



AGENDA ITEM SUMMARY

Agenda Date	September 11, 2023
Requested Action	CONSIDER A CHANGE IN ZONE, FROM R1-M (MODERATE DENSITY RESIDENTIAL) TO C1 (NEIGHBORHOOD COMMERCIAL), LOCATED AT 111 BECKER STREET (KAD 27923).
Contact Person	Sara Serra-Bennett, Planner II (830) 248-1628, sbennett@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The site is 0.16 acres and is owned by K & C Holding LLC. The Future Land Use Map designation is Neighborhood Residential, and the zoning is R1-M. The current use is a single-family home.</p> <p>A companion request for a Special Use Permit for craft alcohol production will be heard as a separate agenda item.</p> <p>REQUEST:</p> <p>The applicant has requested to change the site's zoning from Moderate-Density Residential (R1-M) to Neighborhood Commercial (C1).</p> <p>The proposal is for the parcel to be part of a larger development, combining this parcel and the one that faces Blanco Road to establish a craft alcohol facility. This property is where the development's parking lot and proposed driveway will be placed.</p> <p>Based on our regulations, properties zoned residential are not allowed to operate or be used as an accessory for commercial activities.</p> <p>ANALYSIS:</p> <p>The Commission must determine that the proposed amendment meets six criteria prior to recommending approval. The burden of proof rests with the applicant. Staff's analysis of each of the required findings is presented below.</p> <p>1. The proposed zoning amendment is consistent with the Comprehensive Plan;</p> <p>The property has been designated as Neighborhood Residential on</p>

the Future Land Use Map. This land use designation anticipates single-family developments with a density ranging from two to six units per acre. The existing zoning of R1-M is consistent with the Future Land Use Map.

The existing Future Land Use designation was intended to protect the residential neighborhood to the north and discourage unlimited strip commercial development along this portion of Blanco or Becker. The subject property is surrounded on two sides by commercial development.

Encouraging these parcels to transition to limited office use will impact not only these properties, but also the surrounding neighborhood.

The 2023 Mobility Master Plan identifies Blanco as a Collector Road. Becker Street is a local dead-end street that serves 50 homes.

The requested zoning category does not comply with the Future Land Use Map.

2. The proposed amendment will not prevent the use and enjoyment of a neighboring property that is currently exercising a permitted use;

The property to the north is zoned R1-M and has an existing single-family home. The property to the east is zoned C-2 and part of the existing gas station. The property to the west is zoned R1-M and has an existing single-family home. The property to the south is zoned C-2 and is commercial.

The C-2 District allows for commercial uses such as offices, restaurants, retail, medical offices, barber shops, and similar uses, with a building footprint of no more than 5,000 square feet. There are commercial districts and uses that can complement the neighborhood rather than have an adverse impact. Traditionally these uses have limited parking demand and are only open during regular business hours.

Commercial parcels used as parking that abut residential cannot have perimeter poles with more than 10 feet, and the uses shall be screened from the residential areas by a solid fence unless specified differently by a special use permit. Mitigation of other potential adverse impacts on the property to the north can be addressed as part of the Special Use Permit.

Becker Street is the only access to more than 50 single-family lots, and the intersection with Blanco Road does not have a light. Introducing commercial traffic into a single-family neighborhood may have a negative impact on the existing residential uses particularly for high intensity uses.

Becker Street is the only access to the neighborhood, and the additional traffic can increase the difficulty of exiting and entering it. The proposed hours of operation are from 11 a.m. to 9 p.m., and would not impact the morning traffic, but it could add to the evening traffic.

3. The City or other utility provider is able to adequately service the new use or new development;

The impact of the C-1 District on water, sewer, and other utilities is not a factor. The City will have capacity to serve future demand under either zoning district.

4. The proposed amendment will not inhibit the preservation and protection of, or negatively impact the view, accessibility or performance of historical or cultural places and areas that are of value to the community;

The site is an existing home that does not meet the historical review criteria.

5. The proposed amendment meets a significant, city-wide public need or purpose (affordable housing, economic development, etc.);

The proposed rezoning does not have a significant impact on a city-wide public need.

6. Any other factors which will substantially affect the public health, safety, morals, or general welfare of the City.

A concern raised is the potential of the use changing in the future from a parking lot. The use could be changed as long as the site meets the appropriate development standards.

The approval of the zoning change request will impact the developer's request for the special use permit to establish the craft alcohol production on the site, as all developments are required to provide on-site parking compatible with the proposed use. The denial of the zoning change will automatically negate the presented

