



Special Use Permit Project Narrative

O'Reilly Auto Parts - 1032 N Main Borne, TX 78006

To: **City of Borne Planning Department**

Date: 04/01/25

No. of Pages: 02
(Including this
one)

PN: 24308 – BO2

Project: O'Reilly Auto Parts Boerne, TX

Subject: **SUP Project Narrative**

The proposed space is a part of the larger Live Oak Shopping Center. The new tenant (O'Reilly Auto Parts) will be conducting retail business in line with the intend use of the space as well as the wider shopping center. The addition of a new retail business within the shopping center will not cause any detrimental effects to its neighbors, and in fact would benefit its neighbors by utilizing an existing unused space. Currently, the shopping center is only 65% leased without O'Reilly as the anchor store. O'Reilly anticipates this store will increase foot traffic to the area by 178 customer visits per day and projected \$2 million dollars in annual sales.

The existing shopping center sits at the corner of N. Main Street and N. School Street and has 3 access drives. The 3 access drives will provide sufficient capacity for the intended use of the proposed space. A traffic impact assessment has been completed by the landlord team to ensure adequate parking is available for all customers and employees.

The store operating hours are anticipated to be from 8:00 AM – 9:00 PM, 7 days a week. This will be comparable to the Dollar Tree tenant that will be located in the same shopping center.

The project will be updating the front exterior of the building to be more in line with O'Reilly image standards. This will be accomplished by removing part of the existing awning and creating a reimagined portal similar to the O'Reilly standard. The new portal will maintain the same height of the existing building and will not exceed the 30' limit shown in the UDC. The interior will also be updated with a retail showroom and storage areas as well as new restrooms and an office. The new restrooms are designed with TAS in mind and the interior space will have proper egress pathing and clearances. The old deck for the side egress that has fallen into disrepair will be removed and replaced with a new deck that will be built to current code standards. A new trash enclosure is being erected for the our space behind the building. It will utilize CMU to match the existing building per



city standards.

As the new tenant, O'Reilly will be performing any necessary maintenance for their space to ensure a clean and attractive appearance. All other landscaping and maintenance requirements will be completed by the landlord, who is planning to remove overgrown weeds and brush along the site perimeter to improve the curb appeal and aesthetics of the entire shopping center.

In anticipation of the Special Use Permit approval, we also plan to pursue the required separate Commercial Remodel Building and signage permits to ensure full compliance.

Respectfully,

A handwritten signature in dark blue ink that reads "James Christiansen". The signature is fluid and cursive, with the first name "James" and last name "Christiansen" clearly distinguishable.

James Christiansen, Design Coordinator