



AGENDA ITEM SUMMARY

District Impacted

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

Agenda Date	<i>November 02, 2020</i>
Requested Action	<p>TO CONSIDER PERMANENT ZONING OF 5.01 ACRES LOCATED AT 30 CASCADE CAVERNS ROAD (KAD 25666) FROM R-A, RESIDENTIAL AGRICULTURAL, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (Dr. Laurence Robert Bower/ Kevin Crawford).</p> <ul style="list-style-type: none"> I. STAFF PRESENTATION II. PUBLIC HEARING III. MAKE RECOMMENDATION
Contact Person	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
Background Information	<p>This property was part of the City's strategic annexation in 2019. Once the property was annexed into the city it received a temporary zoning R-A (Single-Family Residential Agricultural District), our most restrictive zone category. The owner is selling the property to the applicant, who wants to relocate his medical office from W. Bandera Road to this site using the existing structure. To accomplish that, the request is for a B-1 zone. The existing structure is over 3,700 sq ft which has been used as an office since 2013.</p> <p>Cascade Caverns is considered a Major Arterial in our Throughfare Plan, and as such it is appropriate for a mix of commercial development occur along it. The majority of properties that are inside the city limits that face Cascade Caverns between IH-10 and Ranch Drive are commercially zoned. This property has acreage residential lots on either side (we have non-annexation agreements with them), but to the west is Allcat Claims (which is expanding their site) and to the east is Hill Country Daily Bread (which has an amphitheatre for outdoor events), to the south is a B-2R (also for sale), a church and apartments – all within 500 feet of this location.</p> <p>The applicant has stated that he is only interested in moving his medical office/MRI to this location. I spoke with Dr. Bower and his representative regarding intended uses, and while limited apartments are currently permitted by a B-1, he states no interest in building multi-family (see below). The new zoning that will likely be applied to this area with the zoning map changes, will not allow apartments.</p>

Laura,

Thank you so much for your inquiry regarding my intentions at 30 Cascade Caverns. My most immediate plan is only to use the existing structures for my neurology office/MRI with no exterior wall changes. Some day, and for resale potential in many years, the option to put other office space would be needed.

I have no plans whatsoever for apartments or multi-tenant housing.

Thanks again,

Bob Bower MD

The Future Land Use Plan identifies this area as Neighborhood Residential. Other properties in this segment of Cascade Caverns Road are identified in the Future Land Use as Neighborhood Commercial. Based on the street type, a commercial use of this nature is compatible with the surroundings uses.

Master Plan:

The Neighborhood Residential future land use category is intended for areas that will be primarily developed with new single-family detached residential subdivisions. Development reflects a suburban to auto-oriented character; meaning that these areas are predominantly dominated by streets, driveways, and garages. Lot sizes and architectural styles are fairly uniform; but generally, new development density is between two and six units per acre (depending on required open space ratios).

The appropriate primary uses allowed in areas designated as Neighborhood Residential include parks and recreation, personal care homes, safety services, single-family detached residential (including modular housing), and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly uses, bed and breakfast lodging, community and group homes, government facilities, home professions, and local utility services.

The Neighborhood Commercial future land use category is intended for areas that will be developed primarily as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These areas are intended to be of a more suburban character rather than auto-oriented. In other words, the areas designated for vehicles (i.e., driveways, parkways, etc.) should be

	<p>deemphasized through placement (e.g., on the side of the building), landscaping, or screening.</p> <p>The appropriate primary uses allowed in areas designated as Neighborhood Commercial include assembly uses, day / adult care, community and group homes, hotels (boutiques), offices (including medical), parks and recreation, personal care homes, retail sales and services (with design and scale limitations), restaurants, safety services, and schools. Secondary uses include such things as assembly uses, local utility services, and government facilities.</p>
Financial Considerations	
Citizen Input/Board Review	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached