

	<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 11, 2021
Requested Action	<p>A. PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD – A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697). <i>(Jay Parker/Trophy Properties)</i></p> <p style="margin-left: 40px;">I. PRESENTATION</p> <p style="margin-left: 40px;">II. PUBLIC HEARING</p> <p style="margin-left: 40px;">III. CONSIDER PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS.</p>
Contact Person	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. 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>Approval of the Planned Unit Development (PUD) Plan is the first step in the process for this infill development. A PUD is an overlay district which may be applied to land less than 25 acres. It allows for creative development while defining specifics about the development. The PUD Plan identifies streets, lots, open spaces, and various aspects of the subdivision. The next step 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. 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 PUD Plan is approved by the Planning and Zoning Commission and City Council in the same way as zoning change is made. The flexibility that a PUD plan offers is a way to create infill development without requiring multiple variances. It also allows the public to preview how the property will be developed, providing a certain level of comfort in</p>

	<p>knowing what specifically will be built.</p> <p>The Plan presented is proposing 18 three-story townhomes, most with elevators, garages underneath and a rooftop deck on top, 31' of right-of-way (with 26' of pavement), a sidewalk on the north side only, 4 parking spaces for visitors, and 12% of open space. The smallest frontage will be 22' for mid-units, and smallest lot will be 1650 sf. The north side garages are setback 20 feet from the property line, but with the sidewalk (which is in the right-of-way) that adds another 4 feet. It is not gated, and the street will be private and there will be no on-street parking.</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> <p>Mr. Parker is marketing this development to older couples and empty nesters interested in downsizing. That demographic typically does not produce high traffic volumes during peak hours. Their engineer did provide a traffic impact analysis and used ranges almost twice what they should be (for detached dwellings), but the traffic count for a.m. peak hour was shown as 13 trips and the evening peak hour trips were 18. Very minimal traffic impact.</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 Planning and Zoning Commission recommended approval by a vote of 6-0 with the condition that the design include some type of four-foot hardscape walkway on the south-side equivalent to the sidewalk that exists on the north side of the street.</p>
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Item Justification	<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 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 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.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached