



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	October 24, 2017
<b>DESCRIPTION</b>	Discussion Regarding Applying an Overlay District to the North portion of Herff Road (Herff Road from River Road to Old San Antonio Road.)
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	No action necessary.
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<p><b><u>Overlay Districts in the COB</u></b></p> <p>The City presently has several design (overlay) districts. The Historic District, Entrance Corridor Overlay District and the SoBo Overlay District.</p> <p>The Historic District is obviously more of a preservation district. Any new construction is required to follow the design criteria as identified in the zoning ordinance. The Historic Landmark Commission oversees improvements to existing buildings and any new construction to ensure that construction is reflective of existing historical design in the downtown area.</p> <p>The Entrance Corridor Overlay District has a number of criteria that could also easily apply to the new area of Herff Road. This overlay encompasses 350' from the Right-of-way. It provides more stringent design review standards, deeper building setbacks, increased landscape and screening requirements.</p> <p>The SoBo Overlay District is an overlay district for a specific area of the community. This area is a key entrance into Boerne. In 2015 the City hired Gateway consultants to provide a study of this area. After the study was completed, the same consultant provided a Regulating Plan and recommendations for an update to the zoning ordinance. It took a little over a year to go through the process and make revisions to the ordinance. The Regulating Plan helps provide guidance for development to specific locations in the district. This district is meant to be a mix of high density residential/commercial that makes use of the creek as a feature. Different sections follow different design standards. The SoBo Overlay District is broken up into Character Zones. Each Character Zone establishes recommended use and required building form standards including</p>

	<p>standards for building height, width, location, functional design, and parking. The Regulating Plan for the district classifies all lots within the overlay area into one of the following three (3) Character Zones; Hybrid Commercial Character Zone (like a B-2), Mixed Use Character Zone (like an MU) and a Neighborhood Character Zone (Residential design).</p> <p>The design standards referenced above are in our Zoning Ordinance. Design criteria is different for different uses. We have <u>Combined Commercial</u> Design Standards and <u>Commercial</u> Design Standards. The difference between the two are specific to the “mixed” aspect of the use and/or district. The design standards for an MU district (Commercial Design Standards) provide more definition and articulation in the design of a building because they typically are a mix of uses and the goal was to provide more of a downtown feel (small frontages, attached buildings). The Combined commercial design standards are more for your typical commercial building that is not connected to another building. Both have a specific list of approved materials, require articulation and design features for buildings.</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.