



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Fowler
- ☒ 5 = Macaluso
- ☐ All

AGENDA DATE	<i>February 3, 2020</i>
DESCRIPTION	To consider the use Retirement Community in a B-2 Highway Commercial District, for 6.479 acres on Old San Antonio Road (KAD 300529) (Hunt Property).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of the use of Retirement Community in a B-2, Highway Commercial District, a total of 6.479 acres, for a site located within the Commons at Menger Creek Master Plan at 20 Old San Antonio road (KAD No. 300529) (<i>Hunt Properties</i>)
CONTACT PERSON	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
SUMMARY	<p>Hunt Properties has requested the use of retirement community in a B-2 district within The Commons at Menger Creek. The use of Retirement Community in a B-2 does require City Council approval. The approved master plan identifies this site as multi-family. The site plan shows 160 units divided in 4 stories.</p> <p>In March of 2017 Javelin Group received approval for 34 cottage style, age restricted units for this site (considered multi-family). The property was recently sold to Hunt Properties and now is being considered for a Retirement Community. Other than the building mass and number of units, the difference between the two developments are the services offered. If it is age restricted and there are "services" offered that are strictly for the residents, then it is considered a retirement community. The developer plans to offer a community kitchen that will be allow different food vendors to lease the area, a hair salon, pet spa and a theater room/library all for the use of residences.</p> <p>This area is part of the South Boerne (SoBo) Overlay District The property is part of the Neighborhood Character Zone that allow denser residential options and works as transition from the commercial zones to the other residential districts. The developer will provide immediate access to the commercial development to the south by driveway and by pedestrian trail.</p>

	Based on the zoning district, overlay and the approved master plan, staff is supportive of this use.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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