

	<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="margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input type="checkbox"/> 2 = Woolard</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>
Agenda Date	May 11, 2021
Requested Action	<p>C. PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 6.479 ACRES LOCATED IN THE COMMONS AT MENDER CREEK ON OLD SAN ANTONIO (KAD NO. 300529). <i>(Alan Naul/ J-B Boerne Realty, LP)</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 ON FIRST READING ORDINANCE NO. 2021-16; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, “ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS”, DATED DECEMBER 18, 2007, BY AMENDING ARTICLE 3, SECTION 14, APPLYING A PLANNED UNIT DEVELOPMENT (PUD) PLAN OVERLAY DISTRICT DESIGNATION TO THE INDIVIDUAL PROPERTY (6.479 ACRES) LOCATED IN THE COMMONS AT MENDER CREEK ON OLD SAN ANTONIO ROAD (KAD NO. 300529); REPEALING ORDINANCE NO. 2021-09 AND ALL OTHER ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.</p>
Contact Person	Laura Haning, Planning and Community Development Director
Background Information	<p>Council has now seen this PUD a couple of times and this is the final step in a lengthy process.</p> <p>The property is part of the Commons at Menger Creek Master Plan. As you’ll recall, the PUD Plan provided for 70 townhome lots in the SoBo area along Old San Antonio.</p> <p>The PUD Overlay is the final step in the PUD process. The PUD Plan was reviewed and considered at the February Council meeting; however, while staff was speaking specifically to the PLAN, the ordinance that was attached was an approval for the Overlay. They are two different things. Per the zoning ordinance, first the underlying zoning is changed (B-2 to R-2), then the PUD Plan is considered and finally the Overlay District is approved.</p>

	<p>Because there was an error in the Plan approval, we are “reconsidering” that at this meeting and now considering the Overlay District. A new ordinance will be created to officially approve the Overlay.</p> <p>The Planning and Zoning Commission did consider the overlay district and recommended approval by a vote of 6-0.</p>
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 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>All property owners within 400 feet of the property were notified. Staff has received no comments.</p>
Legal Review	
Alternative Options	
Supporting Documents	<p>Supporting documentation is attached</p>