



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	January 8, 2018
ITEM NUMBER	12
DESCRIPTION	Make recommendation to City Council regarding an Ordinance amending the City of Boerne Zoning Ordinance No. 2007-64, dated December 18, 2007, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 02. Outdoor Lighting, Article 5, Zoning Districts and Use Regulations, Section 03. Permitted Uses, Section 20, B-3 – Central Business District, and adding Section 33. NH - North Herff Road Overlay District
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of an Ordinance amending the City of Boerne Zoning Ordinance No. 2007-64, dated December 18, 2007, Article 1, In General, Section 06. Definitions, Article 3, General Prohibitions and Requirements, Section 02. Outdoor Lighting, Article 5, Zoning Districts and Use Regulations, Section 03. Permitted Uses, Section 20, B-3 – Central Business District, and adding Section 33. NH - North Herff Road Overlay District
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>City Council has directed staff to put together an overlay district that will speak to design standards and landscape screening for the remaining undeveloped properties along Herff Road. Council feels that this area along Herff Road has potential for development and they would like to provide some control over height, design and landscaping regardless of the type of development that goes in. We have also taken this opportunity to update parking lot lighting criteria and the B-3 zoning district to exclude offices directly on Main Street.</p> <p>Currently LED parking lot lighting is only allowed with City Manager approval. What is automatically permitted is yellow high pressure sodium, which is a soft yellow light. This has been the standard until fairly recently. Staff has been using a check list that is provided to the developer when they request LED lighting. LED lighting is obviously the newest technology and the majority of lighting that is being requested is LED. It is more cost effective and more efficient. It also offers more flexibility in how lighting is handled; they are easily timed and provide the ability to dim at certain hours. We've done research</p>

	<p>regarding dark sky lighting and have worked with a lighting expert to create the LED lighting criteria. It is not completely dark sky, but definitely leans in that direction. We have used a number of dark sky criteria (warm light color – kelvins, full cut off fixtures, lower poles, etc.) and now are incorporating those into the Zoning Ordinance so that LED lighting will become the standard.</p> <p>Staff has also taken this opportunity to update the section regulating the B-3 (Central Business District). We tried to update this section several years ago. The P&Z was in favor of this change, but Council denied the update. There has been renewed interest in addressing this issue. We are recommending that no new offices be permitted directly on Main Street. Main Street frontage is appropriate for retail and restaurants while office uses do not need downtown Main Street frontage. Offices would still be permitted above retail areas on Main Street or secondary/side streets.</p> <p>The North Herff Road Overlay District will address design standards, site layout, landscape screening and height restrictions on both sides of Herff Road from Old San Antonio/Frey Street to River Road/Hwy 46 East. Underlying zoning will still dictate the use. A B-2 for instance would determine allowed uses, but the overlay district will keep heights to 2-stories (without specific permission by P&Z). It is an added layer of regulations that will determine design.</p> <p>Staff is supportive of the updates to the Zoning Ordinance.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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