

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Anzollitto</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Boyd</p> <p><input type="checkbox"/> 4 = Cisneros</p> <p><input checked="" type="checkbox"/> 5 = Colvin</p> <p><input type="checkbox"/> All</p> </div>
AGENDA DATE	July 11, 2017
DESCRIPTION	<p>CONSIDER ON FIRST READING ORDINANCE NO. 2017-; 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, ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF AUTOMOBILE SALES IN A B-2, HIGHWAY COMMERCIAL DISTRICT AT REGENT PARK SUBDIVISION (KAD NO. 17392), A TOTAL OF 7.386 ACRES (<i>Echo Park</i>)</p>
STAFF'S RECOMMENDED ACTION (be specific)	<p>APPROVE ON FIRST READING ORDINANCE NO. 2017-; 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, ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF AUTOMOBILE SALES IN A B-2, HIGHWAY COMMERCIAL DISTRICT AT REGENT PARK SUBDIVISION (KAD NO. 17392), A TOTAL OF 7.386 ACRES (<i>Echo Park</i>) with the condition that special lighting requirements as approved by staff be used.</p>
CONTACT PERSON	Laura Talley
SUMMARY	<p>The site is located on the west side of IH-10 on the corner lot at the entrance of Regent Park subdivision. Echo Park is a pre-owned automobile sales dealership. The parent company (Sonic Automotive) is a fortune 500 company and the Echo Park concept is a different concept than the typical used car company. Their sales staff of +/- 28 employees are noncommission, salaried employees. The company prides itself on designing attractive, environmentally sensitive, LEED certified projects and selling higher-end preowned vehicles. They met with the P&Z subcommittee and considered their input in the final building design and layout. One section of this lot adjoins the residential model home section of Regent Park where they have provided an open space buffer between the parking lot and most of the residential development. They will still be required to build a solid fence per the city ordinance. They have also stated that they will work with staff to preserve as many trees as possible and provide screening along IH-10 and Regent Park Blvd. When the lot is platted they will be required to provide a tree survey and are required to preserve heritage trees. As part of the approval of this use on this site, it is staff's recommendation that City Council place a condition</p>

	<p>that the lighting plan that was presented to staff be used for this location. Staff has worked with the Echo Park team to provide LED lighting that is more restrictive than is required by our ordinance. The lights will be dimmer, the poles will be shorter overall and around the perimeter, the lights will be a warmer light than the typical bright white.</p> <p>The properties directly around this site are the small section of Regent Park model homes and 6 homes across Regent Park Blvd, Acacia Landscaping, the Yamaha and Infiniti dealerships to the north and African Violet and Nissan to the south. Attached is their letter of request is included along with a presentation that was made to the Planning and Zoning Commission. As they've stated in their letter, dealerships tend to cluster together to make shopping for a vehicle easier for buyers.</p> <p>The Planning and Zoning Commission voted 5-0 in favor of the use request.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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