

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	January 12, 2021
Requested Action	<p>APPROVE ON SECOND READING ORDINANCE NO. 2020-31; 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 13, PERMANENT ZONING OF 5.01 ACRES LOCATED AT 30 CASCADE CAVERNS ROAD (KAD NO. 25666) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO O, OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.</p>
Contact Person	Laura Talley, Planning and Community Development Director
Background Information	<p>The applicant requested a B-1, Neighborhood Commercial/High Density Residential for this property. The Planning and Zoning Commission is recommending an O-Office District Zoning.</p> <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 zoning 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 applicant requested a B-1 zoning. The existing structure is over 3,700 sq ft which has been used as an office since 2013.</p> <p>Cascade Caverns is categorized as 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 their distribution center and an amphitheatre for outdoor events), to the south is a B-2R (also for sale),</p>

	<p>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> <p><i>Laura,</i></p> <p><i>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. Someday, and for resale potential in many years, the option to put other office space would be needed.</i></p> <p><i>I have no plans whatsoever for apartments or multi-tenant housing.</i></p> <p><i>Thanks again,</i></p> <p><i>Bob Bower MD</i></p> <p>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.</p> <p>Master Plan:</p> <p>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).</p> <p>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.</p>
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	<p>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 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>
Item Justification	<div style="display: flex; justify-content: space-between;"> <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>
Financial Considerations	
Citizen Input/Board Review	<p>As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. No comments were received.</p> <p>The Planning and Zoning Commission recommended an O-Office District zoning by a vote of 5-0.</p> <p>At the December meeting City Council voted 5-0 in favor of the O district zoning.</p>
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached