



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE

October 24, 2017

DESCRIPTION

CONSIDER ON SECOND READING ORDINANCE NO. 2017-80; 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, ARTICLE 5 SECTION 3, PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF MULTI-DWELLING STRUCTURES IN A B-2, HIGHWAY COMMERCIAL DISTRICT DESCRIBED AS 6.089 ACRES OUT OF 65.011 ACRES FOR A SITE LOCATED WITHIN THE COMMONS AT MENDER CREEK MASTER DEVELOPMENT PLAN LOCATED AT 20 OLD SAN ANTONIO ROAD (KAD NO. 39338).

STAFF'S RECOMMENDED ACTION (be specific)

Approve On Second Reading Ordinance No. 2017-80; 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, Article 5 Section 3, Permitted Uses, Table 5-1, Authorizing The Use Of Multi-Dwelling Structures In A B-2, Highway Commercial District Described As 6.089 Acres Out Of 65.011 Acres For A Site Located Within The Commons At Menger Creek Master Development Plan Located At 20 Old San Antonio Road With The Following Restrictions: That The Total Number Of Units Not Exceed 36; That They Be No Taller Than One-Story; And That The Design Be In A Cottage Architecture Style (KAD No. 39338).

CONTACT PERSON

Laura Talley

SUMMARY

The Javelin Group has requested the use of multi-dwelling structures in a B-2 district within The Commons at Menger Creek. The use of Multi-dwellings in a B-2 does require City Council approval. The approved master plan does identify this site for multi-family or retail space. The 6.089 acres site abuts the Franklin Memory Care and Assisted Living to the south. The site plan shows 34 single story, age restricted, cottage type units. Our zoning ordinance states that multiple units on one lot are defined as multi-dwelling, even though these are not typical apartments. The units will be cottages for rent to people 55 years and over. They will provide walkable access to the commercial area to the south and driveway access to Franklin to the north.

The developer's original submittal to the Planning and Zoning Commission showed 36 duplex type units. The Commission was in favor of this type of use on this site. The developer has modified his plan from duplex style units to individual units with a cottage style architecture. They stated at the P&Z meeting that these units are geared for older individuals that want to live on their own but don't desire a mortgage. The location next to Franklin would

	<p>also offer the opportunity that one spouse could live in a cottage while the other is in Franklin and they could spend time together, but live separately. This type of development also plays into the overall plan for this area of commercial served by a mix of living units from apartments to single family and then senior living. All part of the live/work/play concept along Herff Road.</p> <p>The Planning and Zoning Commission recommended approval of the multi-dwelling use by a vote of 7-0 with the condition that the total number of units would not exceed 36 and that they be no taller than one-story. Staff is supportive of this recommendation and would add that the units be constructed with a cottage architecture as demonstrated by the attached documents.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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