

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input checked="" type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
Agenda Date	June 22, 2021
Requested Action	<p>CONSIDER ON SECOND READING ORDINANCE NO. 2021-20; 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 0.302 ACRES LOCATED AT 606 FREY STREET (KAD NO. 18989) FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT, TO O, OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Rezoning 606 Frey from R-1 to O. James S. Schuepback, original request was for B-1)</i></p>
Contact Person	Laura Haning, Planning and Community Development Director
Background Information	<p>Upon First Reading by Council, discussion ensued regarding the ultimate use for the property. The property owner is requesting a rezoning to B-1 with an immediate use for an office. Council voted 4-1 to rezone the property as an O – Office district which would accommodate the proposed plan. Staff notified the owner of the change in zoning and he would still like to have the B-1 zoning so that he may expand the use in the future without having to come back and request a rezoning.</p> <p>Background:</p> <p>The current zoning of R-1 allows for single-family detached dwellings and the owner would like to convert the existing home into office use. His current plans are to remodel the existing home for his real estate office. The Future Land Use Plan identifies this area as auto-oriented development (B-2 or B-2R). Council has previously determined that auto-oriented zoning uses this close to residential is inappropriate, but a lesser intensive commercial zoning may be considered.</p> <p>To the south the property is zoned B-1 and is being developed as an office complex, and to the north is an O zoning that is being marketed as an office. This property also abuts a residential property to the west. The Planning and Zoning Commission recommended approval of the B-1 zoning by a vote of 6-0.</p>

Item Justification	<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 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. Staff received one comment in favor of the rezoning.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached