



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Haberstroh
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Bergmann
- ☐ All

DESCRIPTION:

CONSIDER ON FIRST READING ORDINANCE NO. 2016-10; 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 ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF A RETIREMENT COMMUNITY IN A R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT AND R-3, HIGH-DENSITY RESIDENTIAL DISTRICT FOR 20 OLD SAN ANTONIO ROAD, A TOTAL OF 5.609 ACRES, FRONTING EAST BANDERA ROAD, KAD NO. 39338. (Franklin Development Properties for Bruce Calder, Owner)

STAFF'S RECOMMENDED ACTION (be specific)

APPROVE ON FIRST READING ORDINANCE NO. 2016-10; 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 ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF A RETIREMENT COMMUNITY IN A R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT AND R-3, HIGH-DENSITY RESIDENTIAL DISTRICT FOR 20 OLD SAN ANTONIO ROAD, A TOTAL OF 5.609 ACRES, FRONTING EAST BANDERA ROAD, KAD NO. 39338. (Franklin Development Properties for Bruce Calder, Owner)

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley

SUMMARY

The Franklin Group, who is in the process of building a nursing home / memory care facility along Old San Antonio Road is interested in also providing an abutting retirement community on this 5 acre site along Bandera Road (attachment 1, 2 and 3). They are proposing that the facilities connect at the rear. This is a continuing care concept where individuals or couples move into a retirement community and move back and forth within their community based on the need for care, while staying close to their family and friends.

The property along East Bandera is currently zoned R-2 with a small section of the property toward the rear zoned R-3. The use of a retirement community is allowed with City Council approval.

The Planning and Zoning Commission voted 8-0 to recommend

	approval of the use on this site. Staff is supportive of the use as well. There will be little, if any, impact on the neighboring property owners. The units on the perimeter are planned to be single story units with interior units 3-stories in height (attachment 4 and 5). These types of facilities tend to be quiet with little traffic. There will be no thru-street connection, but they will connect to the nursing home with a driveway and they have talked about providing a trail so residence can access the future SoBo area.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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