



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	February 4, 2019
ITEM NUMBER	10.
DESCRIPTION	Make recommendation to City Council regarding the proposed rezoning of 2.992 acres at 1025 E. Blanco Road (KAD 18967) from O, Office District, and R-1, Medium-Density Single-Family Residential District to R-3, High-Density Residential District (Pfeiffer Thomas C & Julia Lee).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend to Council approval of the rezoning of 1025 E. Blanco to R-3
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>This property is located on the south side of East Blanco Road, east of Morningside Drive and west of Village drive. It is currently zoned O – Office District in the front of the property, and R-1, Medium-Density Single-Family Residential District in the rear of the property. The owner is requesting a rezoning of the entire property to R-3, High-Density Residential District.</p> <p>The area is identified on the Future Land Use map as “Transitional Residential” – i.e. higher-density residential use that allows this type of development that transitions between commercial and lower density residential areas. In adherence to the recently approved Land Use Plan, and the communities desire for walkable infill development in Boerne, the City finds that the R-3 zoning district is both appropriate for the location and fills a need for the City at large.</p> <p>The owner has provided a draft plan of the site and potential design for your review. The plan has not yet been approved by the City as it does require further detailed review through the platting process.</p> <p>Staff sent out notification letters to property owners within 200’ of the property, with 3 responses received in favor and 1 response received in opposition. Staff is supportive of the rezoning.</p>
COST	
SOURCE OF FUNDS	

ADDITIONAL INFORMATION	
-----------------------------------	--

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