

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input checked="" type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	<i>January 12, 2021</i>
<b>Requested Action</b>	<p>4.B. APPROVE ON SECOND READING ORDINANCE NO. 2020-30; 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 0.494 ACRES LOCATED AT 115 STAHL STREET (KAD NO. 20028) FROM R-3, HIGH-DENSITY RESIDENTIAL DISTRICT, TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.</p>
<b>Contact Person</b>	Laura Talley, Planning and Community Development Director
<b>Background Information</b>	<p>The property owner has requested a rezoning of a portion of 115 Stahl Street from R-3 (High Density Residential District) to R-4 (Multi-family Residential District). The lot consists of a total of 0.765 acres, but the owner is only rezoning a portion of that lot so that he may build three (3) residential units on 0.494 acres of the property. The remaining .271 acreage is being sold to the property owner to the south and will remain R-3. The Planning and Zoning Commission voted 5-0 to recommend the R-4 zoning.</p> <p>According to our zoning ordinance, multi-family is characterized as a single parcel occupied by three or more families living independently of each other, attached or detached. Since he will have three units on the lot and is not planning to subdivide, this use is considered multi-family.</p> <p>Based on the current R-3 zoning, they could build 9 townhome lots that access Stahl Street. What they'd like to build is 3 individual homes on one lot with one driveway off of Stahl Street. With the proposed development the units will have one common driveway access, reducing the number of curb-cuts on Stahl Street and offering a larger separation distance between driveways.</p> <p>The Future Land Use Plan identifies this area as Downtown. The intent of the Downtown area is to allow a mix of development that is not</p>

	<p>auto-oriented, allowing pockets of infill that are pedestrian friendly, favoring people over cars. This development is somewhere in the middle, not true infill (like townhomes).</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 schools. Appropriate secondary uses include such things as assembly uses, local utility services, home professions, hotels, personal care homes, recreation and entertainment facilities, and transportation uses.</p> <p>Currently our only option for multiple units on one lot is an R-4 district which includes apartments, but in this case, due to the supplemental height constraints in our ordinance, they cannot build apartments this close to residential that would be any taller than one story. With the update of the UDC, we will have an option called Bungalows (multiple units on one lot that are not apartments).</p> <p><i>Height for commercial, industrial or multi-family structures adjoining or within 150 feet of a residential zoned district (other than an R-4 district), shall be limited within a bulk plane determined as follows:</i></p> <p>A. <i>Height for a structure's location from an adjacent residential district:</i></p> <ol style="list-style-type: none"><li><i>1. Within 35 feet shall not exceed 20 feet or one story in height;</i></li><li><i>2. Beyond 35 feet and within 75 feet shall not exceed 35 feet or two stories in height;</i></li><li><i>3. Beyond 75 feet to 150 feet the height may be increased as follows: the setback will increase 2 feet for each additional foot of height above 35 feet to a maximum height as identified in Article 5 for the zoning district</i></li></ol>
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<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	<p>As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. We received one response in which the neighbor simply had questions.</p> <p>The Planning and Zoning Commission voted 5-0 to recommend the R-4 zoning.</p> <p>At the December meeting, City Council voted 5-0 in favor of the R-4 zoning.</p>
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached