

	<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><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>	September 14, 2021
<b>Requested Action</b>	<p>PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT 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 <i>(One of one hearing)</i></p> <p style="margin-left: 40px;">III. FIRST READING OF ORDINANCE NO. 2021- ; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, APPLYING A PLANNED UNITY DEVELOPMENT (PUD) OVERLAY DISTRICT TO 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); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.</p>
<b>Contact Person</b>	Laura Haning, Planning and Community Development Director
<b>Background Information</b>	<p>The PUD Overlay District is the final step in the PUD process. Council has already approved the PUD Plan and the underlying zoning. The request for the Overlay District was presented to P&amp;Z at their July meeting. The Commission tabled the item for consideration again at the August P&amp;Z meeting. The Commission wanted better detail regarding the “path” that was approved with the PUD Plan. The developer provided that the proposed path on the south side of the development would be concrete.</p> <p>The developer stated that they planned to use concrete for the path, as is the same material being used for the sidewalk on the north side of the development. After consideration of the path material, the Planning and Zoning Commission approved the PUD Overlay District by a vote of 4-0.</p>

	<p><b>BACKGROUND:</b></p> <p>The property under consideration is located mid-block, between Stahl Street and Plant Avenue, Old Number 9 and Rosewood Avenue. The Planned Unit Development (PUD) plan was approved in May 2021, and the property rezoned from a B-2 (Highway Commercial District) to a R-3 (High-Density Residential District) in June 2021. This is the final step in a lengthy process for approval of a PUD.</p> <p>The approved PUD Plan includes 18 townhomes, new right-of-way, visitor parking spaces, and open space. The smallest lot frontage will be 22-feet for a midsized unit, and the smallest lot will be 1,650 sf. Once the PUD Overlay is approved, the next step will be a subdivision plat.</p> <p>During the meeting when City Council approved the PUD plan (May 11, 2021), it was stated that the Planning and Zoning Commission recommendation was to add a walking path to the south side of the development. Such path would be accommodated within the proposed right-of-way. City Council approved the PUD plan as presented.</p>
<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 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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	All property owners within 400 feet of the property were notified. Staff has received no comments.
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached