

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b>District Impacted</b>  <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>
<b>Agenda Date</b>	<i>May 3, 2021</i>
<b>Requested Action</b>	<p>CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION.</p>
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department
<b>Background Information</b>	<p>This property was annexed by the City of Boerne in 2019 as part of our strategic annexation. After the annexation was complete the property was zoned B-2 and the Entrance Corridor Overlay district was applied to the property.</p> <p>The property owner would like to construct an office building at this location. Based on the design standards for B-2 with an Entrance Corridor, only 15% of the parking can be placed between the building and IH-10 and the developer needs to provide 25 ft of landscaping to screen any parking. The owner is requesting a creative alternative to allow 100% of his parking in front of the building. Due to its close proximity to the access road, the topography, the location of the septic system and location of the access that was dictated by TxDOT, he feels the best location for the building on the site is toward the back, which then leaves all the parking in the front.</p> <p>James McGarr, Engineer for the development, is making the request for the property owner. According to information provided by the applicant the current entrance is located in the middle of the frontage of the property, and with only one access point the placement of the building on the back of the lot allows for easier access and maneuverability by the public, Fire and EMS.</p> <p>The developer is proposing some landscape, as provided in the attached exhibit, along with an existing rock retaining wall which will serve to screen the parking area and create a more interesting</p>

	and soft curb appeal, while still accommodating enough space for utility easements.
<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan </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> <div> Recommendation </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached are maps, plat, site plans, and perspectives.