



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☒ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

Agenda Date	August 9, 2022
Requested Action	<p>5.A. DISCUSS AND RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION FOR THE PROPOSED REZONING OF 4.771 ACRES AND 0.618 ACRES FOR A TOTAL OF 4.8328 ACRES, LOCATED AT 502 SOUTH SCHOOL STREET, FROM C1, NEIGHBORHOOD COMMERCIAL, TO R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT (A10310 – SURVEY 178 A LOCKMAR, KAD 14412 AND A PORTION OF KAD 14381). (Patrick Christensen).</p> <p>5.B. PUBLIC HEARING (One of one hearing)</p> <p>5.C. CONSIDER ON FIRST READING ORDINANCE NO. 2022- ; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, REZONING 4.8328 ACRES LOCATED AT 502 SOUTH SCHOOL STREET (A10310 – SURVEY 178 A LOCKMAR, KAD 14412 AND A PORTION OF KAD 14381) FROM C1, NEIGHBORHOOD COMMERCIAL, TO R1-M, MEDIUM DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.</p>
Contact Person	Laura Haning, Planning and Community Development Department Director
Background Information	<p>The Planning and Zoning Commission recommended approval of the rezoning by a 6-0 vote.</p> <p>The property is currently zoned C1 commercial zoning. The developer is in the process of subdividing the property into 12 lots for residential use. The C1 zoning does allow residential uses, but it still leaves open the opportunity for commercial use. When the developer presented the plat for a residential subdivision, the Planning and Zoning Commission requested that the developer rezone the property for a zoning reflective of the intended use.</p> <p>The request for an R1-M, Medium Density Residential District zoning will allow for residential lots 7,800 sf and larger. The Future Land Use Plan identifies this area as Transitional Residential which is supported by the R1-M zoning. The rezoning will bring the property into</p>

	<p>conformance with the Land Use Plan and provide certainty of the uses within the proposed subdivision.</p> <p>The applicant and his representative attended the BOND meeting held on June 21st. There were no neighbors present. A report about the meeting was added to this package.</p>
Item Justification	<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 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	<p>P&Z public hearing information was posted in a local newspaper, and mail notifications were sent to the neighbors within 200 ft of the site. The city also notified the neighbors via geofence about the B.O.N.D. meeting on June 21, 2022.</p>
Legal Review	
Alternative Options	
Supporting Documents	<p>Attached is the location map, current and proposed zoning map, table of uses allowed in a C1 and R1-M, future land use map, preliminary approved plat, and BOND report.</p>