



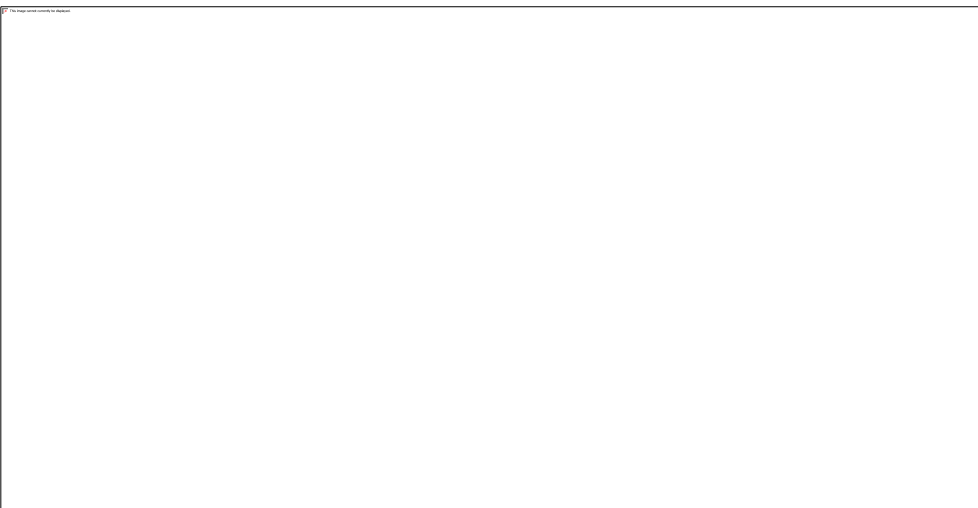
## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	August 8, 2017
<b>DESCRIPTION</b>	CONSIDER ON SECOND READING ORDINANCE NO. 2017-68; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS", DATED DECEMBER 18, 2007, BY AMENDING ARTICLE 3, SECTION 14, REZONING 5 ACRES OUT OF 12.04 ACRES LOCATED AT 25 CASCADE CAVERNS ROAD (KAD 424323), FROM B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Meyers)</i>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Consider On Second Reading Ordinance No. 2017-68; An Ordinance Amending The City Of Boerne Zoning Ordinance No. 2007-64, Captioned, "Zoning Ordinance Of The City Of Boerne, Texas", Dated December 18, 2007, By Amending Article 3, Section 14, Rezoning 5 Acres Out Of 12.04 Acres Located At 25 Cascade Caverns Road (KAD 424323), From B-2R, Highway Commercial-Restricted District To R-4, Multi-Family Residential District; Repealing All Ordinances In Conflict; Containing A Severance Clause; And Declaring An Effective Date. <i>(Meyers)</i>
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<p>The property owner is requesting a rezoning for 5 acres out of 12.04 acres from B-2R to R-4 Multi-Family Residential District.</p> <p>On February 14<sup>th</sup>, Council approved Resolution No. 2017-R21; a Resolution supporting Abbington Ranch Housing Tax Credit Application (#17239) to the Texas Department of Housing and Community Affairs (TDHCA). That funding WAS approved at the July 27<sup>th</sup> TDHCA Board meeting, therefore the Meyer's do want to proceed with the rezoning.</p> <p>With the TDHCA approval, approximately \$4.5 million in institutional equity will be raised for the construction and operation of Abbington Ranch, and +/- \$8.8 million, 48-unit multifamily community of which 36 units will be set aside for workforce housing.</p>

Workforce housing is a predominant concern for our area. It has been a concern verbalized in many of our focus groups for the Master Plan. This development will serve those individuals and families that make up our lower earning workforce in Boerne. Below you will find the summary of the mix of units and rental ranges:



The 12.04 acres is currently zoned B-2R. The Meyer’s have requested that 5 acres of this, next to their home be rezoned to R-4, Multi-Family Residential District. The R-4 is an excellent transitional use from the highway commercial uses fronting Interstate-10 and the single-family residential uses to the north. It is also consistent with our Master Plan.

The developer has already performed an initial traffic impact analysis (TIA) for the site. They provided four possible uses (based on zoning) on the Meyer tract; a 48 unit multifamily, a retail, office and office park. The retail, office and office park are allowed uses under the current B-2R zoning. The analysis conducted shows that a 48-unit multifamily use will have the least impact on projected traffic volume along Cascade Cavern Road. Retail is the most. In terms of Peak Hour Trips, the uses are ranked as follows:

<u>Use</u>	<u>Peak Hr Trips</u>
Retail	168.7
Office	54.9
Business Park	46.2
Multifamily	32.16

	<p>As required by our Subdivision Ordinance, they will be making improvements to the southside of Cascade Cavern Road. The improvement will be made along the entire Meyer property frontage, from the trailer park on the west to North Star Road on the east. The scope of work will include widening, curbing, sidewalk, and utility relocation.</p> <p>We have again included a copy of the “High Density Development Myths and Facts” report by the Urban Land Institute for your review. It outlines common misconceptions regarding higher density developments (attached).</p> <p>The Planning and Zoning Commission voted 7-0 in favor of the rezoning. Staff has already received a number of phone calls asking when the apartments will be constructed. Staff is supportive of the rezoning.</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.