



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	<i>February 11, 2020</i>
DESCRIPTION	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. <i>(Sherri and Rodney Yates)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve on first reading Ordinance No. 2020-04; Amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 13, permanently zoning 10.484 acres located at 30-32 FM 1376 to R-1, Medium-Density Single-Family Residential District.
CONTACT PERSON	Laura Talley, Director Planning and Community Development
SUMMARY	<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>This item was Tabled at the January 14th City Council meeting in order to make sure the Integrated Stormwater ordinances were in place prior to any consideration for development. Those ordinances have been approved and we are now ready to act on the item for permanent zoning.</p> <p>Upon annexation the property receives an interim (most restrictive - holding) zoning of R-A, Residential-Agricultural. The owner originally proposed a draft plan for 46 residential lots with one entrance off FM 1376. To suit the proposed development, the initial zoning request by the owner was for an RN-1 which would have allowed the smaller residential lots (5,400 sf) they depicted on the draft plan. The RN-1 zoning 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. One of the issues with the initial proposal for development is that the 46 lots would</p>

require two access point onto FM 1376. The R-1 (7,800 sf and larger lots) would limit the number of lots thereby diminishing the number of lots to around 30 and then only requiring one access point to FM 1376. There were a number of people that spoke against the development expressing concern regarding traffic/street access and drainage from the development. After some discussion with the owner and developer, and after hearing the community's concerns, they are comfortable with Staff's recommendation of the R-1 zoning and larger residential lots.

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).

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, consider access and review drainage. During the platting process, the developer will be required to provide detailed documents that will determine ultimate subdivision configuration.

Now that the Integrated Stormwater ordinances have been approved, Staff recommends that Council approve the zoning of R-1 for this site as it adheres to the residential section of the Future Land Use Plan.

MASTER PLAN:

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.

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.

The appropriate primary uses allowed in areas designated as

	<p>Neighborhood Residential include parks and recreation, personal 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.</p> <p>The Planning and Zoning Commission recommended R-1, Medium-Density Single-Family Residential District by a vote of 7-0.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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