



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION:

Consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed medical office located at Christus Parkway, KAD 153703 (Christus).

RECOMMENDED ACTION (be specific)

Make recommendation to City Council to consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed medical office located at Christus Parkway, KAD 153703 (Christus).

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley

SUMMARY

Christus plans to build a medical office building on their site behind Herbst Veterinarian. The building will face Christus Parkway with the side of the building facing Main Street. It is an appropriate siting for the building, but if they push the building to the front of the lot facing Christus as the ordinance requires, it would leave a sea of parking in the rear. The developer would like to request a creative alternative for the remaining parking in front of the building.

3.09.003

In meeting the parking requirements of Article 3, Section 10, the following design and location standards shall apply to on-site parking:

B. The location of the on-site parking surface areas shall be located to the side or rear of a building. On-site parking areas shall not be located between the front building line of any principal building and a street, except where the property is located between a street and a waterway as outlined in Subsection 3.09.008.

1. The City Manager may approve a different solution based upon existing site conditions, screening from the street and/or access drive is mandatory to define the street edge and soften the visual impact. If a different solution is dictated, no more than 15% of the required parking spaces may be located between the principal building front building line and the street. If the property fronts an Avenue, as defined by the City of Boerne Subdivision Ordinance, no

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| | <p>parking shall be located between the principal building front building line and the street. (Ord. No. 2008-25, §3, 8-12-2008)</p> <p>They currently have 26% of the parking in the front of the building. They have pushed the building toward the front to allow three rows of parking in back of the building.</p> <p>The engineer for the project met with the P&Z subcommittee too discuss the parking. The subcommittee suggested the developer provide additional landscape to further screen the parking from Main Street. They have done this. Staff is supportive of the creative alternative.</p> |
| COST | |
| SOURCE OF FUNDS | |
| ADDITIONAL INFORMATION | |
| POWER POINT ? | |

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