



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	May 13, 2025
<b>Requested Action</b>	<p>RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND APPROVE ON FIRST READING ORDINANCE NO. 2025-04; 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 AUTOMOBILE PARTS AND PARTS SALES (O'REILLY AUTO PARTS) IN THE C2 ZONING DISTRICT WITHIN THE ENTRANCE CORRIDOR OVERLAY DISTRICT LOCATED AT 1032 NORTH MAIN STREET (KAD: 14492); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(At the request of O'Reilly Auto Parts)</i></p> <p>WITH THE FOLLOWING CONDITION:</p> <ol style="list-style-type: none"><li>1. DELIVERIES SHALL BE LIMITED TO THE HOURS OF 7:00A.M. – 10:00 P.M. AND NO DELIVERIES ON SUNDAYS OR MONDAYS.</li></ol> <p>(KENLEY BORTHS OF KINETIC DESIGN AND DEVELOPMENT).</p>
<b>Contact Person</b>	<p>Nathan Crane, AICP Planning Director (830) 248.1521 ext. 1105 <a href="mailto:ncrane@boerne-tx.gov">ncrane@boerne-tx.gov</a></p>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property is located at 1032 N Main Street. It is owned by Espada Real Estate, and the applicant is Kenley Borths of Kinetic Design and Development.</p> <p>The property is designated Auto-Oriented Commercial on the Future Land Use Map.</p> <p>The property is located within the city limits, zoned C2 – Transitional Commercial, and falls within the Entrance Corridor Overlay District.</p> <p>The Entrance Corridor Overlay District, as detailed in UDC Chapter 3, Section 3.17, establishes additional design and development standards</p>

	<p>to preserve the economic function of Boerne’s primary entrance corridors, including Main Street.</p> <p>Automobile parts and parts sales are permitted in the C-2 Zoning District subject to review and approval of a Special Use Permit (SUP) (UDC Chapter 3, Section 3.7).</p> <p>A Boerne Neighborhood Discussion (BND) Meeting was held on February 18, 2025, to gather input from the community. No one from the public attended the meeting.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The applicant is requesting a Special Use Permit (SUP) to allow an automobile parts and parts sales (O’Reilly Auto Parts) in the northern most section of the existing Live Oak Shopping Center.</li><li>2. The proposed portion of the existing structure is approximately 8,400 sf and 19 ft in height.</li><li>3. The hours of operation are 8:00 AM – 9:00 PM seven days a week.</li></ol> <p><b>FINDINGS:</b></p> <p>The City Council must determine whether the proposed use meets the requirements of Section 2.5.D.4 of the UDC 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:</p> <p><u><i>Compatibility and Consistency with Comprehensive Master Plan</i></u></p> <ul style="list-style-type: none"><li>• The property is developed as commercial within the Live Oak Shopping Center, aligning with the area’s intended retail and service-based development pattern.</li><li>• The Boerne Comprehensive Master Plan emphasizes infill development, which this project aligns with by repurposing an existing vacant space. Additionally, the Future Land Use Map (FLUM) designates this area as Auto Oriented Commercial, aligning with the proposed use.</li></ul> <p><u><i>Compatibility with Zoning District, and UDC</i></u></p> <ul style="list-style-type: none"><li>• The proposed auto parts retail use may be allowed within the C2 zoning district with the approval of a Special Use Permit (SUP),</li></ul>
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	<p>which allows for an evaluation of compatibility with the surrounding context.</p> <ul style="list-style-type: none"><li>• The subject site is located within the Live Oak Shopping Center, which includes a mix of retail, personal service, and dining establishments, such as salons, a restaurant, and insurance offices. The proposed O'Reilly Auto Parts use is consistent with these surrounding commercial tenants in terms of scale, intensity, and hours of operation.</li><li>• The applicant's proposed operations and established store policies include light services such as windshield wiper replacement and diagnostic testing—typical for this type of retail use. The store policies are also intended to ensure environmental compliance by discouraging more intensive vehicle maintenance in the parking lot and enforcing proper disposal protocols for automotive fluids.</li></ul> <p><u>Evaluation of Design, Configuration, and Operation</u></p> <ul style="list-style-type: none"><li>• The proposed design includes modifications to the building's facade to align with O'Reilly Auto Parts branding standards, including removal of part of the awning and installation of a new entry portal.</li><li>• The project does not propose structural changes beyond facade improvements and interior renovations.</li></ul> <p><u>Access, Circulation, and Parking</u></p> <ul style="list-style-type: none"><li>• Site access to the site is through three existing access drives; two located at N. Main Street and one at N. School Street, which are expected to accommodate the traffic demand.</li><li>• A Peak Hour Traffic (PHT) Generation Worksheet was submitted, showing 206 PM peak-hour trips at 3 driveways, which does not exceed the threshold requiring a Traffic Impact Analysis (TIA).</li><li>• Based on the City of Boerne's UDC requirement of 1 parking space per 175 square feet for shopping centers, the use requires a total of 48 parking spaces. The existing shopping center provides 199 shared parking spaces, which is sufficient to accommodate the proposed use under a shared parking arrangement.</li></ul> <p><u>Environmental Considerations</u></p>
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	<ul style="list-style-type: none"><li>• The proposed development does not include new impervious surface expansion, meaning no significant stormwater impact is anticipated.</li><li>• A landscape plan is not required.</li></ul> <p><u>Utilities</u></p> <ul style="list-style-type: none"><li>• The site includes existing utility connections, and the proposed use will not significantly increase water or sewer demand. The Preliminary Utility Plan indicates no modifications to existing infrastructure, and no new utility extensions are required. There is existing capacity to serve the proposed use.</li></ul> <p><b>CONCLUSION:</b></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><b>PLANNING AND ZONING COMMISSION ACTION:</b></p> <p>The Planning and Zoning Commission considered the item at their April 7, 2025, meeting and unanimously recommended approval subject to the following stipulation:</p> <ol style="list-style-type: none"><li>1. Deliveries shall be limited to the hours of 7:00a.m. – 10:00 p.m. and no deliveries on Sundays or Mondays.</li></ol> <p><b>RECOMMENDATION:</b></p> <p>Based on alignment with the Comprehensive Master Plan, compliance with requirements outlined in UDC Sec 2-5.D Special Use Permits, and recommendation by the Planning and Zoning Commission, staff recommends that the City Council accept the findings and <b>APPROVE</b> the Special Use Permit subject to the stipulation recommended by the Planning and Zoning Commission.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the City Council accept the findings and <b>APPROVE</b> the request for a Special Use Permit for automobile parts and parts sales in the C2 zoning district and Entrance Corridor Overlay District subject to the stipulation recommended by the Planning and Zoning Commission.</p> <p>OR</p>
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	I move that the City Council <b>DENY</b> the request for a Special Use Permit to allow automobile parts and parts sales in the C2 zoning district and Entrance Corridor Overlay District based on the following findings: (The Council will need to draft appropriate findings.)
<b>Strategic Alignment</b>	<p>B1 – Utilizing data to drive smart decision-making.</p> <p>B2 – Advancing master plan recommendations.</p> <p>F3 – Maintaining a balanced and diversified economy.</p> <p>C1 – Offering quality customer experiences.</p>
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	<p>A BND meeting for this request was held on February 18, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project.</p> <p>Notice of the Planning &amp; Zoning Commission public hearing was published in the Boerne Star on March 23, 2025. Letters were sent to 29 property owners within 500 feet, and a sign was posted on the property on March 11, 2025. One resident submitted written correspondence in favor of the request.</p> <p>Notice of the City Council public hearing was published in the Boerne Star on April 27, 2025, and a sign was posted on the property on April 28, 2025. No comments have been received.</p>
<b>Legal Review</b>	This action is a statutory requirement for SUP approval.
<b>Alternative Options</b>	The Council may: approve; approve with conditions; approve in part; deny; or deny in part.
<b>Supporting Documents</b>	<p>Ordinance No. 2025- 04</p> <p>Public Hearing Notice</p> <p>Aerial Map</p> <p>Future Land Use Map</p> <p>Zoning Map</p> <p>Environmental Constraints</p> <p>Project Narrative</p> <p>Site Plan and Elevations</p> <p>UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria</p>