

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> <b>District Impacted</b>  <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>
<b>Agenda Date</b>	<i>December 06, 2021</i>
<b>Requested Action</b>	<p>TO CONSIDER:</p> <ul style="list-style-type: none"> <li>• CONSIDER THE PROPOSED ZONING OF 27.7 ACRES LOCATED AT 1670 RIVER ROAD FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT</li> <li>• TO CONSIDER THE PLANNED DEVELOPMENT DISTRICT FOR 27.7 ACRES LOCATED AT 1670 RIVER ROAD (A10298 – SURVEY 180 M I LEAL, 27.7 ACRES, KAD 14141, 14142, AND 14143) (JEREMY WILLIAMS/ EMBREY) <ul style="list-style-type: none"> <li>I. STAFF PRESENTATION</li> <li>II. PUBLIC HEARING</li> </ul> </li> </ul>
<b>Contact Person</b>	Sara Serra, Planner II, Planning and Community Development Department
<b>Background Information</b>	<p>This item has been withdrawn per the request of the developer. Due to the concerns expressed by the community, they would like to provide further outreach to explain their development and bring the item back at the January P&amp;Z meeting. They do plan to present at the December P&amp;Z meeting, but no action will be taken.</p> <p>This item has multiple requests necessary for the applicant to develop the site as planned.</p> <p>The property located at 1670 River Road is currently outside the city limits and has a non-annexation agreement. Based on the agreement, the property will be annexed once it is being developed. Our regulation allows for annexation and other zoning requests to run concurrently and can be presented to City Council in the same meeting.</p> <p>Once a property is annexed, it receives a HOL, Interim Holding zoning category. A holding zoning category is applied for areas that may be further developed, subdivided, and reclassified, but at this time is not allowed to establish any new development pattern through infrastructure, street network, or create smaller lots. Uses that are already in place may continue, but no other use can be added before the parcel receives a definitive zoning category and it is platted.</p>

	<p>The zoning category requested for the site is a R4-L, low-density multi-family residential district. The R4-L zoning does require a special use permit.</p> <p>This property is also located in the Entrance Corridor Overlay District. The district is intended to preserve the economic function of some of the primary entrances into the city, assisting in traffic management and connectivity. The overlay district also limits the density of any multi-family development for less than 18 units per acre, the maximum building height for 30 feet (or 2 stories), and a minimum front setback of 20 feet from the entrance corridor street outside of any easement.</p> <p>The parking area shall be located behind the main building, and it needs to be screened. The screening can be landscape, wrought iron fencing, or a Mansory wall. Wooden privacy fences are not allowed, and stone walls that are taller than 30 inches are also not allowed along the frontage of the corridor road.</p> <p>The City's Land Use Plan identifies this area as Neighborhood Commercial along River Road with the back portion identified for Transitional Residential.</p> <p>Neighborhood Commercial future land use category is for areas that will be developed primarily as non-residential uses, with appropriate use, scale, and design compatible with abutting or nearby residential uses. Uses as offices, assembly, daycare, retail, and restaurants are considered compatible with the intent.</p> <p>The Transitional Residential future land use category is for areas with higher density and different housing types. These areas are intended to be developed with an auto-oriented character, meaning a dominant view of streets, driveways, parking lots, and garages. In general, these areas should provide a transition between lower-density residential and more intensive non-residential uses. Appropriate uses are various housing types (from single-family detached to multi-family complexes), schools, assembly, and parks.</p> <p>The proposed development is for 224 units, multi-family complex. The project is not the typical multi-story apartment buildings. This project is proposed to be horizontally distributed double units that resemble more a townhome/ or duplex community. The units will be two-story, back-to-back units distributed along the internal circulation, with small yards separately the units one from the other. The development will be gated and provide a private courtyard and 2 parking spaces per unit.</p>
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	<p>The proposed plan has an east/west street, as is shown on the city's thoroughfare plan. This street will help to distribute traffic and provide easier access for the residential communities to the nearby commercial development without having to access River Road. This segment would be extended east and west in the future, creating a backup route and decreasing the traffic at River Road (Hwy 46).</p> <p>The development also dedicates an area of open space along the creek to the City of Boerne as a buffer to the development to the west and for future use by citizens. The plan does take into consideration drainage in the area.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on October 19, 2021. At that meeting the applicant described the plan for the site and there were no negative comments provided by attendees. The staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The meeting recording can be found on the city's YouTube page.</p>
<b>Item Justification</b>	<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  <input type="checkbox"/> 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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	Public hearing information was posted in a local newspaper on November 19, and mail notifications were sent to the neighbors with 200 ft of the site. The city also had a BOND meeting on November 16, 2021
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached are maps and plat.