



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION	<p>PUBLIC HEARING:</p> <p>A. PROPOSED MASTER PLAN FOR A COTTAGE HOUSING DEVELOPMENT LOCATED AT 530 OAK PARK, KAD NO. 15836. (Dave Luciani)</p>
STAFF'S RECOMMENDED ACTION (be specific)	Public hearing. No action necessary.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>This Cottage Housing Development (CHD) located at 530 Oak Park is the first cottage housing development in the City of Boerne. The Planning and Zoning Commission and City Council have approved a creative alternative for the development to allow 17 cottage units in this development. When considering the creative alternative to allow more than the allowed 10 cottages per development, it was noted that if we used the criteria that is provided in the ordinance of allowing 4 cottages per half acre, a developer could build 16 cottages on 2 acres and then get a credit toward the use of a rain catchment system to allow one more cottage (a total of 17 cottages). The Planning and Zoning Commission and City Council voted unanimously to approve the creative alternative.</p> <p>The next step is approval of the CHD, which is essentially a master plan of the development. The developer has now submitted a plan for the cottage development that meets the criteria set forth in the zoning ordinance for such a plan. They have in excess of 20% the required open space, are using a rain catchment system and since the frontage for the cottages is not off of Oak Park, they have provided frontages along an easement which will also serve as an open space area between the cottages. They've provided sufficient on-site parking which should keep overflow parking off of Oak Park. We've provided the criteria for CHD submittal below and have also included the preliminary submittal as well.</p> <p><i>Formal Concept Plan.</i> The CHD plan for a proposed cottage housing development that is presented for approval must be drawn by a registered architect or registered engineer and must</p>

	<p>include the following:</p> <ul style="list-style-type: none"> a. All the items included in the preliminary plan submittal b. The site plan shall include the following form and content: <ul style="list-style-type: none"> i. Date, scale, north point (with north to the top if possible), name of developer, and name of the person preparing the CHD plan. ii. The location, name and description of all existing or recorded streets and alleys adjacent to the CHD, as determined from existing records, and the location of all intersections adjacent to the CHD. iii. The location and type or purpose of all proposed and existing easements and/or fire lane within the CHD. iv. The centerline of existing watercourses, creeks and drainage structures within and adjacent to the CHD, and the limits of the 25-year and 100-year flood plains, if applicable. v. The acreage for the whole development and each lot individually. vi. The areas and acreages which are to be dedicated as community, open space or as common area owned and managed by a community association. <p>This will be the first CHD in Boerne. We've been focused on infill development that can blend in with neighborhoods without inundating them and even with 17 cottages this plan meets that criteria. A typical development of that lot in an R-1 district would easily allow for 6 to 7 standard 3-4 bedroom 2-story homes, probably around \$400k and potentially 4 or more people per home. These homes are smaller, less expensive and will likely only have 1 or 2 people in each cottage. There has been a great deal of interest from the community and it seems to be well received by people interested in downsizing and living closer into town. The development meets all the requirements of the zoning ordinance for a CHD.</p> <p>The Planning and Zoning Commission voted 8-0 in favor of the master plan.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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

