



AGENDA ITEM SUMMARY

Agenda Date	January 14, 2025
Requested Action	APPROVE ON SECOND READING ORDINANCE NO. 2024- 26; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT (SUP) TO ALLOW A MINI WAREHOUSE FACILITY IN THE C4 ZONING DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT GENERALLY LOCATED SOUTHEAST OF INTERSTATE 10 W AND N MAIN STREET (KAD: 35973); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(At the request of Barry Sanditen, Sanditen & Associates, Inc., on behalf of Boerne Medical Center, LTD)</i>
Contact Person	Nathan Crane, AICP Planning Director (830) 248.1521 ext. 1105 ncrane@boerne-tx.gov
Background Information	PRIOR REVIEW: On December 10, 2024, the City Council received the recommendation from the Planning and Zoning Commission, held a public hearing and approved the first reading of the ordinance. BACKGROUND: Boerne Medical Center, LTD is the owner and Barry Sanditen, Sanditen & Associates, Inc., is the applicant. The property is designated as Transitional Residential on the Future Land Use Map. The property is zoned C-4 (Regional Commercial). It is also within the Scenic Interstate Corridor, Medium Elevation Area, Overlay District (IC). Regional Commercial (C4) is intended for commercial areas along Interstate 10, with high traffic levels, and the thoroughfare system can accommodate higher trip generation. It is intended for commercial uses

serving the larger region, with larger building footprints and increased parking demand.

The purpose of the Scenic Interstate Corridor Overlay District is to preserve the natural landscape and the scenic hill country by minimizing the visual and environmental impact of auto-oriented development on the natural landscape.

The overlay district is divided into smaller areas based on elevation and existing conditions. This site is within the Medium Elevation subarea that comprises several riparian areas and Drainageway Protection Zones; however, there are no drainage way protection zones or floodplains on the site.

The overlay district and base zoning requirements combined result in the following standards:

- The maximum building height may be increased from 30 to 50 feet. Anything more than 40 feet requires increased minimum setbacks.
- Building setback of 50 feet from IH-10 right of way.
- Landscape buffer, outside of any easement, of at least 30 feet abutting IH-10.
- The minimum side and rear yard setback is 20 feet.
- A maximum impervious cover of 85%

REQUEST:

1. The applicant is requesting a special use permit for an indoor climate controlled 90,000 square foot mini warehouse. The property is 2.735 acres in size.
2. The building will include 565 individual units with on-site management and secure access. The hours of operation are 8:00 am to 6:00 pm 7 days a week.
3. The site plan includes 13 parking spaces.
4. The proposed building is 36 feet in height.
5. The project faces several constraints, including a 10-ft utility easement as well as a variable drainage easement along Switchback Trail, and a required 30-ft landscaping buffer on the west side. These easements and buffers limit the buildable space on the 2.735-acre tract.

ANALYSIS:

The City Council 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 designated as Transitional Residential in the Future Land Use Map. These areas are intended to provide a transition between lower density Neighborhood Residential and more intensive nonresidential uses.
- The Plan also encourages the promotion of economic development opportunities along the City's arterial corridors and activity centers. These efforts aim to strengthen and diversify the City's economic base, both in downtown and along major corridors like IH-10.
- While the proposed use is not consistent with the future land use map it is permitted in the C-4 Regional Commercial District subject to a special use permit.

Compatibility with Zoning District, and UDC

- The site faces IH-10 on the west, the property to the north is vacant and is zoned C-4, the property to the south is zoned R4-L which has been approved for a multi-family development, and the property to the east is a residential home but is not within the city limits.
- A minimum 30-foot landscape buffer has been provided along the IH-10 Frontage Road and a minimum 20' landscape setback is provided along Switchback Trail. The use of these landscaped buffers and setbacks appears to mitigate impacts on neighboring properties.
- The site will be required to meet the current Dark Sky requirements which include a light level of less than one foot candle at all property lines and fully shielded lighting.

Access, Circulation, and Parking

- Access to the site will be provided via four entry points: one from the frontage road off Interstate Highway 10 W, two from

Switchback Trail, and an emergency access only to a future development to the south.

- Onsite access will be controlled through gated entry and security lighting, designed to comply with the Dark Sky Ordinance.
- Since the City's UDC does not specify parking requirements for mini warehouses, the applicant conducted a parking study to determine the typical number of spaces needed based on similar indoor storage facilities. The proposed parking layout provides 13 parking spaces, which is more than comparable facilities in the area.

Environmental Considerations

- The proposed development is expected to maintain approximately 48% impervious cover, below the maximum of 85% allowed by the UDC.
- A continuous landscape buffer covers at least 80% of the IH-10 frontage at a minimum depth of 30 feet. The plan includes a mix of new and existing trees, 4-ft and 3-ft shrubs, smaller shrubs, groundcovers, and Bermuda grass sod, providing full ground coverage and erosion control. This combination meets the visual standards for the corridor.
- Two existing trees are preserved within the buffer, and the planting design incorporates both understory trees and large shade trees to create a full screen that effectively conceals the buildings and parking areas.
- The landscaping plan complies with the Scenic Interstate Corridor Overlay District requirements.

Utilities and Drainage

- Water and wastewater service will be provided by the City of Boerne. The impact of the proposed use on water, wastewater, and public safety facilities is not an issue. The City will have the capacity to serve future demand.
- Utility service availability and location will be assessed, and any upgrades determined during the platting process and review of the construction plans.
- The site includes a variable width private drainage easement along Switchback Trail, as well as a 12,736 SF detention pond located at the north of the site to manage stormwater runoff. A

	<p>10 ft utility easement along Switchback Trail provides access for water, sewer, and electrical services.</p> <p>CONCLUSION:</p> <p>The request appears to meet the criteria required to grant a SUP listed in Section 2.5.D of the UDC.</p> <p>PLANNING AND ZONING COMMISSION:</p> <p>The Planning and Zoning Commission held a public hearing at their October 7th, 2024, meeting and voted 5-1 to recommend APPROVAL of the Special Use Permit.</p> <p>RECOMMENDATION:</p> <p>Based on the recommendation of the P&Z and the alignment with the criteria required to grant a SUP, staff recommends that the City Council accept the findings and APPROVE on second reading the Special Use Permit to allow a mini-warehouse facility within the C4 zoning district and Scenic Interstate Overlay District subject to the following stipulations:</p> <ol style="list-style-type: none"> 1. The development of the site shall conform to the site, elevation, landscape, photometric plans, and project narrative date stamped: December 4, 2024. 2. In accordance with Section 2.5.D.8, the Special Use Permit shall expire within one year from the date of approval if the use has not commenced. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Council’s decision and motion.</p> <ul style="list-style-type: none"> - I move that the City Council accept the findings and APPROVE on second reading the special use permit subject to the two stipulations. - I move that the City Council DENY the special use permit based on the following findings: (The Council will need to state the reasons for the denial).
<p>Item Justification</p>	<p><input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment</p> <p><input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull</p> <p><input type="checkbox"/> Increase Revenue <input checked="" type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency</p>

	[] Master Plan Recommendation [] Other:
Strategic Alignment	B1 - Utilizing data to drive smart decision making B2 - Advancing master plan recommendations B3 - Providing streamlined and efficient processes:
Financial Considerations	N/A
Citizen Input/Board Review	A Boerne Neighborhood Discussion (BND) Meeting was held on August 20, 2024, to gather input from the community. No community members attended the meeting. Notice of the October 7, 2024 Planning & Zoning Commission meeting was posted in Boerne Star, and mail notifications were sent to the neighbors within 500 ft of the site. Seven written responses were received: five in favor, and three opposed (attached). Notice of the City Council public hearing was published in the Boerne Star on November 24, 2024. No comments were received.
Legal Review	This action is a statutory requirement for SUP approval.
Alternative Options	The Council may: approve; approve with conditions; approve in part; deny; or deny in part.
Supporting Documents	Ordinance No. 2024-26 Aerial Map Zoning Map Future Land Use Map Project Narrative Site Plan and Elevations Conceptual Landscape Plan Floor Plan Project Renderings Lighting Plan Parking Study UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria Responses to Mailing of Notices