

ORDINANCE NO. 2025-04

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, GRANTING A SPECIAL USE PERMIT (SUP) TO ALLOW AUTOMOBILE PARTS AND PARTS SALES (O'REILLY AUTO PARTS) IN THE C2 ZONING DISTRICT WITHIN THE ENTRANCE CORRIDOR OVERLAY DISTRICT LOCATED AT 1032 NORTH MAIN STREET (KAD: 14492); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, under the authority of Chapter 211 of the Texas Local Government Code, the City of Boerne adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, it is the intent of the City Council of the City of Boerne to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City has received an application for a Special Use Permit to allow automobile parts and parts sales (O'Reilly Auto Parts) at 1032 North Main Street, within the northernmost portion of the Live Oak Shopping Center; and

WHEREAS, the Unified Development Code (UDC) requires a Special Use Permit to allow automobile parts and parts sales in a C2 – Transitional Commercial Zoning District, as outlined in Chapter 3, Section 3.7; and

WHEREAS, the property is located within the Entrance Corridor Overlay District, as established in Chapter 3, Section 3.17 of the UDC, which provides additional development standards to preserve the character and function of Boerne's entrance corridors; and

WHEREAS, the City Council of the City of Boerne has complied with all requirements of notice of public hearing and such hearing was held on May 13, 2025, at which time interested parties and citizens were given an opportunity to be heard; and

WHEREAS, the City Council finds it in the best interest of the citizens to amend the Zoning Map by granting a Special Use Permit to allow automobile parts and parts sales at 1032 North Main Street in a C2 – Transitional Commercial Zoning District and Entrance Corridor Overlay District, subject to the conditions set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

Section 1.

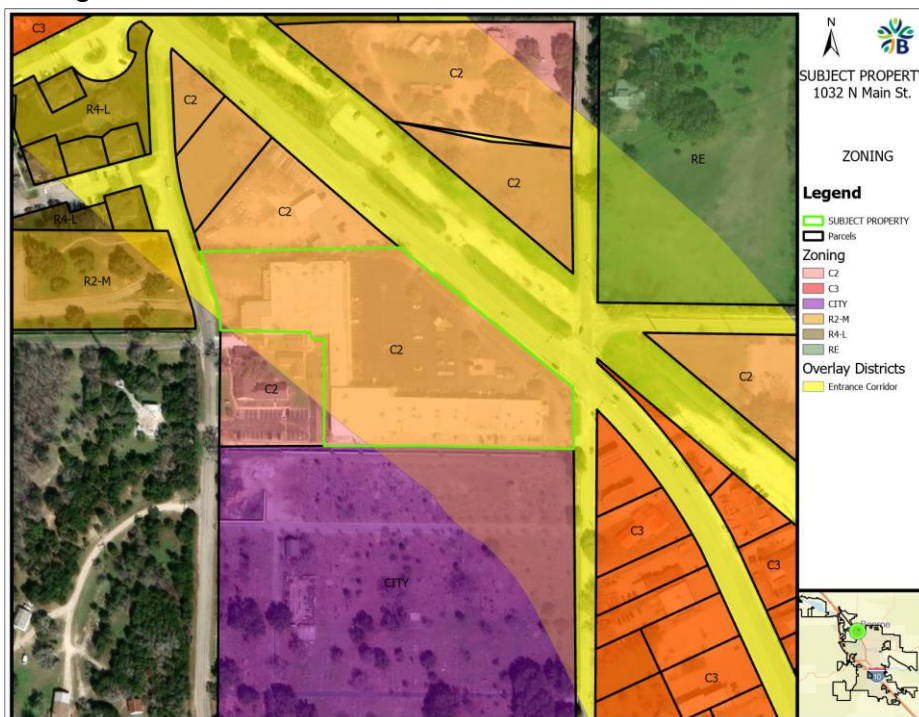
The foregoing recitals are hereby made a part for all purposes as findings of fact.

Section 2.

That Chapter 3. Zoning, Section 3.2, Zoning Map, of the City of Boerne Unified Development Code is hereby amended by granting a Special Use Permit to allow automobile parts and parts sales at 1032 North Main Street, located in a C2 – Transitional Commercial Zoning District and Entrance Corridor Overlay District.

Section 3.

That the Zoning Maps of the City of Boerne be amended to indicate the previously described change.



Section 4.

That all provisions of the Unified Development Code of the City of Boerne not herein amended or repealed shall remain in full force and effect.

Section 5.

That all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

Section 6.

That if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

Section 7.

This ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED on this the first reading the __ day of May, 2025.

PASSED, APPROVED AND ADOPTED on this the second reading the __ day of May, 2025.

APPROVED:

ATTEST:

Mayor

City Secretary

APPROVED AS TO FORM:

City Attorney