

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <ul style="list-style-type: none"> <li>■ 1 = Wolosin</li> <li>□ 2 = Woolard</li> <li>□ 3 = Scott</li> <li>□ 4 = Boddie</li> <li>□ 5 = Macaluso</li> <li>□ All</li> </ul> </div>
<b>Agenda Date</b>	<i>January 11, 2022</i>
<b>Requested Action</b>	<p>APPROVE ON SECOND READING ORDINANCE NO. 2021-40; AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT FOR A MEDICAL OFFICE LOCATED AT 1002 EAST BLANCO ROAD, HIGHLAND HOMES BLK PT 1, (KAD NO. 298100) IN A O1, NEIGHBORHOOD OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE WITH THE CONDITION THAT NO MORE THAN 30% OF THE STRUCTURE BE USED AS AN ACCESSORY USE.</p>
<b>Contact Person</b>	<p>Laura Haning, Director, Planning and Community Development Department</p>
<b>Background Information</b>	<p><b>Report from P&amp;Z</b></p> <p>The new property owner, Dr. Cavazos, is requesting a Special Use Permit for a Medical office in an O1 (Neighborhood Office District). He had originally requested a rezoning to C-1 for the entire property, which would have allowed a Medical office. That request was denied by the Planning and Zoning Commission due to the other uses that would be allowed. He then submitted a new request for Special Use Permit for a Medical office in the existing O1. The use prior to his purchase was a Medical office and was grandfathered. Dr. Cavazos wanted to guarantee the use for the future and thus made the request for the Special Use Permit. This request was better received by the neighbors and by the Commission. The Planning and Zoning Commission recommend approval of the Special Use Permit by a vote of 5-0 with the condition that no more than 30% of the structure be used as an accessory use (imaging services).</p> <p><b>Background</b></p> <p>The Neighborhood Office (O1) category describes the use of offices and studios generally located between residential and business areas. The district regulations were designed to protect and encourage a transitional character and protect the abutting and surrounding residential areas. Making use of an existing residential structure is ideal</p>

	<p>but not mandatory.</p> <p>The City's Land Use Plan identifies this area be as Neighborhood Commercial, with primarily nonresidential uses on an appropriate scale and design to be located close to residential land uses. Uses such as boutique hotels, offices and small retail are compatible with the category.</p> <p>Dr. Cavazos intends to continue the use of Medical office. Under the older zoning regulation, the site was zoned Office District (O) which did allow for Medical offices. When the UDC was adopted, parcels previously zoned Office (O) received an O1, Community Office zoning which now requires an SUP for Medical offices.</p> <p>Based on conversations with the Dr. Cavazos, he is concerned that the medical office use would not consider the services he offers typically as part of his medical practice. It was discussed that the accessory uses such as imaging services be available on-site to attend to the needs related to the treatment offered by medical staff clearly be allowed as part of the office/outpatient consultation. The Commission stated as part of their motion for approval that those uses be allowed as long as they are no more than 30% of the structure.</p> <p>An online BOND (Boerne Open Neighborhood Discussion) meeting was held on September 21<sup>st</sup> for the original rezoning request. Dr. Cavazos explained that the proposed use would be the same as the site has right now, but the neighbor present at the meeting questioned the chance of more impactful commercial uses, like restaurants and retails, to be allowed on the site. The staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The recording of the meeting can be found on the city's BOND YouTube page.</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 </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> <p>Recommendation _____</p>
<b>Financial Considerations</b>	

<b>Citizen Input/Board Review</b>	BOND meeting 9/21/2021
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached are maps