



AGENDA ITEM SUMMARY

Agenda Date	April 7, 2025
Requested Action	Consider approval for 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 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 1032 N Main Street. It is owned by Espada Real Estate, and the applicant is Kenley Borths of Kinetic Design and Development.</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>Automobile parts and parts sales are permitted in the C-2 Zoning District subject to review and approval of a Special Use Permit (SUP) (UDC Chapter 3, Section 3.7).</p> <p>A Boerne Neighborhood Discussion (BND) Meeting was held on February 18, 2025, to gather input from the community. No one from the public attended the meeting.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant is requesting a Special Use Permit (SUP) to allow an automobile parts and parts sales (O'Reilly Auto Parts) in the northern most section of the existing Live Oak Shopping Center.2. The proposed store is XXX in size.

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| | <ol style="list-style-type: none">3. The proposed portion of the existing structure is approximately 8,400 sf and 19 ft in height.4. The hours of operation are 8:00 AM – 9:00 PM seven days a week. |
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ANALYSIS:

The Planning and Zoning Commission must determine whether the proposed use meets the requirements of Section 2.5.D.4 of the UDC (Attachment 5) 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:

Compatibility and Consistency with Comprehensive Master Plan

- The property is developed as commercial within the Live Oak Shopping Center, aligning with the area’s intended retail and service-based development pattern.
- The Boerne Comprehensive Master Plan emphasizes infill development, which this project aligns with by repurposing an existing vacant space. Additionally, the Future Land Use Map (FLUM) designates this area as Auto Oriented Commercial, aligning with the proposed use.

Compatibility with Zoning District, and UDC

- The proposed auto parts retail use may be allowed within the C2 zoning district with the approval of a Special Use Permit (SUP), which allows for an evaluation of compatibility with the surrounding context.
- 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 O’Reilly Auto Parts use is consistent with these surrounding commercial tenants in terms of scale, intensity, and hours of operation.
- The applicant’s proposed operations and established store policies include light services such as windshield wiper replacement and diagnostic testing—typical for this type of retail use. The store policies are also intended to ensure environmental compliance by discouraging more intensive vehicle maintenance in the parking lot and enforcing proper disposal protocols for automotive fluids.

Evaluation of Design, Configuration, and Operation

- The proposed design includes modifications to the building's facade to align with O'Reilly Auto Parts branding standards, including removal of part of the awning and installation of a new entry portal.
- The project does not propose structural changes beyond facade improvements and interior renovations.

Access, Circulation, and Parking

- Site access to the site is through three existing access drives; two located at N. Main Street and one at N. School Street, which are expected to accommodate the traffic demand.
- 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 City of Boerne's UDC requirement of 1 parking space per 175 square feet for shopping centers, the use requires a total of 48 parking spaces. The existing shopping center provides 199 shared parking spaces, which is sufficient to accommodate the proposed use under a shared parking arrangement.

Environmental Considerations

- The proposed development does not include new impervious surface expansion, meaning no significant stormwater impact is anticipated.
- A landscape plan is not required.

Utilities

- The site includes existing utility connections, and the proposed use will not significantly increase water or sewer demand. The Preliminary Utility Plan indicates no modifications to existing infrastructure, and no new utility extensions are required. There is existing capacity to serve the proposed use.

CONCLUSION:

The request appears to meet the criteria required to grant a SUP listed in Section 2.5.D of the UDC.

RECOMMENDATION:

Based on alignment with the Comprehensive Master Plan, and compliance with requirements outlined in UDC Sec 2-5.D Special use permits, staff recommends that the Planning and Zoning Commission

	<p>accept the findings and recommend APPROVAL of the Special Use Permit to allow automobile parts and parts sales in the C2 zoning district and Entrance Corridor Overlay District.</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 for automobile parts and parts sales in the C2 zoning district and Entrance Corridor Overlay District.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission recommend DENIAL a Special Use Permit to allow automobile parts and parts sales in the C2 zoning district and Entrance Corridor Overlay District. (The Commission will need to state the reasons for denial, referencing specific regulations in the UDC.)</p>
Strategic Alignment	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborating with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	<p>A BND meeting for this request was held on February 18, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project.</p> <p>Notice of the Planning & Zoning Commission public hearing was published in the Boerne Star on March 23, 2025. Letters were sent to 29 property owners within 500 feet, and a public notice was posted on the property on March 11, 2025. One resident submitted written correspondence in favor of the request.</p>
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 – Site Plan and Elevations Attachment 7 – UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria
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