

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Fowler  <input checked="" type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>AGENDA DATE</b>	June 09, 2020
<b>DESCRIPTION</b>	<p>CONSIDER ON FIRST READING ORDINANCE NO. 2020-17; 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 14, REZONING 0.341 ACRES LOCATED AT 602 FREY STREET (KAD NO. 18988) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO O, OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Burton and Joyce Sponhaltz)</i></p>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	<p>Approve On First Reading Ordinance No. 2020-17; Amending Zoning Ordinance No. 2007-64, By Amending Article 3, Section 14, Rezoning 0.341 Acres Located At 602 Frey Street (KAD No. 18988) From R-1, Medium-Density Single-Family Residential District, To O, Office District.</p>
<b>CONTACT PERSON</b>	Laura Talley, Planning and Community Development Director
<b>SUMMARY</b>	<p>The property is located at 602 Frey Street and currently zoned as R-1, Medium-Density Single-Family Residential District.</p> <p>The applicant has requested an O, Office zoning for this location. The Land Use Plan identifies this area as Auto Oriented Commercial. It is Staff's opinion that due to the proximity of this site to an established residential neighborhood, that the O district is more appropriate than what the Land Use Plan shows. The uses in an Office district are neighborhood friendly; small office (no more than 3,500 sf), spa, hair salon or B&amp;B.</p> <p><b>MASTER PLAN</b></p> <p><i>The Future Land Use Plan identifies the property as "Auto-Oriented Commercial". The "Auto-Oriented Commercial" future land use 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.</i></p> <p><i>The appropriate primary uses allowed in areas designated as</i></p>

	<p><i>“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.</i></p> <p>The property owner has stated that he would like to turn the existing house into a beauty salon for his wife. They do not live in the house and it is on the market. Regardless if he uses the home or sells it, the uses in the O district are very limited. O district is appropriate when adjoining a residential neighborhood. We received four response letters from neighboring property owners, two in favor, one in opposition and one stating no opinion. The neighboring property owner on Bandera Road is concerned about parking on the street in front of her house. If the use changes, they will be required to provide on-site parking, but Bandera Road and Frey Street are public roadways and people can still park there.</p> <p>We have attached the location map, future land use map, current and requested zoning map, current and requested zoning description.</p> <p>The Planning and Zoning Commission stated that this location is appropriate for a small office or spa and felt that the parking for a small site would unlikely be impactful to the neighborhood. It is located across the street from a church, close to Kronkosky Place and within walking distance to SoBo. The Commission recommended approval by a vote of 7-0. Staff recommends approval of the rezoning request.</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.