

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	<i>January 10, 2022</i>
Requested Action	<p>TO CONSIDER:</p> <ul style="list-style-type: none"> • THE PROPOSED ZONING OF 10.02 ACRES LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST FROM HOL, HOLDING, TO R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT • THE PROPOSED SPECIAL USE PERMIT FOR MULTI-FAMILY DEVELOPMENT WITH OVER 18 UNITS PER ACRE IN A R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST (A10310 – SURVEY 178 A LOCKMAR, 10.02 ACRES, KAD 14386) (KILLEN, GRIFFIN & FARRIMOND, PLLC/ ROB KILLEN) <ul style="list-style-type: none"> I. STAFF PRESENTATION II. PUBLIC HEARING III. MAKE RECOMMENDATION
Contact Person	Sara Serra, Planner II, Planning and Community Development Department
Background Information	<p>This property is being considered for zoning and a Special Use Permit.</p> <p>The property located at 36025 Interstate Highway 10 West is currently outside the city limits and has a non-annexation agreement. Based on the agreement with the City, the must be annexed prior to any development. Our regulation allows for annexation and other zoning requests to run concurrently and be presented to City Council in the same meeting. Thus the Commission will see the zoning request prior to the annexation, but ultimately Council will consider the annexation and zoning at the same time.</p> <p>This development also has a City Council resolution of support for bond application to the Texas Department of Housing and Community Affairs for housing tax credit.</p> <p>Once a property is annexed, it receives a HOL, Interim Holding zoning category. A holding zoning category is applied for areas that may be further developed, subdivided, and reclassified, but at this time is not allowed to establish any new development pattern through infrastructure, street network, or create smaller lots. Uses that are</p>

	<p>already in place may continue, but no other use can be added before the parcel receives a definitive zoning category and it is platted.</p> <p>The zoning category requested for the site is a R4-U, urban multi-family residential district. The R4-U zoning does require a special use permit for multi-family development with more than 18 units/acre.</p> <p>This property is also located in the Scenic Interstate Corridor District. The district is intended to preserve the natural landscape and the scenic hill country views that characterize IH-10 as it passes through the Balcones Escarpment and into the Edwards Plateau Ecoregion by minimizing the visual and environmental impact of auto-oriented development on the natural landscape. The low elevation subarea is oriented at lower elevations. Within this subarea are several riparian areas and Drainageway Protection Zones. Building height is most permissive in this subarea but is a function of building setback distance from IH-10. Buildings shall be set back at least 50 feet from the I-10 right of way. A landscape buffer with a depth of at least 30 feet shall be preserved along the property's IH-10 frontage outside any utility easement.</p> <p>The City's Land Use Plan identifies this area as Auto Oriented Commercial. This category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes. The appropriate primary uses for these areas include assembly uses, automobile sales and services, brewpubs 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. Appropriate secondary uses include such things as local utility services, government facilities, recreation and entertainment facilities, recreational vehicle parks, shopping centers, and transportation uses.</p> <p>The site is accessed thru IH-10 W frontage road. The road deadends at that point. There is no current plan for TXDoT to extend the access road over the creek. The proposed development is for 192 apartment units divided into eight structures. The building will be three stories, Class A garden-style apartments, with a high quality of mixed materials. The apartment complex will have 36 one-bedroom, 84 two-bedrooms, and 72 three-bedroom units. The interior of the units will have solid surface countertops, stainless steel appliances, and an in-unit washer and dryer. The residents will have on-site a clubhouse with a fitness center, pool, community room, and clubroom. They will also have outdoor play areas and walking trails. The overall density of the development will be 19 units/ acre.</p>
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	<p>The development will be required to dedicate open space/parkland to the City of Boerne along Frederick Creek. The City is exploring how to extend a trail system to this side of IH-10.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on November 16, 2021. At that meeting, the applicant described the plan for the site, and attendees provided no negative comments. The staff has provided a report from the BOND meeting as part of this submittal. The meeting recording can be found on the city's YouTube page.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <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>
Financial Considerations	
Citizen Input/Board Review	Public hearing information was posted in a local newspaper on December 24. Mail notifications were sent to the neighbors with 400 ft of the site. The city also had a BOND meeting on November 16.
Legal Review	
Alternative Options	
Supporting Documents	