

	<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 style="text-align: center; margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input type="checkbox"/> 2 = Woolard</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>
Agenda Date	October 26, 2021
Requested Action	<p>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. <i>(Robert S. Thornton L.P.)</i></p> <ol style="list-style-type: none"> RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION. PUBLIC HEARING <i>(one of one hearing)</i> CONSIDER ON FIRST READING ORDINANCE NO. 2021-34; AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, REZONING 1.0672 ACRES LOCATED AT 128 ARANSAS PASS, SUNRISE ADDITION, BLK 6 LOT 15, 19, 20 AND PT 21 (KAD NO. 26712) FROM R2-M RR, MODERATE DENSITY RESIDENTIAL RIVER ROAD OVERLAY, TO C2 RR, TRANSITIONAL COMMERCIAL RIVER ROAD OVERLAY; 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>Travis Roberson and Robert Thornton, the owners of the property under consideration, are requesting a rezoning for property located at 128 Aransas Pass, from the current R2-M, Moderate Density Residential, to C2, Transitional Commercial. The property is located in the River Road Overlay District.</p> <p>The Planning and Zoning Commission recommended approval of the rezoning by a vote of 6-0.</p>

	<p>The current zoning of Moderate-Density Residential District (R2-M) is applicable when a compact, walkable neighborhood in close proximity to activity and nearby commercial areas is intended. Smaller lots and a variety of housing types can be accommodated in the R2-M district.</p> <p>The proposed rezoning of Transitional Commercial (C2) should be located as a transition between lower and higher intensity commercial developments that are between neighborhoods and more intense commercial. Transitional Commercial properties should be designed with a pedestrian-oriented perspective.</p> <p>When the rezonings for this area were being considered with the UDC, all of the commercial properties directly fronting River Road were rezoned C2 due to their proximity to the TxDOT arterial. C2 properties can still serve as a buffer to residential, even though the C2 uses are less restrictive than a C1.</p> <p>While the UDC implemented several new overlay districts, the River Road Overlay District originated from a previous zoning category of RR. The purpose of the overlay is to protect the enjoyment of the Cibolo Creek while encouraging an active mixed-use with retail, dining, and entertainment uses. The River Road Overlay District offers a range of uses but is somewhat constrained in design requirements that encourages small commercial development.</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 a boutique hotel, offices, retail, services, and restaurants are compatible with the category intent.</p> <p>The concept plan provided is simply a draft plan. It includes several small short-term rentals or office lease spaces abutting the residential duplex on the north side, the existing small rock home is proposed to be office space, and they've left an area along River Road potentially for a restaurant. They plan for all access to take place on Aransas Pass and do not anticipate needing driveway access to River Road. If they were to request a driveway, TxDOT would ultimately make the final determination regarding access points along River Road, but it's highly unlikely they would get approval due to separation requirements.</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</p>
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	<p>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> <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	BOND meeting 8/26/2021
Legal Review	
Alternative Options	
Supporting Documents	Attached are maps and plat.