



AGENDA ITEM SUMMARY

Agenda Date	July 7, 2025
Requested Action	Public hearing and consider a request for a special use permit (SUP) for a thrift store located at 1030 N Main St.
Contact Person	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is located at 1030 N. Main Street and is part of the Live Oak Shopping Center. It is owned by Espada Real Estate, and the applicant is Lori Jones of Goodwill Industries.</p> <p>The property is designated Auto-Oriented Commercial on the Future Land Use Map.</p> <p>The property is located within the city limits, zoned C2 – Transitional Commercial, and falls within the Entrance Corridor Overlay District.</p> <p>The Entrance Corridor Overlay District, as detailed in UDC Chapter 3, Section 3.17, establishes additional design and development standards to preserve the economic function of Boerne’s primary entrance corridors, including Main Street.</p> <p>Thrift stores (no outside storage/donation bin) are permitted in the C2 Zoning District subject to review and approval of a Special Use Permit (SUP) (UDC Sec. 3.7).</p> <p>A Boerne Neighborhood Discussion (BND) was held on June 17, 2025, to gather input on the proposed Special Use Permit for Goodwill at 1030 N. Main Street. Fifteen members of the public attended. The applicant and property owner presented plans for site improvements, job creation, and workforce development. Concerns were raised by local nonprofit thrift stores about potential impacts to donations and revenue.</p> <p>In response, Goodwill emphasized its nonprofit mission, regional training programs, and community partnerships. They also expressed willingness to participate in quarterly meetings with local thrift store</p>

	<p>operators, support salvage operations through vendor networks, and explore digital literacy and transportation assistance programs tailored to Boerne’s needs.</p> <p>The applicant indicated they would consider community feedback as part of potential project adjustments.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant is requesting a Special Use Permit (SUP) to allow a thrift store (Goodwill) in the existing Live Oak Shopping Center.2. The proposed Goodwill store would occupy a vacant commercial space that is approximately 16,570 square feet within the center.3. The proposed use includes the sale of secondhand goods and the collection of donated items. All donation activities would take place indoors during business hours. No outdoor donation bins are proposed.4. The hours of operation are 10:00 AM – 8:00 PM seven days a week.5. The applicant has indicated the creation of approximately 20 new jobs associated with this location.6. Proposed site improvements include installation of a new glass storefront system, enhanced landscaping, dark sky compliant lighting and signage, removal of overgrown vegetation, and tree maintenance along the rear property line. According to the application, these improvements will be completed by the property owner, Espada Real Estate. <p>ANALYSIS:</p> <p>The Planning and Zoning Commission must determine whether the proposed use meets the requirements of Section 2.5.D.4 of the UDC prior to making a recommendation on the Special Use Permit. The applicant bears the responsibility of demonstrating compliance. Below is a summary of staff analysis:</p> <p><u><i>Compatibility and Consistency with Comprehensive Master Plan</i></u></p> <ul style="list-style-type: none">• The subject property is designated as Transition Commercial on the Land Use Map of the General Plan. The proposed use is allowed in this district subject to a special use permit. The existing C2 zoning is consistent with the General Plan.• The property is an existing commercial suite within the Live Oak Shopping Center, aligning with the area’s intended retail and service-based development pattern.
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- The Boerne Comprehensive Master Plan emphasizes infill development, which this project aligns with by repurposing an existing vacant space.

Compatibility with Zoning District, and UDC

- The subject site is located within the Live Oak Shopping Center, which includes a mix of retail, personal service, and dining establishments, such as salons, a restaurant, and insurance offices. The proposed thrift store use is consistent with these surrounding commercial tenants in terms of scale, intensity, and hours of operation.
- The proposed use will not substantially change the look or character of the existing building or adversely affect the character of the surrounding area. There will be no outdoor storage, or ongoing outdoor activity. The general character of the use will be similar to that of other retail uses.

Evaluation of Design, Configuration, and Operation

- The project does not propose structural changes beyond facade improvements and interior renovations.
- Deliveries and product movement would take place at the rear of the building. A designated interior production area would be used for item processing and pricing. The applicant has indicated that procedures such as signage, surveillance, and staff oversight will be implemented to discourage off-hours donations.
- The applicant's proposed operations are limited to indoor retail sales and donation intake. The use is intended to operate entirely within the enclosed building, with donated items sorted and processed on-site. Store procedures are designed to discourage after-hours drop-offs and outdoor storage.
- Donation intake will occur entirely within the building. Donors will enter through a designated internal drop-off area located at the front left of the store, separate from the main retail entrance. Items will be received by staff, then sorted, graded, and processed at designated stations in the rear of the building. No outdoor donation bins are proposed, and all donation handling will occur during regular business hours to minimize noise and traffic impacts. Deliveries and store logistics will be managed at the rear loading dock, which is enclosed by a concrete fence and screened from adjacent properties.

Access, Circulation, and Parking

- Site access to the site is through five existing access drives; two located at N. Main Street, one at N. School Street, and two at

	<p>Fabra Street which are expected to accommodate the traffic demand. No changes to access drives or circulation patterns are proposed.</p> <ul style="list-style-type: none">• A Peak Hour Traffic (PHT) Generation Worksheet was submitted, showing 206 PM peak-hour trips at 3 driveways, which does not exceed the threshold requiring a Traffic Impact Analysis (TIA).• Based on the UDC requirement of 1 parking space per 175 square feet for shopping centers, the proposed use requires a total of 95 parking spaces. The existing shopping center provides 199 shared parking spaces, which is sufficient to accommodate the proposed use. <p><u>Environmental Considerations</u></p> <ul style="list-style-type: none">• The proposed development does not include new impervious surface expansion, meaning no significant stormwater impact is anticipated.• The applicant has submitted lighting and signage details indicating compliance with applicable Dark Sky regulations and UDC signage requirements. All proposed exterior lighting is limited to a maximum 3000K color temperature and is shielded.• A landscape plan is not required. The property owner has indicated a landscape cleanup and tree canopy maintenance will be performed to improve visibility and site appearance. <p><u>Utilities</u></p> <ul style="list-style-type: none">• The site includes existing utility connections, and the proposed use will not significantly increase water or sewer demand. There is existing capacity to serve the proposed use. <p>FINDINGS:</p> <ul style="list-style-type: none">• The proposed SUP is consistent with the Comprehensive Master Plan.• The proposed SUP is compatible with existing uses and the future land use plan.• The proposed SUP is consistent with the approval criteria listed Section 2.5.D of the UDC. <p>RECOMMENDATION:</p> <p>The Planning and Zoning Commission should hold a public hearing and determine if the request meets the requirements of UDC Section 2-5.D Special Use Permits. If the Commission chooses to recommend approval, staff recommends the inclusion of the following conditions:</p> <ol style="list-style-type: none">1. The proposed use shall conform to the narrative and floor plan date stamped June 23, 2025.
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	<p>2. In accordance with UDC Sec, 2-5.D.8.a.iii, the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued.</p> <p>3. No outdoor storage or other outside activities of any kind will be permitted on site. This includes bins for donations or storage of donated items and congregating before, after, or during business hours.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission recommend APPROVAL of the request for a Special Use Permit to allow a thrift store in the C2 zoning district and Entrance Corridor Overlay District located at 1030 N Main St subject to the three stipulations recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission recommend DENIAL a Special Use Permit based on the following findings: (The Commission will need to state the reasons for denial, referencing the criteria in Section 2-5.D of the UDC.)</p>
Strategic Alignment	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborating with community partners to enhance quality of life.</p> <p>F3 – Maintaining a balanced and diversified economy.</p>
Financial Considerations	N/A
Citizen Input/Board Review	<p>A BND meeting for this request was held on June 17, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project. 15 members of the public attended the meeting. The applicant and property owner presented plans for site improvements, job creation, and workforce development. Concerns were raised by local nonprofit thrift stores about potential impacts to donations and revenue.</p> <p>In response, Goodwill emphasized its nonprofit mission, regional training programs, and community partnerships. They also expressed willingness to participate in quarterly meetings with local thrift store operators, support salvage operations through vendor networks, and</p>

	explore digital literacy and transportation assistance programs tailored to Boerne's needs.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or disapprove the plat. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Attachment 5 – Project Narrative Attachment 6 – Fixture Plan Attachment 7 – Proposed Sign Package Attachment 8 – Written Responses Attachment 9 – UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria