



AGENDA ITEM SUMMARY

District Impacted

- 1 = Wolosin
- 2 = Woolard
- 3 = Scott
- 4 = Fowler
- 5 = Macaluso
- All

- *Major Office or Office Complex. A business which is not an accessory to another use devoted primarily to professional services or the management of the affairs of a business or other organization, as distinguished from the actual production of goods by that business or organization. Individual units of gross leasable area may be more than 30,000 square feet in a single building or group of buildings, and each owner or tenant may employ more than 100 employees on premises. Examples include large scale professional services or major corporate offices or headquarters.*
- *Business Park or Campus. A mixed-use development which includes a number of separate office, commercial, wholesaling, and compatible laboratory, industrial and other uses which primarily support the function or employees of those uses, and which is designed and developed as an integrated unit. Each of the individual establishments or uses contained within the business park must be a permitted use in the district in which the business park is located, and all on-site functions or operations of these uses must be conducted entirely inside a building.*

With less than 200 acres of industrial area in the city limits and less than 20% of that area remaining undeveloped (on the north end of town) there is a scarce amount of industrial area. Staff does not believe losing any industrial area to commercial (B-2) is supportable. Due to the scarcity of industrial land our Future Land Use Plan contemplates an expansion in the Business/Office Park (industrial) on the south side of Boerne. The property owner has requested the rezoning because he would like to provide offices along IH-10. There are other nonconforming office uses around this location which additionally consumes what should be "industrial". A B-2 district also allows other commercial uses such as Retail and Restaurant which would open this property up to those type of uses as well. Under the proposed changes (UDC) to the ordinances, and in accordance with the Comprehensive Master Plan, Office uses in support of manufacturing, assembly, technology/innovation would be supported. Offices should be allowed in industrial only if they support those types of functions or if they are a large type complex.

The uses on this site prior to this request have been a furniture manufacturer, a saddle/leather work shop and an small engine repair shop. All of which functioned as industrial and all of which had a small office component to them.

	Staff recommends denial of the request for rezoning as the zoning request does not adhere to the Future Land Use Plan and it would diminish the Industrial area that we have.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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