



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Colvin
- ☐ All

DESCRIPTION	<p>RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET PUBLIC HEARING FOR APRIL 11, 2017:</p> <p>C. PROPOSED PERMANENT ZONING OF 17 HERFF ROAD, A TOTAL OF 26.582 ACRES, FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT AND R-4, MULTI-FAMILY RESIDENTIAL DISTRICT, KAD NO. 12536, 15847, 15848, AND 15849. (CT 17 Herff Land LP)</p>
STAFF'S RECOMMENDED ACTION (be specific)	Received The Recommendation From The Planning And Zoning Commission And Set A Public Hearing For April 11, 2017.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>The property under consideration is located at 17 Herff Road. The property has recently been annexed and is now under consideration for permanent zoning of MU-2, Mixed Use Community and R-4, Multifamily.</p> <p>The Land Use Plan identifies this area as Neighborhood Residential which allows 5 – 10 dwelling units per acre. This would potentially allow +/- 130 homes on the site. A number of factors have changed over the last couple of years that has affected the dynamics for all of Herff Road. What was once a quiet two-lane street is now a four-lane Major Arterial that takes traffic off of River Road/Highway 46 and directs it to Main Street and IH-10. The properties that directly adjoin this site are Herff Farm and the City property that houses Cibolo Nature Center. The City owns +/- 120 feet (at the most narrow point) between this site and the Cibolo Creek. Herff Farm is a commercial use with a blend of Agricultural. They host market days, classes and events at the Farm, which also provides gardens and an abundance of open space around the original homestead. Across the street is +/- 23 acres of vacant land that is currently zoned R-1 and a mix of residential that includes Green Meadows Subdivision, Burning Tree Condominiums and Village at Herff Townhomes. There is an intersection at Oak Park with a light that will serve as the main access off of Herff Road into this property.</p> <p>Based on the factors as referenced above that have recently impacted</p>

	<p>this area and changed the dynamics along Herff Road, staff is supportive of the permanent zoning of MU-2 and R-4. An MU-2 on +/- 15 acres could include a mix of commercial uses such as offices, restaurants and retail that incorporate living above with +/- 12 acres of multi-family. If zoned MU-2, the more stringent design criteria for an MU will apply.</p> <p>The Planning and Zoning Commission voted 7-1 in favor of the zoning with Commissioner Hayward dissenting. Council needs to set a public hearing for April 11th to consider this item.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.