

ORDINANCE NO. 2020-18

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, BY AMENDING ARTICLE 3, SECTION 13, PERMANENT ZONING OF 5.155 ACRES OF TXDOT RIGHT-OF-WAY LOCATED AT IH-10 WEST (IH-10 "SURPLUS NORTH" TRACT THAT ADJOINS THE FUTURE BU-CEES DEVELOPMENT LOCATED AT 33375 IH-10 WEST) TO B-2, HIGHWAY COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Boerne has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of Boerne; and

WHEREAS, the TxDOT right-of-way is currently roadway and it is not zoned; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City Council desires to amend the Zoning Map by zoning 5.155 acres of TxDOT right-of-way located at IH-10 West (IH-10 "Surplus North" tract that adjoins the future Buc-ees development located at 33375 IH-10 West) to B-2, Highway Commercial District;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

Section 1.

That Article 3, Section 13, of the Zoning Ordinance of the City of Boerne, Texas, and particularly the Zoning Map of the City of Boerne, is amended by zoning the following described tracts of land:

5.155 acres of TxDOT right-of-way located at IH-10 West (IH-10 "Surplus North" tract that adjoins the future Buc-ees development located at 33375 IH-10 West) to B-2, Highway Commercial District.

Section 2.

That the Zoning Maps of the City of Boerne be amended to indicate the previously described change.

This aerial photograph shows the Future Buc-ees site, outlined in white. The site is located near a highway interchange. A legend in the bottom left corner identifies the subject and zone. The subject is 'Future Buc-ees site' and the zone is 'B-2'. The legend also lists other zones: IND, R-2, R-4, R-E, RE-1, and RMA. A scale bar at the bottom indicates distances of 0.37 and 0.36 kilometers. A north arrow is in the top right corner. The map is labeled with 'B-2' in several locations, including near the site and in the bottom right corner. The text 'Future Buc-ees site' is written in the center of the map. The text 'IND' is written near the highway interchange. The text 'R-E' is written in the top right corner. The text 'R-4' is written near the bottom left corner. The text 'RE-1' is written near the bottom left corner. The text 'RMA' is written near the bottom left corner. The text '0.37' and '0.36' are written near the scale bar. The text 'Kilometers' is written below the scale bar. The text 'B-2' is written in the bottom right corner. The text 'Future Buc-ees site' is written in the center of the map. The text 'IND' is written near the highway interchange. The text 'R-E' is written in the top right corner. The text 'R-4' is written near the bottom left corner. The text 'RE-1' is written near the bottom left corner. The text 'RMA' is written near the bottom left corner. The text '0.37' and '0.36' are written near the scale bar. The text 'Kilometers' is written below the scale bar. The text 'B-2' is written in the bottom right corner.

Legend

Subject

Zone

B-2

IND

R-2

R-4

R-E

RE-1

RMA

0.37 0.36 Kilometers

B-2

Future Buc-ees site

IND

R-E

R-4

RE-1

RMA

0.37 0.36 Kilometers

B-2