



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	<i>January 28, 2020</i>
DESCRIPTION	CONSIDER ON SECOND READING ORDINANCE NO. 2020-02; AN ORDINANCE AMENDING THE 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 OF 1.55 ACRES LOCATED AT 614 FREY STREET (KAD NO. 18975) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Jon Miller)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve on second reading Ordinance No. 2020-02; amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 14, rezoning 1.55 acres located at 614 Frey Street to B-1.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property is located at 614 Frey Street and currently zoned as R-1, Medium-Density Single-Family Residential District. The owner is requesting B-2R, Highway Commercial – Restricted District.</p> <p>MASTER PLAN</p> <p>The Future Land Use Plan identifies the property as "Auto-Oriented Commercial". The "Auto-Oriented Commercial" future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes (e.g., I-10 and portions of SH 46). These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile</p> <p>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.</p>

	<p>All these activities are compatible with a B-2, Highway Commercial District, and B-2R, Highway Commercial-Restricted District.</p> <p>The applicant has requested a B-2R zoning, which according to the Land Use Plan is appropriate for this location; however, it is Staff's opinion that a B-1 zoning is more appropriate based on the proximity to the corner of Bandera Road and the neighborhood and current zonings nearby. The applicant is in the process of remodeling the existing structure for office use and plans to build additional office buildings. The B-1 zoning limits uses and square footages of buildings more so than the requested B-2R.</p> <p>We've attached the location map, future land use map, current and requested zoning map, current and requested zoning description.</p> <p>The Planning and Zoning Commission recommended B-1, High-Density Residential and Neighborhood Commercial District by a vote of 7-0.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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