

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <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>
Agenda Date	<i>January 04, 2021</i>
Requested Action	<p>To consider the proposed rezoning of 3.57 acres located at 322 North Plant Avenue (KAD 19999) from R-1, Medium-Density Residential District, to R-3, High-Density Residential District (Victor Sheely/ Source Texas, LLC)</p> <ol style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation
Contact Person	<p>Sara Serra, Planner II, Laura Talley, Planning and Community Development Director</p>
Background Information	<p>The area under consideration is located on the North Plant Avenue, adjacent to the Curington Elementary School, between Adler Street and East Blanco Road. North Plant Avenue is considered a Primary Collector on the city's Thoroughfare plan. The current zoning is a R-1 (Medium-Density Residential District), and with such zoning category the development is allowed to have lot sizes starting at 7,800 square feet with 65 feet frontage.</p> <p>The request is for a R-3 (High-Density Residential District) zone, so the development can accommodate single-family detached lots with narrow frontages. The proposed lots range from 5,600 sf to over 13,000 sf, but the frontages are narrow, some at 40 feet. The R-3 zoning allows for narrow frontages. A typical R-3 allows for lots starting at 4,000 sf with 40 feet of frontage. It also allows for townhome lots. The developer, Victor Sheely with Source Texas, provided an initial site plan where they are proposing 14 (fourteen) single-family, detached lots, with a street ending in a cul-de-sac. Drainage and detention have also been considered on the site. The City held a BEN meeting on the 22nd. It was attended by the developer, his engineer, Councilman Wolosin and one neighbor representing the neighborhood. Unfortunately, the recording of the meeting was mistakenly recorded over and we are not able to share the conversation. It was a positive meeting though, and the developer and his engineer were able to answer questions regarding drainage, street improvements and sidewalk connections. He described the proposed homes to be at least 2,400 sf bringing a sales price in the range of \$480,000 to \$650,000.</p>

	<p>Based on the adopted Master Plan, the future land use recommended for the area is Neighborhood Commercial. This zoning does stray from the Land Use Plan but does continue the use of residential that is already permitted.</p> <p>Once the property is zoned, the developer will have to go through the platting process, and the public and the Commission will have another opportunity to provide feedback on the proposed layout of the development. The proposed site plan presented right now is simply a conceptual plan.</p>
Item Justification	<div> <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 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>
Financial Considerations	
Citizen Input/Board Review	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. A Boerne Engaged Neighborhood (BEN) meeting was held on December 22, 2020.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached