



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	July 10, 2018
ITEM NUMBER	7B.
DESCRIPTION	CONSIDER ON FIRST READING ORDINANCE NO. 2018- ; 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 3, SECTION 6, ACCESSORY DWELLING, AUTHORIZING AN ACCESSORY DWELLING IN AN RE-1, LOW-DENSITY SINGLE-FAMILY DISTRICT LOCATED AT 123 VISTA VERDE DRIVE (KAD NO. 19745); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Robert and Echo Palmer)
STAFF'S RECOMMENDED ACTION (be specific)	Approve the proposed accessory dwelling at 123 Vista Verde Drive.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>This property is located on the south side of Vista Verde Drive, backing up to Champion Heights subdivision to the south. The property owners are seeking approval for an 1,100 sf accessory dwelling. The lot is less than ½ acre so it does require City Council approval.</p> <p>If Council approves the accessory dwelling, the zoning ordinance regulates the criteria for the site.</p> <ul style="list-style-type: none"> • The property owner must live in one dwelling or the other and may not rent out both homes - we require that the owner provide an affidavit that is recorded at the courthouse thereby restricting the property in perpetuity • May not be larger than 1,200 sf • May not have more than 2 bedrooms • Only allows a maximum occupancy of three • Parking shall be provided behind the front of the primary home <p>The property owners have indicated their intention to construct an 1,100 sf accessory dwelling behind their 2,000 sf home on Vista Verde</p>

	<p>Drive. The owner has stated that they intend to move into the accessory dwelling while their son's family will move into the primary dwelling. We sent 25 notifications to surrounding property owners within 200 feet and received two response letters that opposed the accessory dwelling on this property. They expressed their concern about "too many homes already" in this area and one property owner thought the addition of an accessory dwelling would devalue homes in the area. One of the property owners that sent in a response also spoke in opposition at the Planning and Zoning Commission meeting. The owner has provided a site plan and floor plan demonstrating a two-bedroom structure, approximately 1,100 square feet, modeled after the senior apartment they had previously lived in. They have signed an affidavit affirming that they will never rent out both the primary and accessory dwelling, per the zoning ordinance, and have no plans to rent out either.</p> <p>The Planning and Zoning Commission recommended approval of the accessory dwelling by a vote of 7-0. They expressed support of accessory dwellings as another form of infill and another way to address the increasing need for support of extended family. Staff is supportive of approving the accessory dwelling at this location.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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