incorporate the new Integrated Stormwater ordinance updates that will then clearly apply to this new development without question.</p> <p><b>MASTER PLAN:</b></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, personal care homes, safety services, single-family detached residential</p>
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	<p>(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. Staff recommends that Council Table this item until February 11<sup>th</sup> and then ultimately recommend approval of the R-1 zoning.</p> <p>Staff recommends tabling the permanent zoning of 10.484 acres located at 30-32 FM 1376 to R-1 until February 11<sup>th</sup> to be certain that the Integrated Stormwater ordinance updates are complete and applied to this proposed development.</p> <p>The Planning and Zoning Commission recommended R-1, Medium-Density Single-Family Residential District by a vote of 7-0.</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.