



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE

June 09, 2020

DESCRIPTION

CONSIDER ON FIRST READING 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. (Stan Beard, Buc-ees for State of Texas, TxDOT)

STAFF'S RECOMMENDED ACTION (be specific)

Approve On First Reading Ordinance No. 2020-18; Amending Zoning Ordinance No. 2007-64, 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-ees Development Located At 33375 IH-10 West) To B-2, Highway Commercial District.

CONTACT PERSON

Laura Talley, Planning and Community Development Director

SUMMARY

The area under consideration for zoning is currently located in the TxDOT right-of-way adjacent to the Buc-ee's development at 33375 IH-10 West. As it is currently roadway, it is not zoned. When TxDOT has completed the improvements in this area and realigned the roadway, this section is proposed to become part of the Buc-ee's development.

Buc-ee's is in the process of platting this area. In order to plat according to zoning, the appropriate zoning should be placed on the area that TxDOT is allowing them to plat as part of their development. Attached is the proposed TxDOT alignment at IH-10 and US87 which is the area that is being zoned.

The Land Use Plan identifies this area as Auto-Oriented Commercial which is certainly appropriate for frontage along IH-10. Regardless of the Buc-ee's development, this section is in the city limits and does require zoning as it will become developable land.

	<p>MASTER PLAN</p> <p><i>The Future Land Use Plan identifies the property as “Auto-Oriented Commercial”. The “Auto-Oriented Commercial” future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes (e.g., I-10 and portions of SH 46). These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile.</i></p> <p><i>The appropriate primary uses allowed in areas designated as “Auto-Oriented Commercial” include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, day / adult care, hotels and motels, offices (including medical), parks and recreation, personal care homes, retail sales and services (including heavy retail), restaurants, safety services, and schools. Appropriate secondary uses include such things as local utility services, government facilities, recreation and entertainment facilities, recreational vehicle parks, shopping centers, and transportation uses. All these activities are compatible with a B-2, Highway Commercial District, and B-2R, Highway Commercial-Restricted District.</i></p> <p>We have attached the location map, future land use map, requested zoning map and description and the proposed alignment for the future TxDOT right-of-way.</p> <p>The Planning and Zoning Commissioner recommended approval by a vote of 7-0. Staff recommends approval of the B-2 zoning for this section of right-of-way.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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