



## AGENDA ITEM SUMMARY

### District Impacted

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

### DESCRIPTION:

To consider the proposed revisions to the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 08. Commercial Center Design Standards, Section 09. Combined Commercial Design Standards, Section 10. On-site Parking Requirements, and Article 5, Zoning Districts and Use Regulations.

### RECOMMENDED ACTION (be specific)

Consider the recommendation to City Council regarding the proposed revisions to the City of Boerne Zoning Ordinance No. 2007-64, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 08. Commercial Center Design Standards, Section 09. Combined Commercial Design Standards, Section 10. On-site Parking Requirements, and Article 5, Zoning Districts and Use Regulations.

### DEPARTMENT

Planning and Community Development

### CONTACT PERSON

Laura Talley

### SUMMARY

This update seems a lot to take in at one time, but it really is not if you break it down.

#### Definitions:

You will also find these in the SoBo Overlay District section.

- Character Zone – defines identifies placement of uses within the SoBo overlay.
- Live Work Unit – a combination of home and business with the home being subordinate to the business.
- SoBo - a description of the location of the area. SoBo is further defined in the new SoBo Overlay District section.

#### Article 3, Section 08, Commercial Center Design Standards

A few minor changes in this section that tie in with the SoBo changes. They include some additional screening requirements. These design standards will also apply to the Mixed Use and Neighborhood character zones in the SoBo section.

#### Article 3, Section09

### **3.09.009**

We've added a section for 3.08 that clearly addresses "enclosure ratios" for taller buildings. Basically, a building can be so tall and then it has to step back (tiered effect) by 10'. The more narrow a street, the sooner that step back would occur, the wider a street the taller a building can be before it has to step back. This is important for achieving scale, comfort and character along street fronts.

### **3.10.001 and 3.10.009**

We made some changes to parking standards in the Historic and River Corridor Districts. Any new builds or major remodels will be required to provide the same amount of parking based on use that the rest of the city is required. There is an option for a waiver if they meet certain conditions.

### **Table 3-2**

We also included some new parking requirements for Assemblies that include use of outdoor space. We've lessened the parking requirements for medical. After received several complaints regarding our parking ratios for Medical, we looked into parking studies from ITE and APA and the 1:200 is in line with the ratios they recommended. Mixed Use has been added to the parking rates. The 1:300 was recommended by our Gateway consultant.

### **Article 5**

One of the discussions we had with the Gateway consultants during the downtown plan and the SoBo plan was height requirements and what was appropriate for our growing community. Staff has done some research of communities that are similar to Boerne, namely New Braunfels, San Marcos and Seguin. We even looked at San Antonio just for reference.

- Seguin has no height regulations,
- San Marcos had a maximum height for commercial of four stories which works out to about to nearly 70 feet in height depending on roof pitch, and they can make a request for taller buildings,
- New Braunfels has a multiple of zonings for commercial, but most of their heights for commercial are 75 feet

We have made adjustments to a couple of our commercial districts to allow taller buildings. Also take into consideration we still have a section in the ordinance that restricts heights up against Residential districts. Regardless of what is permitted for heights, they are still limited when they abut residential.

- B-2, Highway Commercial goes from 40 feet to 75 feet
- B-3, Central Business (downtown) remains 40 feet, but can ask City Council for more height. 60 feet is allowed directly on Main Street
- I, Industrial can now request more height with City Council approval

### **Section 32 - SoBo**

The addition of the SoBo Overlay District is the most extensive update in these revisions. A number of factors came into play for this area in 2015; Christus had interest in development of their site, the SoBo area was essentially a blank slate and was drawing a lot of interest from developers. It was the city's opportunity to study this area and develop our vision for this area of town. We hired Gateway to provide an extensive market study to determine what types of uses would be attracted to Boerne, specifically this area of town. Gateway interviewed landowners and coordinated workshops to assist the city in determining the ultimate build out for the area that would be most beneficial for the landowners and the city. As part of this process they also provided an Illustrative Concept Plan for SoBo. The update to the ordinance with the Overlay is the final step in bringing this plan to fruition.

Staff contemplated rezoning the area or providing an overlay district. With an overlay district we can regulate the appearance of the area and with the Regulating Plan we can direct where certain uses should go. The Overlay with the Regulating Plan provides the standards for each Character Zone establishing recommended use and required building form standards including standards for building height, width, location, functional design, parking and circulation without taking away any of the permitted uses in the underlying B-2 district. In order to do what we've done with the Overlay, we would have had to incorporate several zoning districts within the area which would not have provided any flexibility to shift land uses based on topography or natural features. Therefore we felt that it was best to provide an overlay rather than rezone the area.

**Section 32** begins, as all of the zoning districts, with:

- purpose – essentially to make this area unique and establish perimeters,
- applicability – describes the area in which this applies
- plan review requirements – what is turned in to be

	<p>reviewed</p> <p>Then we get into the meat of the ordinance.</p> <p>The Overlay District provides some flexibility in use and building placement which allows staff to make decisions based on topography and preservation of natural features. In other words, staff would be able to allow a deeper setback if the builder plans to put a seating area or an art feature in front of their building, or shift a building to one side to save a tree rather than having to go to the Board of Adjustments.</p> <p>The SoBo Overlay District and Regulating Plan identifies three character zones; Hybrid Commercial, Mixed Use and Neighborhood. Each is identified on the Regulating Plan and refers to different sections that already exist in the Zoning Ordinance that we use for design standards and lot layout.</p> <ul style="list-style-type: none"><li>• Hybrid Commercial Character Zone is the area between IH-10 and Main Street<ul style="list-style-type: none"><li>○ uses the design standards provided in section 3.09 (Combined Commercial Design Standards)</li></ul></li><li>• Mixed Use Character Zone runs along the creek and on the north side of Herff Road<ul style="list-style-type: none"><li>○ It is intended for a mix of uses that ideally are stacked; retail on the bottom and offices or living units above - the developer is not forced to stack, but it is encouraged</li><li>○ Lots are smaller than the typical B-2 to encourage a “downtown” appearance</li><li>○ They will use the Commercial Center design standards</li></ul></li><li>• Neighborhood Character Zone is the remaining part on the Regulating Plan.<ul style="list-style-type: none"><li>○ This area focuses on high density living units like apartments and townhomes.</li><li>○ They have been provided specific access standards in this section of the ordinance and the building design criteria are found under 3.07, which is our typical house standards</li></ul></li></ul> <p>Then we get into layouts for drive-thru uses. Access cannot come off of Main Street or Herff Road. They must come off of a secondary streets or alleys. The drive-thru must be screened with a street wall and landscaping.</p> <p><b>5. Design of Parking Structures</b></p>
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	<p>Parking garages shall be screened using architectural features. In other words, it should look like an office building, not an open parking garage. The ramps must be shielded from any primary street. Ideally the first floor of a parking garage would be some type of commercial use with parking above.</p> <p><b>Streetscapes</b></p> <p>Last but not least are streetscapes. This section comes straight out of our Commercial Center Design Standards. It focuses on making streets pedestrian friendly and walkable, allowing for outdoor public areas, outside dining, public art, kiosks, etc.</p> <p>As a wrapup on the SoBo Overlay District... the Overlay provides regulations for design, circulation and lot layouts that focus on a pedestrian friendly, walkable area. It is proposed to be a dense development, both commercially and residentially. We already have provisions within the ordinance that encourage the use of the creek as a feature. It is our hope that all of this will draw the types of uses that we had envisioned for this area.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	
<b>POWER POINT ?</b>	

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