



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Tye
- ☒ 4 = Cisneros
- ☐ 5 = Handren
- ☐ All

### AGENDA DATE

July 10, 2018

### DESCRIPTION

CONSIDER ON FIRST READING ORDINANCE NO. 2018-25; 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 4.349 ACRES LOCATED AT 12 HERFF ROAD (KAD NO. 15815) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (*ProCore Development*)

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

Approve Ordinance No. 2018-25; Amending the Zoning Ordinance No. 2007-64, dated December 18, 2007, by amending Article 3, Section 14, rezoning 4.349 acres located at 12 Herff Road (KAD No. 15815) from R-1, Medium-Density Single-Family District to B-1, High-Density Residential and Neighborhood Commercial District.

### CONTACT PERSON

Laura Talley, Planning and Community Development Director

### SUMMARY

This property is located on the west side of Herff Road south of River Road and north of Oak Park. The proposed development will abut Green Meadows to the south and a future proposed residential development to the west. The developer is interested in providing a mix of uses that could include a daycare, retail and small restaurant. They plan to make use of the small rock house on the property and blend any new construction with the original home design. They have requested a zoning of B-1, which is intended to integrate easily among surrounding residential areas. Heights and design will be restricted by the recently adopted North Herff Road Overlay District which will be applied to this property if it is zoned commercially. That will limit heights to two-stories and provide some additional landscape buffer criteria.

In May, this property was considered for a rezoning to a combination of B-1 and B-2. There was much discussion about the proposed uses in the B-2 and the Commission expressed some concern about those uses. The Commission voted 4-3 to approve the B-1/ B-2 rezoning. The item was then forwarded onto Council for consideration and the

	<p>same concerns were expressed. The item was Tabled at Council. With input from the community, the Commission, and City Council, the developer decided to withdraw the previous request and submit a new request intended to place a more restrictive zoning district on the site. The rezoning was again considered by the Planning and Zoning Commission on June 4<sup>th</sup>. Fifteen notifications were mailed to neighboring property owners and four responses were received by Staff, one was neutral and three were in opposition to the B-1 zoning. One neighboring property owner spoke at the public hearing in opposition of the rezoning. She was concerned about commercial development and increased traffic in her area. There was some discussion among the Commission regarding further commercial development along Herff Road and the impact of the Herff Road expansion on the area. One Commissioner felt that the area was better suited for continued residential.</p> <p>The Planning and Zoning Commission recommended approval of the rezoning by a vote of 5-3 (Hayward, Chapman, Gleason dissented). Staff is supportive of the rezoning to B-1 as presented.</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.