



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☒ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

DESCRIPTION:	To consider the proposed the use request of a long term care facility in a B-1, High-Density Residential and Neighborhood Commercial District at 502 School Street, KAD No. 14412 (Genevieve Jones).
STAFF'S RECOMMENDED ACTION (be specific)	Make recommendation to City Council regarding the proposed use request of a long term care facility in a B-1, High-Density Residential and Neighborhood Commercial District at 502 School Street, KAD No. 14412 (Genevieve Jones).
CONTACT PERSON	Laura Talley
SUMMARY	<p>The property under consideration was zoned B-1 in September. The owner is now requesting the use for a long term care facility. A long term care facility does require City Council approval in a B-1 zoning district. This facility is a memory care center for senior living and Alzheimer and dementia support. In order to accomplish this, the new owner intends to acquire, swap, and assemble a portion of the adjacent property to accommodate the proposed development. We've included a site plan to demonstrate how this will all come together. The developer as permission from the neighboring property owner to request the use on the areas that are being swapped/acquired to make the development whole.</p> <p>Staff is supportive of the request for the use that would include the following caveats.</p> <ul style="list-style-type: none"> • That street improvements on S. School Street as required by the City of Boerne Subdivision Ordinance be made at time of development • That luminaires be installed per City of Boerne regulations except that luminaires shall be installed at a maximum height be 20 feet and 10 feet at the perimeter of the development.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.