

	<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 type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	January 04, 2021
Requested Action	<p>To consider the proposed Planned Unit Development (PUD) Plan, for 6.479 acres located in the Commons at Menger Creek on Old San Antonio Road (KAD 300529) (Alan Naul/ J-B Boerne Realty, LP)</p> <ol style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation
Contact Person	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
Background Information	<p>The property under consideration is part of the Commons at Menger Creek Master Plan and is having a rezoning request presented in this meeting.</p> <p>The developer has requested that a Planned Unit Development (PUD) be applied to the referenced property. A PUD is an overlay district which may be applied to land less than 25 acres using any base zone district and is one of the steps the development process. The PUD process identifies streets, lots, open spaces, and various aspects of the subdivision. Once the base zone and the PUD Plan is approved, the Overlay District would be approved and the property will be platted.</p> <p>The PUD Plan must be approve by the Planning and Zoning Commission and City Council in the same way as zoning change is made.</p> <p>The PUD Plan and the underlying zoning change may run concurrently. The flexibility that a PUD plan offers provides a way to create infill development, without requiring multiple variances. It also allows the public to preview how the property and ultimately how it will be developed providing certainty regarding how the development will be built.</p> <p>This PUD Plan under consideration provides 70 townhomes, 54' of right-of-way, with the smallest lot measuring 22' x 80'. The proposed front and rear yard setbacks vary, but the typical front yard is 7.5 feet, the rear yard is 8 feet with side yard for corner properties will be 5 feet with 10 feet between each cluster of</p>

	<p>buildings and a total of 0.6 acres of open space.</p> <p>Approval of the PUD Plan still allows for some minor adjustments to be made by staff once the plat is being considered. The PUD Plan is a general plan as the basis for development of a plat. Any substantial changes to the PUD Plan must come back to P&Z and Council for approval. Substantial changes may be a change in land use or an increase or decrease in density by more than 10%.</p> <p>The City held a BEN meeting on December 29th. Neighbors withing <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> <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	<p>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.</p>
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached