



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. 2020-03; 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 0.412 ACRES LOCATED AT 121 ADVOGT STREET, LOT 11A (KAD NO. 24670) FROM B-2, HIGHWAY COMMERCIAL 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>(Mike Hodsdon)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve on second reading Ordinance No. 2020-03; amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 14, rezoning 0.412 acres located at 121 Advogt Street to B-1.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property located at 121 Advogt Street (North Heights Addition lot 11A) is current zoned B-2, Highway Commercial District. The owner is requesting B-1, High-Density Residential and Neighborhood Commercial District to build duplex. This area is identified as Downtown on the Future Land Use Plan.</p> <p>MASTER PLAN</p> <p>The Downtown future land use category is intended for areas that include a mix of uses developed with an urban character situated in a higher density/intensity, pedestrian-friendly environment. The urban character of downtown is characterized by buildings being located close to the street (i.e., build-to lines), parking is either on-street or in public parking lots, and the pedestrian environment has equal consideration, if not priority, over the vehicle. It is envisioned that new mixed-use development (or redevelopment) will extend further along north and south Main Street and to some of the abutting streets.</p> <p>The appropriate primary uses allowed in areas designated as Downtown include brew pubs and night clubs, government facilities, multi-family, offices (including medical), parks and recreation, retail sales and services, restaurants, single-family attached residential (i.e., townhouses built with an urban character), safety services, and</p>

	<p>schools.</p> <p>A B-1 High-Density Residential and Neighborhood Commercial District is appropriate in the Downtown area. This property is located in a mix of commercial and high density uses. It is across the street from a thrift store, backs up to an automotive shop and convenience store and is on the same block as multiple townhomes. This high-density use is supported by the Master Plan for this area.</p> <p>Staff is supportive of the rezoning and the Planning and Zoning Commission recommended the B-1 zoning 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.