



## AGENDA ITEM SUMMARY

### District Impacted

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

### AGENDA DATE

April 10, 2018

### DESCRIPTION

CONSIDER ON FIRST READING ORDINANCE NO. 2018-11; 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 2.16 ACRES LOCATED AT 110 BLUEBONNET CIRCLE (KAD NO. 22517) FROM RMO-3, MODULAR RESIDENTIAL DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Rene Gonzalez)

### STAFF'S RECOMMENDED ACTION (be specific)

Approve on first reading Ordinance No. 2018-11 rezoning of 110 Bluebonnet Circle from RMO-3, Modular Residential District to R-4, Multi-Family Residential District at the request of Rene Gonzalez.

### CONTACT PERSON

Laura Talley

### SUMMARY

This property is located on the west side of Bluebonnet Circle, just north of Wild Rose Street. It is currently zoned RMO-3, Modular Residential District. The property owner is requesting a rezoning to R-4, Multi-Family Residential District.

The developer is seeking a change in zoning in order to construct an apartment complex at this site. While the current land use plan identifies everything north of Adler as large lot residential, that seems no longer applicable at this location as the surrounding area is already subdivided into small lots. Staff and the Planning and Zoning Commission feel that a mix of uses including some small pods of multi-family in this area would be appropriate. This property has LCRA overhead power lines, the County law enforcement center to the west, a drainage area to the north and two single-family residences to the south making this is a very challenging property to develop.

The developer is proposing a 69 unit, three story apartment complex. There are two forced buffers, one on the north and the other on the south side. To the south is the 70' LCRA power line easement and to the north is a 150' drainage easement. The zoning ordinance limits height for this site. Typically, multi-family can be up to four stories, but multi-family buildings that are located within 75 to 150 feet of a residential zoning are limited to three stories. This greatly limits the potential development of the site.

The developer has provided a site plan and expressed the desire to only build three story apartments on the entire site. Mr. Gonzalez explained that the market calls for anything over three stories to provide an elevator, and

	<p>for such a small complex the cost of providing an elevator to the fourth floor would not be feasible. He would have to build two elevators (one for each complex) and only gain 9 units. The developer is not required to plat the lot, because it is already part of a platted subdivision and therefore falls under the criteria enforced at the time of platting. He is not required to provide LID features. Mr. Gonzalez has provided the city with a letter of intent (attached) in which he states he will incorporate LID features into the development and limit the heights of the buildings to three stories. He does not own the property yet and therefore cannot provide deed restrictions that would limit the property. He also demonstrated (attached) how he will incorporate LID to control and filter the runoff from the site. He intends to capture runoff from the roof tops and the parking lot and then filter it using a pervious paving system, rain gardens and vegetated swales in the open space and landscape areas.</p> <p>The developer provided a traffic impact analysis. The trips during the peak hours are minimal. A total of 26 cars exiting the development over a two-hour timeframe breaks down to 13 cars in an hour's time or about one car every five minutes at peak. As the property is currently zoned, a developer could potentially build anywhere between 20 single family homes to 30 townhome units, which during peak hours calculates to +/- 10 trips in an hour's time or one trip every six minutes at peak. The difference is negligible.</p> <p>The Planning and Zoning Commission recommended approval of the rezoning by a vote of 5-2 (Chapman and Sena dissenting). The Commissioners that voted against this item were concerned about flooding due to impervious cover and they were not in favor of the potential for 4-story heights. The developer has since provided the letter of intent and a description for LID features that he intends to incorporate into the site.</p> <p>The proximity of the proposed apartments to the school, the park and the YMCA makes this a good location for infill and a walkable community. This appears to be a good use of a nonperforming site on a very challenged lot due to the proximity to the power line easement, the drainage channel and the law enforcement center. The development meets two of the goals of our Economic Development Work Plan:</p> <ol style="list-style-type: none"> <li>1) Provide 69 units of housing in a lower price range than other new complexes;</li> <li>2) Infill project avoiding sprawl and taking advantage of existing utility infrastructure.</li> </ol> <p>Staff is supportive of the rezoning to R-4.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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