



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	September 11, 2017
ITEM NO.	12.
DESCRIPTION	Consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed restaurant located at 214 West Bandera, KAD 24357 (Dunkin Donuts). Take necessary action.
STAFF'S RECOMMENDED ACTION (be specific)	Approve a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed restaurant located at 214 West Bandera, KAD 24357 (Dunkin Donuts).
CONTACT PERSON	Laura Talley
SUMMARY	<p>Dunkin Donuts plans to build a drive-through quick service restaurant on their site along W. Bandera where the previous Goodwill donation drop-off was located. They are limited in their ability to place the maximum of 15% of their parking in the front of the lot due to the narrow configuration of the lot and the existence of a drainage easement on the front of the property limits. The building is positioned approximately at the center of the property to accommodate the proposed drive-through lane.</p> <p>The proposed site plan demonstrates approximately 50% of the parking in the front of the building and 50% to the rear. The property owner will be required to adhere to the 25' entrance corridor landscape buffer requirements. A proposed elevation is attached.</p> <p>Staff is supportive of approval of the creative alternative submitted.</p> <p><i>Article 3, Section 09, Combined Commercial Design Standards, 3.09.003. Parking.</i></p> <p><i>In meeting the parking requirements of Article 3, Section 10, the following design and location standards shall apply to on-site parking: A. To the greatest extent possible, on-site parking areas shall be designed to reduce the negative visual effects of vast paved areas and shall contain landscape planting islands and defined pedestrian walkways. B. The location of the on-site parking surface areas shall be located to the side or rear of a building. On-site parking areas shall not be located between the front building line of any principal building and a street, except where the property is located between a street and a waterway as outlined in Subsection 3.09.008. 1. The City Manager may approve a different solution based upon existing site conditions, screening from the street and/or access drive is mandatory to define the street edge and soften the visual impact. If a different solution is dictated, no more than 15% of the required parking spaces may be located between the principal building front building line and the street. If the property fronts an Avenue, as defined by</i></p>

	<i>the City of Boerne Subdivision Ordinance, no parking shall be located between the principal building front building line and the street. (Ord. No. 2008-25, §3, 8-12-2008)</i>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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