



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	August 13, 2019
DESCRIPTION	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 AND R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL 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>
STAFF'S RECOMMENDED ACTION (be specific)	Approve Ordinance No. 2019-10; Amending Ordinance No. 2007-64, Article 3, Section 14, rezoning 2.992 acres located at 1025 E. Blanco Road from O, Office District and R-1, Medium-Density Single-Family Residential District to R-3, High-Density Residential District.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>This request for rezoning was considered by Council on March 26, 2019. At that time there was a developer that was looking at the site for a mix of residential types. The item was tabled by a vote of 3-1 with a condition that when it is brought back for consideration that it is accompanied by a Planned Unit Development (PUD) Plan that detailed what would be built on the site. The developer has stated that, as a small developer, that level of detail at this point is too costly and he has since withdrawn his contract for the site. The property owner is now asking that the property be zoned according to the original request, R-3 zoning.</p> <p>As Council will recall, this property is located on the south side of East Blanco Road. It is a 2.992-acre parcel that is currently zoned O – Office District (+/- 1 acre) along Blanco Road and R-1, Medium-Density Single-Family Residential District (+/- 2 acres) 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>As it is zoned currently it could potentially be developed with five 2-story office buildings and eight 2-story detached homes. The requested rezoning of R-3 could potentially allow development of 48</p>

	<p>2-story townhomes. Both of these scenarios are maximum build-out potential for this site based on current and proposed zoning. The site is less than 10-acres and per the subdivision regulations, is not required that they provide open space. Drainage/detention for the site will be considered upon platting and will be assessed based on the actual development that is proposed. Comparing potential traffic patterns is difficult because you will have comparably less trips from the current vs. proposed residential development (8 peak hour trips – current vs. 34 peak hour trips – proposed). Based on the current vs. proposed zoning uses, neither of the traffic numbers are excessive or potentially impactful on the overall traffic pattern for the area and more specifically Blanco Road.</p> <p>Staff’s evaluation of the rezoning is based on its conformance to the Comprehensive Master Plan (Land Use Plan) and the potential effect of the surrounding area. The Land Use Plan identifies this area for Transitional Residential.</p> <p>The R-3 zoning also adheres to the recently approved Land Use Plan (Transitional Residential), and the community’s expressed desire for walkable infill development in Boerne. This area is identified on the Future Land Use map as “Transitional Residential” which is described below:</p> <p>TRANSITIONAL RESIDENTIAL</p> <p><i>Intent & Character</i></p> <p><i>The Transitional Residential future land use category is intended for areas that will be primarily developed with a higher density and with different housing types than which is allowed in Neighborhood Residential. These areas are intended to be developed with an auto-oriented character, meaning that streets, driveways, parking lots, and garages are the dominant view. In general, these areas are intended to provide a transition between lower density Neighborhood Residential and more intensive nonresidential uses.</i></p> <p>Appropriate Land Use Types (permitted, limited, or restricted)</p> <p><i>The appropriate primary uses allowed in areas designated as Transitional Residential include parks and recreation, personal care homes, safety services, single-family attached residential (including modular housing), multi-family, and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly</i></p>
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	<p><i>uses, bed and breakfast lodging, community and group homes, government facilities, home professions, local utility services, and single-family detached residential (including garden homes).</i></p> <p>Compatible Zoning Districts <i>The following existing districts may be compatible with the Transitional Residential future land use category (zoning district modifications may be needed to achieve the envisioned character):</i></p> <ul style="list-style-type: none"> • <i>R-2, R-3, R-D, and R-4</i> <p>The R-3 zoning district allows for anything from 2,000 sf townhome lots (adjoining walls) to 5,400 sf detached dwellings. It does <u>not</u> allow apartments (R-4) or duplexes (R-D). This property is situated in an area that has already incorporated other infill; to the east are the Village Park townhomes and the Arbor apartments.</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 for conventional (larger lot) residential 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 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 by promoting walkability. This site is a tenth of a mile from the community theatre and the start of the commercial district and less than a mile to the heart of downtown and is easily walkable. Infill fosters sustainability of great places to live, work and play.</p> <p>Planning Dept. staff believes that the R-3 zoning district is appropriate for the location and potentially fills a need for the City at large. In February, the Planning and Zoning Commission voted 6-1 in favor of the rezoning.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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