

	AGENDA ITEM SUMMARY District Impacted ☐ 1 = Wolosin ☐ 2 = Woolard ☐ 3 = Scott ☐ 4 = Boddie ☒ 5 = Macaluso ☐ All
Agenda Date	<i>August 01, 2022</i>
Requested Action	TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM HOL, INTERIM HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT, AND A SPECIAL USE PERMIT (SUP) FOR MULTI-FAMILY DEVELOPMENT WITH LESS THAN 18 UNITS PER ACRE, ON 23.81 ACRES, LOCATED AT 6 OLD FREDERICKSBURG ROAD (A10002 – SURVEY 171 J R AROCHA, KAD 11542, 11543, AND A PORTION OF KAD 11558). (DOUG BACKES AND GARRETT ELCONIN/ PARCHAUS). - STAFF PRESENTATION - PUBLIC HEARING - MAKE RECOMMENDATION
Contact Person	Sara Serra, Planner II, Planning and Community Development Department
Background Information	The property located at 6 Old Fredericksburg is currently outside the city limits, in the city’s extraterritorial jurisdiction (ETJ) and is used as a ranch with a single-family home and an accessory office. It is on well and septic and need to annex it into the city to be provided water and sewer from the City of Boerne. The potential developer is requesting annexation and zoning for the property. The UDC allows annexation and zoning cases to run concurrently. Since the Planning and Zoning Commission (P&Z) only considers the zoning and City Council considers both annexation and zoning, the zoning request is considered first by P&Z and then their recommendation goes to Council with the request for annexation. Zoning cannot be finalized until annexation takes place. The property receives an interim Holding district zoning (HOL) which is used for areas that are newly annexed and may be further developed and then rezoned for the long term. Essentially, the HOL zoning is temporary zoning until the long term zoning is established. In this case, the developer has requested to zone the property R4-L, Low-density multi-family residential district. This district requires a Special Use Permit (SUP) as well. The SUP further defines the site and provides certainty of development of the site.

	The R4-L district is applicable in areas where a compact neighborhood development pattern is desired, as a transition between single-family neighborhoods and commercial development. The requested zoning category allows for 85% of impervious cover and is typically found in areas identified by the city's Future Land Use Plan as Transitional Residential or commercial areas. The city's Future Land Use Plan identifies this area as Neighborhood Residential. The category is intended for areas primarily developed with single-family detached residential which can include pockets of higher density or mixed use. Development reflects a suburban to auto-oriented character, meaning that streets, driveways, and garages predominantly dominate these areas. Lot sizes and architectural styles are relatively uniform, but generally, new development density is between two and six units per acre. The recommended primary uses for Neighborhood Residential include parks and recreation, personal care homes, safety services, single-family detached residential (including modular housing), and schools. Appropriate secondary uses include accessory dwelling units, assembly uses, bed and breakfast lodging, community and group homes, government facilities, home professions, and local utility services. It may be appropriate to allow small amounts of single-family attached products (e.g., duplexes or townhouses) and neighborhood commercial as part of a master-planned community development. The applicant has requested to use the property as a horizontal (low profile) multi-family development. The R4-L zoning is the appropriate zoning for that use. The proposed plan has 223 two-story units laid out in smaller pods. There will be a mix of 1, 2, and 3 bedroom units. The typical pod has nine dwellings, some attached and some detached (single) units. The development also has amenities like a dog park, pickle ball court, and covered plaza. Based on the information provided by the applicant, the plan has 47% of impervious cover, and the density of the site is 9.36 units per acre. The SUP not only defines the development with a site plan, it also allows P&Z and Council to place conditions of approval on the site and allows the applicant to request variances to the current regulation. The number of bedrooms per unit is used to calculate parking spaces for the development. In this case, the maximum number of allowed parking spaces is 395. The developer is requesting a variance for that maximum number. The proposed plan has 468 parking spots. The developer also proposes that all perimeter fences be no less than four feet tall. The BOND meeting held on July 19 was well attended, with a total number of 66 people present. The majority of the comments were not
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	favorable of the development. The proposed density, environmental impact, and traffic were some of the topics discussed. The main supporter of the project was Geneva School of Boerne Board of Trustees and Administration. The school, located just west of the development, believes the development will add much-needed housing options for the area and provide aesthetically pleasing and exceptionally secure neighbors.
Item Justification	☐ Legal/Regulatory Obligation ☐ Reduce Costs ☐ Increase Revenue ☐ Drive Down Risk ☐ Master Plan Recommendation ☐ Infrastructure Investment ☒ Customer Demand ☐ Service Enhancement ☐ Process Efficiency ☐ Other: _____ _____
Financial Considerations	
Citizen Input/Board Review	Public hearing information was posted in a local newspaper, and mail notifications were sent to the neighbors within 200 ft of the site. A sign was placed on site as well. The city also notified the neighbors via geofence about the B.O.N.D. meeting on July 19, 2022.
Legal Review	
Alternative Options	
Supporting Documents	Attached is the location map, current, and proposed zoning map, table of uses allowed in each zone, future land use map, site plan, and BOND report.