



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Haberstroh
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Bergmann
- ☐ All

DESCRIPTION:

CONSIDER ON SECOND READING ORDINANCE NO. 2016-02; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS", DATED DECEMBER 18, 2007, ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF A TRAILER COURT IN A B-2, HIGHWAY COMMERCIAL DISTRICT LOCATED AT 48 AND 48A OLD SAN ANTONIO ROAD. (KAD 39194 and 39193), a total of 5.378 acres (*Roy Faz*)

STAFF'S RECOMMENDED ACTION (be specific)

Consider On Second Reading Ordinance No. 2016-02; An Ordinance Amending The City Of Boerne Zoning Ordinance No. 2007-64, Captioned, "Zoning Ordinance Of The City Of Boerne, Texas", Dated December 18, 2007, Article 5, Section 3 Permitted Uses, Table 5-1, Authorizing The Use Of A Trailer Court In A B-2, Highway Commercial District Located At 48 And 48a Old San Antonio Road. (KAD 39194 And 39193), A Total Of 5.378 Acres (*Roy Faz*)

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley

SUMMARY

Background:

Council considered this item in September and remanded it back to the Planning and Zoning Commission because the submittal was not complete. There was no site plan showing proposed improvements. We now have a complete submittal from Mr. Faz. When the Commission first voted on this use, they voted 7-1 for approval. At the meeting in December, again they voted in favor of the use by a vote of 5-0.

The properties under consideration are two separate parcels (attachment 1 and 2), but are all under the same ownership and may therefore be considered all together. The property was recently rezoned B-2 and is already developed with a site for mobile homes on the southern parcel and a house on the northern parcel.

We have also made changes to the Ordinance to further define a trailer court so there is a time limit in which RV's are permitted to stay.

	<p>Trailer Court. Any premises designated for the purpose of parking travel trailers and recreational vehicles overnight or on a short term basis (6 months or less) and providing public restrooms, temporary water and electrical hookups, and similar services.</p> <p>Information: Mr. Faz has provided a more detailed site plan (attachment 3) showing the proposed location of the RV's and demonstrating his intention to screen the front of the property which is required by the Entrance Corridor Overlay District that, with Council's approval, will be applied as well.</p> <p>Mr. Faz, whose home adjoins this site, plans to keep the mobile home park and the rental house while providing additional facilities for a trailer court (RV park). He has limited the number of RV's to 15 and they are located over 100' from the front of the property. He will also provide some landscaping along the front of the property to screen the RV's from the street.</p> <p>The mobile home park is a nonconforming use and may not expand, but may remain, while the RV park requires City Council approval to go into a B-2 district. Staff is supportive of the use on this site.</p> <p>Council voted 4-1 to allow the use of a trailer court and the Planning and Zoning Commission voted 5-0 in favor. Council should limit the number of travel trailers to 15 on the 5.278 acre site.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.