

	<div data-bbox="1247 218 1484 457"> <p><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input checked="" type="checkbox"/> All</p> </div> <h2 style="text-align: center;">AGENDA ITEM SUMMARY</h2>
<b>Agenda Date</b>	September 14, 2021
<b>Requested Action</b>	<p>PROPOSED ANNEXATION OF 2.967 ACRES LOCATED AT 6 NORTH STAR, KAD NO. 24324, AND 0.651 ACRE OF RIGHT-OF-WAY ON NORTH STAR ROAD AT THE REQUEST OF LEO QUINTANILLA.</p> <ol style="list-style-type: none"> <li>I. PRESENTATION</li> <li>II. PUBLIC HEARING (<i>ONE OF ONE HEARING</i>)</li> <li>III. CONSIDER THE FIRST OF TWO READINGS OF ORDINANCE NO. 2021- ;</li> <li>IV. CONSIDER ORDINANCE NO. 2021- ; 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</li> </ol>
<b>Contact Person</b>	Laura Talley, Planning and Community Development Director
<b>Background Information</b>	<p>The owners of the property located at 6 North Star are requesting annexation of the 2.967 acre parcel and the .651 acres of right-of-way the runs from Cascade Caverns to the boundary of the parcel.</p> <p>The developer for the property is Victor Sheely. Mr. Sheely is interested in joining this 2.967 acre parcel and the 6.7 acre property to the north (25 Cascade Caverns) that is already in the city limits, to develop a gated, age restricted, bungalow style development. As is proposed, the 10 acre site would potentially provide +/- 35 individual homes for</p>

	<p>people over 55 years of age. A true bungalow use will require rezoning of the Cascade Caverns property as well as zoning for the property under consideration, which is planned to be next in the developer's process.</p> <p>Currently they are just requesting the annexation of the 2.967 acre parcel. As is required by law, the right-of-way to the boundary of these properties is included as part of the annexation.</p> <p>Once the property is annexed, staff will hold a BOND meeting to discuss the concept and draft plan for a proposed zoning for the site. The zoning will be considered by the Planning and Zoning Commission and a recommendation will be provided to Council for consideration.</p>
<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____  _____ </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	