

	<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;"><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input checked="" type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>		
<b>Agenda Date</b>	May 11, 2021		
<b>Requested Action</b>	<p>RECEIVE THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR JUNE 8, 2021:</p> <p style="margin-left: 40px;">I. 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. <i>(Jay Parker, Trophy Properties)</i></p>		
<b>Contact Person</b>	Laura Haning, Planning and Community Development Director		
<b>Background Information</b>	<p>The property under consideration is located mid-block, between Stahl Street and Plant Avenue, Old Number 9 and Rosewood Avenue. This is the beginning process for this project. Once the PUD plan is approved the developer will need to rezone and plat the property.</p> <p>Council will consider the PUD Plan at this meeting and the rezoning at the June 8<sup>th</sup> meeting. The next step in approval will be to rezone the underlying zoning which is currently a mixture of R-3 and B-2. They have requested a matching residential zoning of R-3 which allows townhomes as proposed for the site and replaces the B-2 commercial zoning. Once the base zone and the PUD Plan is approved, the Overlay District will be applied and the property will be platted.</p> <p>The Planning and Zoning Commission recommended approval by a vote of 6-0.</p>		
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input 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 </td> <td style="width: 50%; vertical-align: top;"> <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: _____ </td> </tr> </table>	<input 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	<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: _____
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<b>Financial Considerations</b>			

<b>Citizen Input/Board Review</b>	As required by State regulation for a zoning, 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. One person that lives to the north spoke at the P&Z meeting in opposition of the rezoning due to density concerns. The comments in the initial BOND meeting were favorable for the development.
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached