

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	May 3, 2021
Requested Action	<p>To consider the proposed rezoning of 0.996 acres located between 115 Stahl and 400 Rosewood (KAD No. 63697) from B-2, Highway Commercial District, to R-3 High-Density Residential District (Jay Parker/ Trophy Properties).</p> <ul style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation
Contact Person	Sara Serra, Planner II, Laura Haning, Planning and Community Development Director
Background Information	<p>The property under consideration is located mid-block, between Stahl Street and Plant Avenue, Old Number 9 and Rosewood Avenue. The property was recently considered by the Planning and Zoning Commission for a PUD Plan. The Commission recommended approval of the Plan at the April 5th meeting. The whole PUD is 1.27 acres. They are requesting a change in zoning for the commercial portion of the site (.996 ac) that will bring the entire 1.27 ac project under one residential zoning of R-3.</p> <p>This request to rezone the south portion of the PUD from a B-2 (Highway Commercial District), to a R-3 (High-Density Residential district) will make them consistent throughout the development. The R-3 district allows for different size lots, starting at 2000 sqft attached (townhome) lots. The Master Plan describes this area as part of the Downtown land use category.</p> <p>The previously considered PUD plan has 18 townhomes. The flexibility that a PUD plan offers a way to create infill development without requiring multiple variances. This development fulfills the intention of the Downtown category and the rezoning to R-3 for the remaining .996 acres accomplishes that as well.</p> <p><i>Master Plan</i> <i>The Downtown future land use category is intended for areas that include a mix of uses developed with an urban character situated in a higher density/intensity, pedestrian-friendly environment. The</i></p>

	<p><i>urban character of downtown is characterized by buildings being located close to the street (i.e., build-to lines), parking is either on-street or in public parking lots, and the pedestrian environment has equal consideration, if not priority, over the vehicle.</i></p> <p><i>The appropriate primary uses allowed in areas designated as Downtown include brew pubs and night clubs, government facilities, multi-family, offices (including medical), parks and recreation, retail sales and services, restaurants, single-family attached residential (i.e., townhouses built with an urban character), safety services, and schools. Appropriate secondary uses include such things as assembly uses, local utility services, home professions, hotels, personal care homes, recreation and entertainment facilities, and transportation uses.</i></p> <p><i>New Downtown development should be subject to a “build-to” requirement as to prevent auto-oriented character from disrupting the intended urban character of the Downtown area. New Downtown development should be designed for two or more stories as to create a sense of enclosure necessary to foster an urban environment.</i></p> <p>The City held a BOND (Boerne Open Neighborhood Discussion) meeting on March 30th. Neighbors within <u>400 feet</u> from the property were notified of the meeting. Jay Parker was joined by Ken Kolacny (Matkin/Hoover Engineer) and Frank Valadez (SA Partnership Architects) to explain the proposed development to the neighbors that attended the meeting. We had five community members attend along with City Council member Scott. The link for the meeting is provided below.</p> <p>https://youtu.be/61zfT44HyFg</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 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, notifications were sent to the property owners within 200 ft from the subject property. A Boerne Open Neighborhood Discussion (BOND) meeting was held on March 30, 2021. Staff has received no return comments from the neighbors. The comments in the BOND meeting were in general favorable for the development.</p>

Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached