

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> 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	<i>June 07, 2021</i>
Requested Action	<p>To consider the proposed rezoning of 0.678 acres located at the corner of Oak Park Drive and Second Street (part of KAD No. 24880) from R-1, Medium Density Residential District, to R-D Duplex Residential District (Robert S. Thornton L.P./Travis Roberson).</p> <ul style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation
Contact Person	<p>Sara Serra, Planner II, Laura Haning, Planning and Community Development Director</p>
Background Information	<p>The property under consideration is located at the corner of Oak Park Drive and Second Street. This is currently the location for the old apartments that back up to Oak Park. The Historic Landmark Commission recently approved the demolition of the existing structures. The property consists of two existing lots that both front Oak Park.</p> <p>The current zoning category (R-1, medium density residential) allows single-family detached residences with lot sizes ranging from a standard lot (7,800 sq ft) to large lots (2 acres).</p> <p>The owner is requesting a rezoning to R-D, duplex residential. They plan to construct two unattached homes each on two separate lots. The R-D zoning is specifically for Duplexes and is described as a more compact zoning that is compatible with the Neighborhood Residential category designated in the Land Use Plan. The zoning category allows for a minimum lot size of 3,500 sf, and the structures may have a common wall, but that is not mandatory. Essentially, two residences on a lot constitutes a duplex.</p> <p><i>Master Plan</i></p> <p><i>The future land use recommended in the Master Plan is Neighborhood Residential. According to the plan, the use is intended for areas that will be primarily developed with new</i></p>

	<p><i>single-family detached residential subdivision. Development should reflect 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).</i></p> <p><i>The appropriate primary uses allowed in areas 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. Neighborhood Residential is compatible with RMA, R-E, RE-1, R-1, RN-1 and MU-1 zoning categories. It may also be appropriate to allow small amounts of single family attached products (e.g., duplexes or townhouses) and neighborhood commercial as part of a master planned community development.</i></p> <p>The City held a BOND (Boerne Open Neighborhood Discussion) meeting on June 2nd. Neighbors within <u>200 feet</u> from the property were notified of the meeting. We had one community member that attended. The owners, Robert Thornton and Travis Roberson attended. They explained the reasoning behind the request and what they envision for the site. The link for the meeting is provided below.</p> <p>https://us02web.zoom.us/rec/share/a77kgs_DzscLPAAaLZgqGR8NS7VghJUgRaXINUbuLQOphK2z8ZZC9w4pXE0lw8R0.6q044IBS3Rj8-0aA</p> <p>Access Passcode: xt=?6ZxP</p> <p>The owners have provided several exhibits to demonstrate their intentions for the site. Approval of the zoning however, does not constitute approval of the plan provided.</p>
Item Justification	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" 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	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. A Boerne Open Neighborhood Discussion (BOND) meeting was held on June 02, 2021. Staff has received one returned comment from the neighbors in favor of the change and none in opposition. The comments in the BOND meeting were in general favorable for the rezoning.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached