



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Colvin
- ☐ All

ITEM NO:	9.
DESCRIPTION:	To consider the use of any contractor in a B-2, Highway Commercial District at 110 Old San Antonio Road, KAD No. 41136 (TBRQ, LLC). Take necessary action.
RECOMMENDED ACTION (be specific)	Make Recommendation to City Council to consider the use of any contractor in a B-2, Highway Commercial District at 110 Old San Antonio Road, KAD No. 41136 (TBRQ, LLC)
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley / Jeff Thompson
SUMMARY	<p>In 2011 the Planning and Zoning Commission and City Council approved the use of a fence contractor on the proposed site. The fence company has operated from this location since then but they are now interested in further developing the property by requesting the use for any contractors to be permitted, not specific to fencing.</p> <p>The proposed use would be a mix of offices and warehouse office space which requires approval by ordinance. Warehouse offices are only permitted in a B-2 district with City Council approval. The Land Use Plan (Attachment 8) shows the west side of Old San Antonio having commercial uses.</p> <p>As the site is in the Entrance Corridor Overlay District, a 25 foot landscape buffer from Old San Antonio Road will be required. Based on prior discussions regarding this type of use at both the P&Z and City Council, staff is recommending that the Commission consider some other qualifying conditions to the use such as limiting the amount of metal on the buildings and providing fencing for screening in some areas.</p> <p>The first approximately 300 feet from Old San Antonio Road could be limited to strictly professional office uses leaving the remainder of the property for general contractor uses. Lighting could be limited to 15 feet in height but in any case must meet all requirements of the Lighting Ordinance. Noise and sound regulation would be controlled by our Nuisance Ordinance and</p>

	<p>would be restricted to hours of 7 a.m. to 10 p.m. unless further restricted by the Commission and City Council.</p> <p>Staff is supportive of the request for the use to include any qualifying conditions as specified by the Commission.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	
POWER POINT?	

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