



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>DESCRIPTION</b>	To consider the proposed application of a Cottage Housing Development Overlay District to 530 Oak Park, KAD No. 15836 (Dave Luciani)
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Make recommendation to City Council to consider the proposed application of a Cottage Housing Development Overlay District to 530 Oak Park, KAD No. 15836 (Dave Luciani)
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<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 and approved the Master Plan for the site.</p> <p>The final step to allow the developer to move forward is the approval of the CHD Overlay District on the site. With the approval of the overlay, the developer may then begin to submit for plat approval. They have had a great deal of interest in the cottage units and have a number of people on hold for purchases.</p> <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.</p> <p>Staff recommends approval of the overlay district for this site.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL</b>	

<b>INFORMATION</b>	
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This summary is not meant to be all inclusive. Supporting documentation is attached.