

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> <b>District Impacted</b>  <input checked="" type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	<i>January 04, 2021</i>
<b>Requested Action</b>	<p>To consider the proposed rezoning of 7.33 acres located at 134 Garden Street (KAD 20006, 20007, 20009 AND 20010) from R-1, Medium- Density Single-Family Residential District, to R-2, Moderate - Density Single-Family Residential District (Greenway Cottage Builders, LLC/ Dave Luciani).</p> <ol style="list-style-type: none"> <li>Staff Presentation</li> <li>Public Hearing</li> <li>Make Recommendation</li> </ol>
<b>Contact Person</b>	<p>Sara Serra, Planner II, Laura Talley, Planning and Community Development Director</p>
<b>Background Information</b>	<p>This rezoning was considered and Tabled at the December P&amp;Z meeting. David Spencer, a property owner on Kitty Kat Lane, coordinated a small meeting of four nearby property owners and the developer (Dave Luciani) and discussed the plan for the site. Mr. Luciani took their comments into consideration and revised his plan for the site. We've attached both revised plans for your review. The City held another BEN meeting on the 28<sup>th</sup> which was attended by the P&amp;Z subcommittee members, Tim Bannwolf and Joe Anzollitto and 10 nearby property owners. They discussed Mr. Luciani's proposed zoning and revised plans. Overall, the majority of neighbors in attendance favored the 5,400 sf lot/cottage mix. This could be achieved with an RN-1 zoning overall and a cottage overlay for the cottage section. Mr. Luciani expressed a desire to have the Commission consider the more restrictive zoning.</p> <p>Both new plans have access off of Adler and access off of an extension of Advogt Street. In order for these plans to come to fruition, the City has to allow the Advogt extension through the trail. Staff is in support of extending Advogt Street and are currently looking into how best to achieve this.</p> <p>The City's Land Use Plan identifies this area as Transitional Residential. Typical zonings in Transitional Residential are R-2 to R-4 zonings.</p> <p>Transitional residential category would allow for development at a</p>

	<p>higher density with more diverse lot types and housing options. The proximity to two crossroads (Adler and Garden Street) will help disperse traffic from this development.</p> <p><b>Master Plan</b>  The Transitional Residential future land use category is intended for areas that will be primarily developed with a higher density and with different housing types than which is allowed in Neighborhood Residential. These areas are intended to be developed with an auto oriented character, meaning that streets, driveways, parking lots, and garages are the dominant view. In general, these areas are intended to provide a transition between lower density Neighborhood Residential and more intensive nonresidential uses.</p> <p>The appropriate primary uses allowed in areas designated as Transitional Residential include parks and recreation, personal care homes, safety services, single-family attached residential (including modular housing), multi-family, and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly uses, bed and breakfast lodging, community and group homes, government facilities, home professions, local utility services, and single-family detached residential (including garden homes).</p> <p>New neighborhoods should be designed in a manner that buffers lower density uses from more intense uses and should be required to have at least two points of access to a collector roadway or greater in functional classification.</p>
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input checked="" type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input checked="" type="checkbox"/> Master Plan  Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____  _____ </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. Two Boerne Engaged Neighborhood (BEN) meetings were held.
<b>Legal Review</b>	
<b>Alternative Options</b>	

<b>Supporting Documents</b>	Supporting documentation is attached
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