

	<div style="text-align: center;"> <h2>AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p>District Impacted</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 = Boddie</p> <p><input checked="" type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
Agenda Date	<i>January 04, 2021</i>
Requested Action	<p>To consider the proposed rezoning for a 6.479 acres property located at Old San Antonio Road (KAD 300529) from B-2, Highway Commercial to R-2, Moderate Density Residential</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>There are numerous considerations for this site. 1) the underlying zoning is currently B-2, Highway Commercial; 2) it is part of the SoBo Overlay district which regulates how development may occur and what types of uses are appropriate; and 3) there is an approved master plan for this entire side of the SoBo Overlay, called Commons at Menger Creek.</p> <p>The Commons at Menger Creek master plan was approved in 2018 and identifies this area as future multi-family/high density residential. The regulating plan for SoBo identifies this area as Neighborhood and Mixed-use Character zone.</p> <p>The Sobo Overlay district is described as commercial, mixed-use and <u>residential development</u>. The Mixed-Use Character Zone is intended to provide small to mid-scale commercial use, mixed-use building and multi-dwelling structures, supporting multimodal users and favoring walkability. <u>The Neighborhood Character Zone is described as a mid to small scale residential development area (including duplex, attached and multi-dwelling structures), to support diversity of uses and residential types.</u></p> <p>The property owner is requesting an R-2 (moderate density residential district). The requested R-2 zone accommodates single family detached lot with dimensions starting at 4,000 square feet, and 40 feet of frontage, as well as attached dwelling with a lot size of 2,000 square feet and 20 feet of frontage. The builder is planned to be Gehan Homes.</p>

	<p>The R-2 would allow for townhomes which are proposed for this site, but due to the lot configuration, and somewhat narrow frontage, they are proposing a Planned Unit Development (PUD) for this site that will allow for some flexibility for development of the site. The SoBo Overlay was intended for some creativity and residential density and even allows flexibility in the ordinance. The PUD though will give specificity to the development plan.</p> <p>There are a number of conditions that are already put on this site. 1) they make a connection for fire access to Franklin Nursing Home; and 2) that they provide an access to the commercial area along Herff Road. They have accommodated both of these conditions with this site plan. The roads are more narrow than are typical and the setbacks are diminished. Each townhome will have a two-car garage and most are proposed to have one bedroom downstairs and two bedrooms upstairs. The development is intended for people that are downsizing, don't want yard maintenance and want to be near an active area.</p> <p>If the property is rezoned and the PUD Plan and then the overlay approved, 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.</p> <p>The City held a BEN meeting on December 29th. Neighbors within <u>400 feet</u> from the property were notified of the meeting. Alan Naul, the owner and Ms. Blythe with Gehan Homes attended the meeting. There were no other participants that joined the meeting.</p>
Item Justification	<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>
Financial Considerations	
Citizen Input/Board Review	As required by State regulation for a PUD, notifications were sent to the property owners within 400 ft from the subject property. A Boerne Engaged Neighborhood (BEN) meeting was held on December 29, 2020.
Legal Review	

Alternative Options	
Supporting Documents	Supporting documentation is attached