



AGENDA ITEM SUMMARY

District Impacted

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

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| Agenda Date | <i>June 22, 2021</i> |
| Requested Action | CONSIDER ON SECOND READING ORDINANCE NO. 2021-19; 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 0.996 ACRES LOCATED BETWEEN 115 STAHL AND 400 ROSEWOOD (KAD NO. 63697) FROM B-2, HIGHWAY COMMERCIAL DISTRICT, TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. |
| Contact Person | Laura Haning, Planning and Community Development Director |
| Background Information | <p>The property under consideration is located mid-block, between Stahl Street and Plant Avenue, Old Number 9 and Rosewood Avenue. The property was recently considered by P&Z and Council for a PUD Plan. The Commission and Council both voted in favor of the PUD Plan. The entire PUD is 1.27 acres which includes two sections of property, .996 acres and .274 acres. Each section has a different zoning (B-2 and R-3). They are requesting a change in zoning for the commercial section of the site (.996 ac) that will bring the entire 1.27 ac project under one residential zoning of R-3.</p> <p>This request to rezone the south section of the PUD from a B-2 (Highway Commercial District), to a R-3 (High-Density Residential district) will make them consistent throughout the development. The R-3 district allows for different size lots, starting at 2,000 sf attached (townhome) lots. The Master Plan describes this area as part of the Downtown land use category.</p> <p>The previously considered PUD plan consists of 18 townhomes. The flexibility that a PUD plan offers a way to create infill development without requiring multiple variances. This development fulfills the intention of the Downtown category and the rezoning to R-3 for the remaining .996 acres accomplishes that as well.</p> <p><i>Master Plan</i> <i>The Downtown future land use category is intended for areas that</i></p> |

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| | <p><i>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.</i></p> <p><i>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.</i></p> <p><i>New Downtown development should be subject to a “build-to” requirement as to prevent auto-oriented character from disrupting the intended urban character of the Downtown area. New Downtown development should be designed for two or more stories as to create a sense of enclosure necessary to foster an urban environment.</i></p> <p>The City held a BOND (Boerne Open Neighborhood Discussion) meeting on March 30th. Neighbors withing <u>400 feet</u> from the property were notified of the meeting. Jay Parker was joined by Ken Kolacny (Matkin/Hoover Engineer) and Frank Valadez (SA Partnership Architects) to explain the proposed development to the neighbors that attended the meeting. We had five community members attend along with City Council member Scott. The link for the BOND meeting is provided below.</p> <p>https://youtu.be/61zfT44HyFg</p> <p>The Planning and Zoning Commission recommended approval for the rezoning by a vote of 6-0. If Council so approves, the property owner will then proceed with approval of the PUD Overlay for the site.</p> | | | | | | | | | | | | |
| Item Justification | <table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input checked="" type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td>Recommendation</td> <td>_____</td> </tr> </table> | <input type="checkbox"/> Legal/Regulatory Obligation | <input type="checkbox"/> Infrastructure Investment | <input type="checkbox"/> Reduce Costs | <input checked="" type="checkbox"/> Customer Demand | <input type="checkbox"/> Increase Revenue | <input type="checkbox"/> Service Enhancement | <input type="checkbox"/> Drive Down Risk | <input type="checkbox"/> Process Efficiency | <input checked="" type="checkbox"/> Master Plan | <input type="checkbox"/> Other: _____ | Recommendation | _____ |
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| Recommendation | _____ | | | | | | | | | | | | |
| Financial Considerations | | | | | | | | | | | | | |

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| 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 March 30, 2021. While the comments made in the BOND meeting were favorable, Staff received one comment in favor and the P&Z did hear from one property owner that was not in favor of the development. He was concerned about the density and the impact on traffic. |
| Legal Review | |
| Alternative Options | |
| Supporting Documents | Supporting documentation is attached |