

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <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>• THE PROPOSED REZONING OF 6.69 ACRES LOCATED AT 25 CASCADE CAVERNS FROM C3, COMMUNITY COMMERCIAL DISTRICT, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT</li> <li>• THE PROPOSED ZONING OF 3.04 ACRES LOCATED AT 6 NORTH STAR FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT</li> <li>• TO CONSIDER THE PLANNED UNIT DEVELOPMENT FOR 9.73 ACRES LOCATED AT 25 CASCADE CAVERNS AND 6 NORTH STAR (MILLER'S SUBDIVISION BLK 2 LOT 2, AND BLK PT 3, KAD 24323 AND 24324) (LOQ DEVELOPMENT LLC) <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This item has been withdrawn by the developer at this time.</p> <p>This item has multiple requests that are necessary for the applicant to develop the site as planned.</p> <p>The 25 Cascade Caverns lot is currently zoned C3, and the Land Use Plan has the majority of the area intended for Neighborhood Commercial future land use. The Neighborhood Commercial category is intended for areas that will be developed primarily for non-residential uses, with uses, scales, and designs compatible with its proximity to residential. Compatible uses are low-impact commercial, offices, restaurants, and daycare facilities.</p> <p>The 6 North Star property has been annexed recently and currently has a HOL, Holding, zoning category. As part of the annexation process, the property needs to be zoned. Based on the Master Plan, the area should be developed as Transitional Residential. Transitional Residential future land use is intended for areas primarily developed for high density and</p>

	<p>multiple housing types, with an auto-oriented character. Appropriate uses for the area range from single-family dwellings to multi-family development based on location. New projects must be developed to create a buffer to lower density uses and have at least two access points.</p> <p>Staff has worked with the developer and is aware of the intentions for the site. Since the initial conversation, the applicant has a vision of the final project and wished to request a bungalow zoning category. However, based on the number of trees on site, the one-story restriction imposed by the zoning, the request needed to change. The applicant is requesting R4-L, low-density multi-family residential district, to keep the same concept and add the possibility of building a two-story building.</p> <p>The Planned Unit Development (PUD) is intended for infill projects that would have difficulty developing the site because of shape, size, surrounding development, poor accessibility, topography, or other issues. The PUD does allow flexibility in the planning and construction of developments, and at the same time, gives the community more information about what is being proposed and more control over what the final product will look like. PUD plan can be used to create a sense of community and a coherent living style, preserve natural resources, increase open space, and foster a compact, walkable development. It can help to arrange more efficient land use, building distribution, and infrastructure. PUD plans can approve deviations from the regulation, as long as it doesn't impact the safety and welfare of the population as a whole.</p> <p>In some cases, PUD plans can approve smaller right-of-way width, open space distribution, inside connectivity. However, the plan has to be consistent with the surrounding areas' density, use, and traffic patterns. The deviations from the regulation need to be identified in the plan and approved in the motion.</p> <p>The proposed development comprehends 35 detached dwelling units connected internally with a driveway and walking trails, fully gated, targeted for 55+ residents. The units will have around 2500 square feet, a two-car garage, and be placed on the lot considering the existing trees. All the units will be for sale, and the price point will be between \$650k and \$800k.</p> <p>The presented site plan has the main entrance at Cascade Caverns and a secondary exit-only gate at North Star. Cascade Caverns is considered a Major Arterial in our thoroughfare plan and based on our current regulation, there shall be no driveways for residential or multi-family</p>
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	<p>developments along major or minor arterials. After multiple discussions with staff, the applicant decided to move forward with the plan with the entrance at the Cascade Caverns.</p> <p>Another item the presented site plan doesn't comply with our regulation is stacking distance between the right-of-way and the access gate keypad. Our regulation clearly states that gated communities shall place the gate keypad with enough distance that cars waiting to enter into the community don't disrupt the traffic. A TIA would determine the final required distance, but it should be no less than 60 feet from the right-of-way. However, the presented plan does not appear to have enough space available for such stacking, as the unit 01 driveway shows to be less than 30 feet from the property line.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on November 16, 2021. During that time, the applicant and the engineer had a chance to explain the request. 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> <p>A sub-committee with Joe Anzollitto, Tim Bannwolf, and Bob Cates was formed to review the project. A meeting took place on November 16, 2021, and the group had a chance to discuss with the development team the proposed plan, ask some questions and make some suggestions. They plan to meet again to discuss the plan in further detail.</p>
<b>Item Justification</b>	<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 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.