

	AGENDA ITEM SUMMARY District Impacted ☐ 1 = Wolosin ☐ 2 = Woolard ☐ 3 = Scott ☐ 4 = Boddie ☒ 5 = Macaluso ☐ All
Agenda Date	<i>January 10, 2022</i>
Requested Action	TO CONSIDER: • 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 • THE PROPOSED ZONING OF 3.04 ACRES LOCATED AT 6 NORTH STAR FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT • 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) I. STAFF PRESENTATION II. PUBLIC HEARING III. MAKE RECOMMENDATION
Contact Person	Sara Serra, Planner II, Planning and Community Development Department
Background Information	This item has two properties for zoning and a Planned Unit Development that will take in both properties. The 25 Cascade Caverns lot is currently zoned C3, and the city's Land Use Plan identifies the majority of the area as Neighborhood Commercial. The Neighborhood Commercial category is designed for areas 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. 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 city's Land Use Plan, the area should be developed as Transitional Residential. Transitional Residential future land use is intended for areas primarily designed for high density and 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. Staff worked with the developer on the site plan and a subcommittee was assigned to work through the details of the Plan. The original submittal was for a multifamily zoning and a Planned Unit Development. After conversations with the applicant and the subcommittee, it was determined that a zoning of R4-B (Bungalow Courts) would be more appropriate and is a closer to the vision for the site. An R4-B though does not allow for any two-story units and has cluster separation requirements. This PUD meets the intent of a Bungalow Court with a few exceptions as stated. Bungalow Courts provide a type of multi-family residential development that is more appropriate for a neighborhood context. Bungalow Courts consist of multiple detached residences on a single lot. A bungalow court accommodates detached single-family homes that front an internal common area rather than a public street like cottage homes. Bungalow Courts is one category that accommodates alternative housing forms in the City. The difference between Cottage Homes and Bungalow Courts is the ownership model. Cottage homes are designed as individual lots with one house on each lot, and Bungalow Courts are designed as multiple homes on a single, larger lot. Therefore, site dimensions are different for the two expressions. Residences shall be clustered, with no more than ten units in a cluster, and multiple clusters shall not be less than 1,000 feet from each other to maintain the small community atmosphere. The units shall have a maximum height of 20 feet of 1 story. The Planned Unit Development (PUD) is intended for infill projects with 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 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. In some cases, PUD plans can approve smaller right-of-way width, open space distribution, inside connectivity. However, the plan must be consistent with the surrounding areas' density, use, and traffic patterns.
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	The deviations from the regulation need to be identified in the plan and approved in the motion. The proposed development identifies 34 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. 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 questions and make recommendations. The group had a second meeting on December 17 to discuss the changes made to the project. The presented site plan has the primary and secondary (exit only) entrance 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 developments along major or minor arterials. Thus the double access points coming off of North Star. As a PUD plan allows, the proposed development deviates from base zoning restrictions to preserve natural resources and improve the site's overall design. The PUD plan has more than ten units per cluster, and the clusters are not separated by 1000 feet. Some of the proposed structures are also two stories in height. 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. The meeting recording can be found on the city's YouTube page.
Item Justification	☐ Legal/Regulatory Obligation ☐ Reduce Costs ☐ Increase Revenue ☐ Drive Down Risk ☐ Master Plan ☐ Recommendation ☐ Infrastructure Investment ☒ Customer Demand ☐ Service Enhancement ☐ Process Efficiency ☐ Other: _____
Financial Considerations	

Citizen Input/Board Review	Public hearing information was posted in a local newspaper on December 24, and mail notifications were sent to the neighbors with 400 ft of the site. The city also had a BOND meeting on November 16, 2021
Legal Review	
Alternative Options	
Supporting Documents	