



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	February 12, 2019
DESCRIPTION	18. RECEIVE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR MARCH 12, 2019: C. PROPOSED REZONING OF 2.992 ACRES AT 1025 E. BLANCO ROAD (KAD NO. 18967) FROM O, OFFICE DISTRICT, AND R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT. (Tommy and Julie Pfeiffer)
STAFF'S RECOMMENDED ACTION (be specific)	Receive the recommendation from the Planning and Zoning Commission and set a public hearing for March 12, 2019.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The subject 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 and R-1, Medium-Density Single-Family Residential District in the rear. 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 the type of development that transitions between commercial and lower density residential areas. In adherence to the recently approved future Land Use Plan (Master Plan), and the community’s desire for walkable infill development in Boerne, the staff 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 concept plan of the site as a possible design for information purposes only. The plan has not been reviewed by staff for compliance with the applicable development regulations. A full review will occur as part of the platting process, if the requested re-zoning is approved.</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 recommending approval of the rezoning.</p>

	At this time, Council is being asked to set the public hearing date. No other action is necessary.
COST	NA
SOURCE OF FUNDS	NA
ADDITIONAL INFORMATION	None.

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