



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	September 11, 2023
<b>Requested Action</b>	CONSIDER A SPECIAL USE PERMIT FOR CRAFT ALCOHOL PRODUCTION TO A PROPERTY LOCATED AT 111 BECKER STREET AND 802 BLANCO ROAD.(KAD 27923 AND 27919)
<b>Contact Person</b>	Sara Serra-Bennett, Planner II (830) 248-1628, <a href="mailto:sbennett@boerne-tx.gov">sbennett@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The site is 0.16 acres and is owned by K &amp; C Holding LLC. The Future Land Use Map designation is Neighborhood Residential, and the zoning is R1-M. The current use is a single-family home.</p> <p>A companion request for a rezoning for craft alcohol production will be heard as a separate agenda item.</p> <p><b>REQUEST:</b></p> <p>The request is to operate a craft alcohol production from the site. The UDC defines the use as an establishment where alcoholic beverages are produced and retail activity, including dining, merchandising, or beverage sales, also occurs. The distinction between brewery/ distillery and craft alcohol production is that the first is a place of production for wholesale and distribution only, while the latter is for small-scale production and consumption of alcoholic beverages.</p> <p>Craft alcohol production requires a special use permit to operate on properties zoned C1 (Neighborhood Commercial) and C2 (Transitional Commercial).</p> <p>The presented site plan has an existing structure of approximately 1200 square feet for the kitchen, bar, and sitting area. A new building is proposed where the brewery infrastructure and an office will operate. They will also have space for two food trucks, an outdoor sitting area, and 16 parking spaces. The only driveway for the site would be out of Becker Street.</p>

**ANALYSIS:**

Comprehensive Master Plan, Zoning District, and UDC

The property has been designated as Neighborhood Residential and Commercial on the Future Land Use Map. The Neighborhood Residential land use designation anticipates single-family developments with a density ranging from two to six units per acre. The Commercial land use designation is for nonresidential uses that are of an appropriate scale and design compatible with the nearby residential. Uses such as restaurants, retail, offices, and assembly with a smaller footprint are found at this designation.

The proposal is consistent with the Commercial but not consistent with the Neighborhood Residential designation. The proposed use is allowed in the C-1 and C-2 zoning districts subject to special use permit approval.

The site is located next to an existing single-family neighborhood.

Compatibility with Surrounding Land Uses

The property to the north is zoned R1-M and has an existing single-family home. The property to the east is zoned C-2 and part of the existing gas station. The property to the west is zoned R1-M and has an existing single-family home. The property to the south is zoned C-2 and is commercial.

The parking lot will be located at least 10 feet from the property line that abuts the residential lot on the north. They will need to provide at least a 6-foot tall fence and screen it from the right of way.

There are no buildings proposed at the northern lot, but any building would have to be setback a minimum of 10 feet from the residential property lines.

The proposed hours of operation are from 11 a.m. to 9 p.m..

Access, Circulation, and Parking

Primary access is provided from Becker Lane. Individual site access is not permitted on Blanco Road.

Blanco Road is part of the city's thoroughfare plan as a collector road, and Becker Street is a local street. Becker Street is the only access to more than 50 single-family lots, and the intersection with Blanco Road does not have a light. Introducing commercial traffic into a single-family

	<p>neighborhood may negatively impact the existing residential uses, particularly for high-intensity uses.</p> <p><u>Environmental</u> (Landscaping and Buffers, Tree Mitigation, Drainage, Light, Noise, Nuisance, Other Environmental regulations, etc.)</p> <p>The UDC requires a 6’ masonry wall separating commercial from adjacent residential uses. They will also have to provide a screening from the public right-of-way.</p> <p>All lights in the parking lot will be fully shielded and directed downward. Poles can not be higher than 10 feet, and no light trespassing is allowed. All of the city’s dark sky requirements also apply.</p> <p><u>Utilities</u></p> <p>The impact of the proposed use on water, sewer, and other utilities is not a factor. The City will have capacity to serve future demand.</p> <p>The property will need to be platted before any building permit is reviewed. At such time, the utility service availability and location will be accessed and determined if upgrades are required.</p>
<b>Item Justification</b>	<p><input type="checkbox"/> Legal/Regulatory Obligation      <input type="checkbox"/> Infrastructure Investment</p> <p><input type="checkbox"/> Reduce Costs                                      <input checked="" type="checkbox"/> Customer Pull</p> <p><input type="checkbox"/> Increase Revenue                                      <input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Mitigate Risk    <input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Master Plan Recommendation      <input type="checkbox"/> Other:</p>
<b>Strategic Alignment</b>	<p>C3 – Collaborating with community partners to enhance quality of life</p> <p>F3 – Maintaining a balanced and diversified economy</p> <p>C2 – Seeking customer driven feedback</p>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	<p>The item was presented during a BOND meeting that occurred on August 15. A summary of the meeting is attached.</p> <p>Notice of the Planning &amp; Zoning Commission public hearing was published in the Boerne Star on August 27, 2023. Letters were sent to 18 property owners on August 25, 2023. Notification emails were also sent to the Woodside Village Home Owner’s Association on August 25, 2023. Additionally, notification text messages were sent to neighbors in a geo-targeted area surrounding the project on August 11, 2023; 40 neighbors received the text. The property was posted on August 25,</p>

	2023.
<b>Legal Review</b>	This action is a statutory requirement for SUP approval.
<b>Alternative Options</b>	The Commission may recommend to the Council that the application be: <ul style="list-style-type: none"><li>• Approved; or</li><li>• Approved with conditions; or</li><li>• Approved in part; or</li><li>• Denied; or</li><li>• Denied in part.</li></ul>
<b>Supporting Documents</b>	Att 1 – Location Map Att 2 – Current Zoning Map Att 3 – Proposed Zoning Map Att 4 – Future Land Use Map Att 5 – Site plan Att 6 – Table of Uses Att 7 – BOND report. Att 8 – Criteria for Approval SUP