



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Wolosin
- ☒ 2 = Woolard
- ☐ 3 = Vacant
- ☐ 4 = Cisneros
- ☐ 5 = Handren
- ☐ All

<b>AGENDA DATE</b>	March 12, 2019
<b>DESCRIPTION</b>	CONSIDER ON FIRST READING ORDINANCE NO. 2019-10; 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 2.992 ACRES LOCATED AT 1025 E. BLANCO ROAD (KAD NO. 18967) FROM O, OFFICE DISTRICT TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Tommy and Julie Pfeiffer)</i>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve on first reading Ordinance No. 2019-10; Amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 14, rezoning 2.992 acres located at 1025 E. Blanco Road from O, Office District to R-3, High-Density Residential District.
<b>CONTACT PERSON</b>	Laura Talley, Planning and Community Development Director
<b>SUMMARY</b>	<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. This zoning adheres 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>Infill housing is characterized as more dense development constructed on vacant, underused lots interspersed among older, existing properties and neighborhoods in established urban neighborhoods. Current urban growth lines still allow development on the periphery of the city, and in most cases this development will follow relatively conventional patterns. Infill development encourages more efficient investment of existing infrastructure because it encourages growth</p>

	<p>in designated areas where the infrastructure is in place. Infill creates walkable communities, reducing the reliance on the automobile as a means of transportation. This helps alleviate traffic congestion and improves the air quality because more compact development can minimize trip generation and reduce driving and promotes walkability. Infill fosters sustainability of great places to live, work and play.</p> <p>The developer has provided a draft site plan, but also is considering a Planned Unit Development that will provide specific detail of layout and design. 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. The Planning and Zoning Commission voted 6-1 in favor of the rezoning and Staff is supportive of the rezoning as requested.</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.