

	<div data-bbox="678 306 1208 352" data-label="Section-Header"> <h2>AGENDA ITEM SUMMARY</h2> </div> <div data-bbox="1268 233 1507 468" data-label="Complex-Block"> <div>District Impacted</div> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1 = Anzolitto</li> <li><input type="checkbox"/> 2 = Woolard</li> <li><input type="checkbox"/> 3 = Boyd</li> <li><input type="checkbox"/> 4 = Cisneros</li> <li><input checked="" type="checkbox"/> 5 = Colvin</li> <li><input type="checkbox"/> All</li> </ul> </div>
<b>DESCRIPTION:</b>	<p>To consider the proposed permanent zoning of 47 Old San Antonio Road, a total of 4.088 acres, from a temporary zoning of R-A, Single-Family Rural Residential District to B-2R, Highway Commercial - Restricted District, KAD No. 14774 and 14786 (Heard)</p>
<b>RECOMMENDED ACTION (be specific)</b>	<p>Make recommendation to City Council to consider the proposed permanent zoning of 47 Old San Antonio Road, a total of 4.088 acres, from a temporary zoning of R-A, Single-Family Rural Residential District to B-2R, Highway Commercial - Restricted District, KAD No. 14774 and 14786 (Heard)</p>
<b>DEPARTMENT</b>	<p>Planning and Community Development</p>
<b>CONTACT PERSON</b>	<p>Laura Talley</p>
<b>SUMMARY</b>	<p>The property under consideration is located at 47 Old San Antonio Road. This is a vacant piece of land south of the wastewater treatment plant. Staff is unaware of any plan for development of this site.</p> <p>The Land Use Plan identifies this site as Neighborhood Residential, which allows for 5 – 10 units per acre. Staff feels that the construction of the wastewater treatment plant has been impactful in such a way that residential would be unlikely, but commercial or office uses would be a likely fit next to the plant. It has nothing to do with odor, because there is none, it is simply the stigma that comes with being in the proximity of a wastewater treatment plant. The wastewater treatment plant was constructed with a commercial (not industrial) appearance along Old San Antonio. The property to the north of the wastewater treatment plant was approved for the use of an Assembly, across the street is zoned B-2, and the property behind 47 Old San Antonio is owned by the Cibolo Preserve, so there is a +/- 500 foot buffer between this property and the Cibolo Creek.</p> <p>The B-2R zoning district allows a lot of the same uses as a B-2, but is restricted in height. The B-2R district will allow us the opportunity to apply the Entrance Corridor overlay to this site as well. Staff recommends the B-2R district for this site.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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