



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE

April 10, 2018

DESCRIPTION

CONSIDER ON FIRST READING ORDINANCE NO. 2018-10; 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 15.54 ACRES LOCATED AT 20 OLD SAN ANTONIO ROAD (KAD NO. 39338 AND 298096) FROM R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT (2.25 ACRES), R-3, HIGH-DENSITY RESIDENTIAL DISTRICT (4.81 ACRES), AND B-2, HIGHWAY COMMERCIAL DISTRICT (8.48 ACRES), TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Bill Walters, Commons at Menger Creek)

STAFF'S RECOMMENDED ACTION (be specific)

Approve on second reading Ordinance No. 2018-10; rezoning 15.54 acres located at 20 Old San Antonio Road (KAD No. 39338 and 298096) from R-2, Moderate-Density Residential District (2.25 acres), R-3, High-Density Residential District (4.81 acres), and B-2, Highway Commercial District (8.48 acres) to R-4, Multi-Family Residential District.

CONTACT PERSON

Laura Talley

SUMMARY

This site is located between East Bandera Road and Herff Road. It is currently zoned a combination of R-2, Moderate-Density Residential District, R-3, High-Density Residential District, and B-2, Highway Commercial District. The property owner is requesting a rezoning to R-4, Multi-Family Residential District.

This is the Commons at Menger Creek development, a large mixed-use development straddling Herff Road. The entire development will consist of 59 acres, and this rezoning takes in the 15 acres of multi-family land shown on the master development plan. The plan was approved by the Planning and Zoning Commission in February, and this rezoning is necessary to continue development according to that plan.

The Planning and Zoning Commission recommended approval of the rezoning by a vote of 5-2 (Cohoon and Sena dissenting). The Commissioners that voted against this item would rather have a greater mix of residential uses in the area rather than apartments. The majority of the Commissioners felt overall that the apartments support the commercial development in the area and that the mix of residential is still within the development with the age restricted cottages and the single family residential proposed for Bandera Road.

	Staff is supportive of approval.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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