District Impacted

☐ 1 = Wolosin
☐ 2 = Woolard
☐ 3 = Scott
☐ 4 = Fowler
■ 5 = Macaluso
☐ All

City of Boerne

AGENDA ITEM SUMMARY

AGENDA DATE	*August 13, 2019*
DESCRIPTION	CONSIDER ON FIRST READING ORDINANCE NO. 2019-36; 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 13, PERMANENT ZONING OF 7.963 ACRES LOCATED AT 15A UPPER BALCONES ROAD (KAD NOS. 15841 AND 290201) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. *(Morningside Ministries)*
STAFF'S RECOMMENDED ACTION (be specific)	Approve Ordinance No. 2019-36; Amending Zoning Ordinance No. 2007-64, Article 3, Section 13, permanent zoning of 7.963 acres located at 15A Upper Balcones from temporary zoning R-A to B-2R.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	The property was recently annexed into the city limits and automatically receives a temporary zoning of R-A, Residential-Agricultural (which is the most restrictive zoning we have). Upon annexation, the next step is to permanently zone the property. The City's Future Land Use Plan identifies this area as Auto-Oriented Commercial as defined below: ***Appropriate Land Use Types (permitted, limited, or restricted)*** *The appropriate primary uses allowed in areas designated as Auto- Oriented Commercial include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, day / adult care, hotels and motels, offices (including medical), parks and recreation, personal care homes, retail sales and services (including heavy retail), restaurants, safety services, and schools. Appropriate secondary uses include such things as local utility services, government facilities, recreation and entertainment facilities, recreational vehicle parks, shopping centers, and transportation uses.* ***Compatible Zoning Districts*** *The following existing districts may be compatible with the Auto-Oriented Commercial future land use category (zoning*

	district modifications may be needed to achieve the envisioned character): *B-2 and B-2R*

The City is proposing the B-2R (Highway Commercial-Restricted) zoning designation. The plan for the property is an expansion of the current use (long-term care facility – cottage living). The proposed use of "Long Term Care Facility" is defined as … *"an establishment such as a hospice, nursing home, sanitarium or rehabilitation center where seventeen (17) or more Persons in Need and/or persons with a Disability are attended for a relatively extended period of time, as distinguished from a hospital or other institution for acute care and short term therapy"*. This development will be served by the existing facilities of Morningside Ministries as a continuum of care.

In general, the B-2R district acts as a buffer between the B-2, our least restrictive commercial zoning and other more restrictive commercial districts or high density residential. These areas are suitable for general retail trade and a more limited range of commercial uses than that of other commercial districts that are more supportive to neighborhoods.

Morningside Ministries is currently a mix of zoning districts, R-3 (the first section of residential units and nursing home) and B-2 (the care facility).

Additionally, Morningside Ministries is a continuum of care facility (graduation of age restricted residential to skilled nursing home/memory care); this particular section of development functions as a cottage type residential development. It is proposed to have 12 duplexes and 5 cottages. They've provided some concept plans (attached). The B-2R district is befitting of the proposed use and serves as a transitional zoning from auto oriented uses on IH-10 to residential uses to the south.

Staff sent out notification letters to property owners within 200' of the property, with no responses received. Staff recommends approval of the zoning. The Planning and Zoning Commission voted 7-0 in favor of the rezoning and Staff is supportive. |
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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