



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION:

Consider approval of a creative alternative for Raising Cane's located at 1406 S. Main Street. Take necessary action.

RECOMMENDED ACTION (be specific)

Consider approval of a creative alternative for Raising Cane's located at 1406 S. Main Street with the following criteria: 1) provide a 4' screening wall, 2) continue the landscaping along Waterview in front of the wall using plants that are permitted in easements, and 3) the trees along Main Street will be Oaks instead of Cypress. Take necessary action.

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley

SUMMARY

Raising Cane's is proposing to build a drive-thru restaurant at 1406 S. Main Street. The location will be located in the SoBo Overlay District, which does not permit drive-thrus facing Main Street. This section of the SoBo area adheres to the design criteria in Section 3.09 of the Zoning Ordinance which does allow for a creative alternative.

The developer for Raising Cane's would like to request a creative alternative for their site plan to allow their drive-thru to face Main Street. Staff is supportive of the creative alternative in this case because there are a number of issues with this site that come into play.

- 1) There are three setback and screening criteria that apply to this site – Entrance Corridor along Main Street, Stream Corridor setback along Menger Creek and the SoBo Overlay district.
- 2) The site has two street frontages – Main Street and Waterview Parkway.
- 3) The lot backs up to the creek – our ordinance encourages builders to make use of the creek rather than putting parking along the creek (back of the building).
- 4) They are required to provide a shared driveway with the neighbor to the north.

It is difficult to meet all the criteria for each section of the ordinance without interfering with another section of the ordinance that also applies. Those sections are below.

Stream Setback: An area that extends horizontally landward a specified distance from each side of a stream bank. (Ord. No. 2012-04, §1,4-24-2012)

Drainage Area (Acres)	Setback Zone 1	Setback Zone 2	Total Setback Width
> 35 acres and less than 200 acres	20'	15'	35'
> 200 acres and less than 1500 acres	30'	20'	50'
> 1500 acres	50'	50'	100'

SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS

B. Plan Review. Building Plans shall be reviewed by the City Manager or City Manager's designee and approved prior to the issuance of a building permit for new construction (or remodeling) to evaluate the compatibility of the plans with the guidelines mentioned in this article utilizing the factors enumerated.

Creative alternative design options may be approved by the Planning and Zoning Commission if the intent of each section is met and demonstrated on the plat.

Section 32. SBD – South Boerne (SoBo) Overlay District

H. Building Form and Site Development Standards

4. Design of Automobile Related Building and Site Elements
 - a. Where permitted drive-through lanes, auto service bays, and gas station canopies for commercial uses shall not be located fronting Main Street, Herff Road, Old San Antonio Road and Christus Parkway. Drive-through lanes may be permitted along all other streets, service drives or alleys. Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3' to 5' high Street Screen along all streets.

Staff has worked with the developer to figure out the best plan for this site while allowing a safe, appealing drive-thru scenario.

- 1) They have provided patio seating on the creek side of the property – making use of the creek.
- 2) The only side of the building that a drive-thru would be allowed by ordinance is on the parking lot side of the building. This would be hazardous to people trying to cross that area coming and going from the establishment. They have provided a heavily screened drive-thru along the Main Street

	<p>side.</p> <p>3) They will screen the parking area along Waterview Parkway.</p> <p>4) They will provide a street wall and landscaping along the Main Street side.</p> <p>Staff met with the subcommittee, in which only Commissioner Pena was able to attend. After some discussion, Commissioner Pena's recommendations were to allow the creative alternative with a 4' screening wall and a continuation of landscaping in front of the wall in addition to the trees along Main Street and that the trees be Oaks instead of Cypress.</p> <p>Staff is supportive of approval of the creative alternative with the recommendations made above.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	
POWER POINT ?	

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