

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed black; padding: 5px; margin-top: 10px;"> <p><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Fowler</p> <p><input checked="" type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
<b>AGENDA DATE</b>	<i>February 3, 2020</i>
<b>DESCRIPTION</b>	Consider the Preliminary Plat for E Bandera Residential (7 residential lots, 1 open space lot, 0.034 acre of right-of-way) (2.493 acres) (KAD No. 300528). Take necessary action.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Consider the Preliminary Plat for E Bandera Residential (7 residential lots, 1 open space lot, 0.034 acre of right-of-way) (2.493 acres) (KAD No. 300528). Take necessary action.
<b>CONTACT PERSON</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
<b>SUMMARY</b>	<p>This is the preliminary plat for E Bandera Residential. The Preliminary Plat consists of 7 residential lots, 1 open space lot, and 0.034 acre of right-of-way, on 2.493 acres.</p> <p>The development agreement (DA) with the Estate of Judy Leftwich Calder, Howard C. Calder, Executor for the "Calder" (now SoBo) residential lot development was originally entered into on March 9, 2009 by City Council and amended per Resolution No. 2019-R151 in 2019. The original DA stated residential development would abut Bandera Road and that there would be no street access from Bandera Road to the commercial area. The DA has recently been revised to allow for residential lots with frontage of 70 feet or greater and states how the lots may be accessed.</p> <p>The Master Plan designates the Future Land Use for this property as Auto Oriented Commercial. Although the preliminary plat is not in conformance with the Master Plan, it is in conformance with the DA and in conformance with the approved master development plan for the Commons at Menger Creek adopted in 2018 which showed single family and park/open space uses. Additionally, the property is zoned "R-2" Moderate-Density Residential District.</p> <p>The open space lot that the developer has provided will allow for a drainage easement, emergency access to the apartments to the south and also allow an area for trail connectivity to the apartments which will eventually connect through to Herff Road.</p>

	The plat meets all the requirements of the DA and the subdivision ordinance. Staff recommends approval of the preliminary plat.
<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.