



AGENDA ITEM SUMMARY

Agenda Date	July 1, 2024
Requested Action	Consider a request to rezone 6 tracts consisting of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10 (KCAD 15889, KCAD 15846, KCAD 17397, KCAD 17398, KCAD 13723, KCAD 17405) from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).
Contact Person	Francesca Linder, AICP – Assistant Planning Director (830) 248-1528, Flinder@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The site is approximately 16.612-acres and is generally located along Interstate 10 (IH-10), north of Daisy Lane. The property owner has applied for annexation. Upon annexation, the property is automatically placed into Interim Holding (HOL) Zoning District. The applicant has asked that the rezoning and annexation be considered concurrently.</p> <p>The property owner also owns approximately 45.52 acres surrounding the property.</p> <p>UDC Section 2.5.C.5. outlines the approval criteria for a zoning amendment. The Commission may recommend that the application be: approved; approved in part; denied; or denied in part.</p> <p>REQUEST:</p> <ul style="list-style-type: none">• The applicant is requesting to rezone property from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).• They have requested annexation and rezoning to prepare the property for speculative commercial development. <p>ANALYSIS:</p> <p><u>Comprehensive Master Plan</u></p>

- The 2018 Comprehensive Master Plan provides guidance for decisions related to the City's zoning map to consistently work toward the desired growth pattern. The Future Land Use Map (FLUM) graphically illustrates this growth pattern using general future land uses. The property is designated as Auto-oriented Commercial in the FLUM (Attachment 2).
- The Auto-oriented Commercial land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on high traffic volume. It is primarily located along IH-10 and Bandera Road. The Primary uses identified in the Comprehensive Master Plan include assembly uses, automobile sales, offices, retail sales, etc.
- A key element in the CMP is to provide adequate area for non-residential development. Currently there are only 102 acres of vacant commercial property within the city. The rezoning would provide an additional approx. 16.612 acres for future commercial development.
- There does not appear to be any historical or cultural places or areas of value on the property.
- The proposed rezoning is consistent the Comprehensive Master Plan.

Compatibility with Surrounding Land Uses

- The surrounding property is predominantly developed as commercial and zoned C3 (Attachment 3). A single-family subdivision, Regent Park, is located to the southwest of the Subject Property; however, only a small section of the subdivision abuts the Subject Property (approx. 110 FT) and is a 2.969-acre open space reserve.
- The proposed zoning district will be compatible with the existing and future developments in this area.

Infrastructure

- This site will be served by City culinary water, wastewater, and natural gas. The City has capacity to serve the property under the proposed zoning designation. Power is provided by Bandera Electric.

FINDINGS:

The proposed rezoning meets the following findings:

- It is in substantial conformance with the Comprehensive Master Plan.

	<ul style="list-style-type: none"> • The proposed zoning will result in compatible land use relationships. • The proposed zoning meets the requirements of Section 2.5.C.5 of the UDC. <p>RECOMMENDATION:</p> <p>Staff recommends that the Planning and Zoning Commission hold a public hearing and recommend APPROVAL of the proposed rezoning.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <ul style="list-style-type: none"> • I move that the Planning and Zoning Commission accept the findings and recommend APPROVAL of the proposed rezoning. • I move that the Planning and Zoning Commission recommend DENIAL of rezoning based on the following findings: (The Commission will need to state the reasons for the denial).
Item Justification	<div> <div>[X] Legal/Regulatory Obligation</div> <div>[] Reduce Costs</div> <div>[] Increase Revenue</div> <div>[] Mitigate Risk</div> <div>[X] Master Plan Recommendation</div> </div> <div> <div>[] Infrastructure Investment</div> <div>[X] Customer Pull</div> <div>[] Service Enhancement</div> <div>[] Process Efficiency</div> <div>[] Other:</div> </div>
Strategic Alignment	<p>B1 – Utilizing data to drive smart decision-making.</p> <p>B2 – Advancing master plan recommendations.</p> <p>F3 – Maintaining a balanced and diversified economy.</p>
Financial Considerations	N/A
Citizen Input/Board Review	<p>Notice of the Planning & Zoning Commission public hearing was published in the Boerne Star on June 16, 2024. Letters were sent to 33 property owners within 500 feet, and a public notice was posted on the property on June 16, 2024.</p> <p>Five comments were received in favor of the proposed rezoning. One comment was received opposing the proposed rezoning (Attachment 4).</p>

Legal Review	This action is a statutory requirement for rezoning approval.
Alternative Options	The Commission may recommend approval; approval in part; denial; or denial in part.
Supporting Documents	Project Narrative Future Land Use Map Zoning Map Citizen Comments Section 2.5.C.5 Approval Criteria