



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Fowler
- ☒ 5 = Macaluso
- ☐ All

AGENDA DATE	<i>September 9, 2019</i>
DESCRIPTION	Make recommendation to City Council regarding the proposed permanent zoning of 5.079 acres at 31001 Interstate 10 West (KAD 12292) from R-A, Single-Family Residential – Agricultural District, to I, Industrial District (VBM Boerne Land LLC).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of the permanent zoning of 5.079 acres at 31001 Interstate 10 West (KAD 12292) to I, Industrial. The request is compatible with the Future Land Use of the area.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>This is one of the properties that was recently annexed by the City of Boerne as part of our strategic annexation plan. After the annexation was complete the property automatically received a temporary zoning of R-A, Residential-Agricultural (which is the most restrictive zoning we have). Upon annexation, the next step is to permanently zone the property.</p> <p>We mailed notices of the permanent zoning to all the property owners within 200 feet as required by ordinance, and we also mailed letters to the owners of the property.</p> <p>MASTER PLAN: The Future Land Use Plan describes the area being used as “Business/ Office Park”. The “Business/ Office Neighborhood Commercial” future land use category is intended to create opportunities for the City’s to proposed employment / commercial activity centers. These areas will be developed to support various employment opportunities related to light manufacturing, light industrial, or warehousing uses, all primarily consisting of indoor uses. These areas are strategically located with easy access to I-10 to maximize opportunities for new development.</p> <p>The appropriate primary uses allowed in areas designated as “Business/ Office Park” include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, contractor services, funeral homes or mortuaries, large vehicle sales and services, manufacturing (indoor operations), mini-warehouses, offices</p>

	<p>(including medical), trade schools, and warehouse retail and wholesale uses. Appropriate secondary uses include such things as local utility services, government facilities, and transportation uses. All these activities as compatible with a I, Industrial zone.</p> <p>Staff recommends the permanent zoning of I, Industrial which is consistent with the Future Land Use Plan.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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