City of Boerne	AGENDA ITEM SUMMARY District Impacted
AGENDA DATE	July 9, 2018
ITEM NUMBER	6.
DESCRIPTION	Make recommendation to City Council regarding the proposed rezoning at the corner of East Highland and Schweppe (0.428 acres – KAD 21623) from R-1, Medium-Density Single-Family District to R-4, Multi-Family Residential District (Robert S. Thornton LP).
STAFF'S	Approve the rezoning of East Highland and Schweppe.
RECOMMENDED	
ACTION (be specific)	
CONTACT PERSON	Laura Talley
SUMMARY	This property is located on the southwest corner of the intersection of East Highland and Schweppe. This area is currently zoned R-1. The owner is requesting a R-4 zoning for the site. The owner is seeking to build 4 distinct, individual homes for sale on the property, which falls under the "multi-family" definition in the City's
	ordinance because they would be located on the same lot. A rough site plan and drawing of the proposed structures is attached. Staff believes the proposed development would be beneficial to Boerne and this neighborhood. This would be infill development, making use of a long vacant lot. Because the homes would still serve as single-family structures, this use is consistent with the area, and the design and layout of the project would contribute to Boerne's character.
	This lot is directly north of another lot, containing an abandoned filling station, that has come up for rezoning before, resulting in considerable debate among the public. Though the two lots are adjacent to one another and share an owner, they are separated. That lot, fronting Oak Park, would remain R-1.
	This is a vote on a rezoning, not an approval of a specific project: it is possible that, after the rezoning is approved, the owner would take the project in a different direction, or the property could be sold and the new owner choose to build something else on the property. However, any other development other than single family on the property will be limited with regards to height or density. Per the ordinance, much of the property is limited to one story in height due to the proximity to residential districts, and almost all of the rest is limited to 2 stories. Further, an increase in

density would necessitate an increase in parking, drainage features, and

	other obstacles, making the proposed plan among the highest level of development possible for the site. Staff sent out 15 notifications to surrounding property owners and received one response in favor which was the property owner. We've had numerous calls inquiring about the development, but nobody spoke in opposition of the proposed rezoning.
	Staff recommends approval of the rezoning for this location.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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