



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>DESCRIPTION</b>	<p>RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR MARCH 14, 2017:</p> <p>B. PROPOSED APPLICATION OF THE SOUTH BOERNE (SoBo) OVERLAY DISTRICT TO +/- 160 ACRES KNOWN AS 115 NORRIS LN, 1376 S MAIN ST, 109 WATERVIEW PKWY, 1410 S MAIN ST, 1420 S MAIN ST, 1430 S MAIN ST, 1434 S MAIN ST, 20 OLD SAN ANTONIO RD, MAIN ST, HERFF RD, 1481 S MAIN ST, 1521 S MAIN ST, 30 OLD SAN ANTONIO RD, KAD NOS. 42559, 153703, 153704, 42558, 153705, 48830, 48829, 48828, 62206, 49469, 49470, 39338, 288416, 291873, 33697, 33698, 37636, 33695, AND 15887 (<i>Christus Santa Rosa Health Care, JKRK Limited Partnership, Holly Lily Holdings LLC, Compass Bank, JRR Partners Ltd, Watermark Enterprises Ltd, Larry Lester, Judy Calder Foundation, Willis Jay and Dawn Harpole, LFP Ventures LP – At the Request of the City of Boerne</i>)</p>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Receive the recommendation from the Planning and Zoning Commission and set a public hearing for March 14, 2017.
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<p>This is the final step in fulfilling the SoBo plan. The SoBo Overlay District will be applied over the underlying B-2 zoning and will establish character zones which regulate architectural design, site development, parking and circulation criteria. The SoBo Overlay District will create a unique area for development along this southern entrance into Boerne.</p> <p>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 functional site design, parking and circulation.</p> <p>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</p>

	<p>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> <p>The Planning and Zoning Commission voted 8-0 in favor of the overlay district. Council needs to set a public hearing for March 14<sup>th</sup> City Council Meeting to consider this item.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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