

	<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	August 30, 2021
Requested Action	<p>TO CONSIDER THE PROPOSED REZONING OF 1.0672 ACRES LOCATED AT 128 ARANSAS PASS (SUNRISE ADDITION BLK 6 LOT 15, 19, 20 & PT 21, KAD 26712) FROM R2-M RR, MODERATE DENSITY RESIDENTIAL RIVER ROAD OVERLAY, TO C2 RR, TRANSITIONAL COMMERCIAL RIVER ROAD OVERLAY. (ROBERT S. THORNTON L.P.)</p> <p style="margin-left: 40px;">I. STAFF PRESENTATION II. PUBLIC HEARING III. MAKE RECOMMENDATION</p>
Contact Person	Sara Serra, Planner II, Planning and Community Development Department
Background Information	<p>The property owner has requested the rezoning of a property located at 128 Aransas Pass, Boerne, Texas 78006. The property is currently zoned R2-M, Moderate Density Residential. The owner is requesting a C2, Transitional Commercial. The property is located in the River Road Overlay District.</p> <p>The Moderate-Density Residential District (R2-M) is applicable when a compact, walkable neighborhood in close proximity to activity and commercial areas is intended. Smaller lots and different housing types can be accommodated into the district. Transitional Commercial (C2) should be located as a transition between lower and higher intensity commercial developments, between neighborhoods and higher commercial. Transitional Commercial properties should be designed with a pedestrian-oriented perspective.</p> <p>The UDC implemented several new overlay districts, but the River Road Overlay District was originated from a zoning category. With the purpose of protecting the enjoyment of the Cibolo Creek while encouraging an active mixed-use with retail, dining, and entertainment uses, the River Road Overlay District offers different uses and criteria for uses that are encouraged, and also a few uses that are prohibited as they are not compatible with the intent for the area.</p>

	<p>The Master Plan recommends the area be developed as a Neighborhood Commercial, with primarily nonresidential uses on an appropriate scale and design to be located close to residential land uses. Uses as hotel boutiques, offices, retail, services, and restaurants are compatible with the category intent.</p> <p>River Road is TXDOT right-of-way, and it is also a Minor Arterial in our Thoroughfare plan. Minor arterials are used to connect different areas within the city, with expected daily traffic between 10,000 and 20,000 vehicles per day. While residential driveways are not allowed by the city's regulations, TXDOT makes the final determination regarding access points along TXDOT rights-of-way.</p> <p>City staff held a BOND (Boerne Open Neighborhood Discussion) meeting on August 26, 2021. The meeting was online, and other than staff and the applicants, four community members attended. The applicants explained their proposed concept for the site and heard from the neighbors regarding questions and concerns. The majority of the neighbors were in support of the project, but there were questions regarding noise and traffic. Staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The recording of the meeting can be found at this link: https://www.youtube.com/watch?v=mH1yQnJ2GMk</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	BOND meeting 8/26/2021
Legal Review	
Alternative Options	

Supporting Documents	Attached are maps and plat.
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