



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	April 10, 2018
DESCRIPTION	CONSIDER ON SECOND READING ORDINANCE NO. 2018-09; 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, BY AMENDING ARTICLE 3, SECTION 14, REZONING 4.2 ACRES LOCATED AT 34 SHOOTING CLUB ROAD (KAD NO. 14943) FROM I, INDUSTRIAL DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (<i>Urfan Dar</i>)
STAFF'S RECOMMENDED ACTION (be specific)	Approve on second reading Ordinance No. 2018-09; Rezoning 34 Shooting Club Road (KAD No. 14943) From I, Industrial District to B-2R, Highway Commercial-Restricted District.
CONTACT PERSON	Laura Talley
SUMMARY	<p>This property is located between North Main Street and Shooting Club Road, having frontage on both streets. The entire property is 28.47 acres, and this rezoning request is for 4.2 acres fronting Main Street in the southwest corner of the property. It is currently zoned I, Industrial District. The property owner is requesting a rezoning to B-2R, Highway Commercial – Restricted District.</p> <p>The owner is requesting a rezoning to be able to use the property for medical office purposes. Discussions regarding the City's Master Plan have generally produced support for office use in industrial districts, but the zoning ordinance does not yet reflect this. Thus, the owner must go through the rezoning process to build a medical office building. This use is appropriate for the Master Plan's vision of this area of the city as a business and employment center. The Main Street frontage of the lot is particularly attractive for office development. The owner has had several interested parties look at the lot in recent years, all of which have had office uses in mind for it. This developer is planning to purchase 16 of the 28 acres. There is another industrial business in that area that plans an expansion onto the remaining 12 acres. The height limitations for a B-2R district are the same as they are for the Industrial district and the uses are more restrictive than in a B-2 zone.</p> <p>The Planning and Zoning Commission recommended approval of the B-2R zoning by a vote of 7-0. Staff is supportive of the rezoning.</p>
COST	

SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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