

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Fowler <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	<i>September 9, 2019</i>
DESCRIPTION	Make recommendation to City Council regarding the use of an Automobile Service with Outside Storage in an I, Industrial District for 5.079 acres located at 31001 Interstate 10 West, (KAD 12292) (<i>VBM Boerne Land LLC – Vic Vaughan, Toyota</i>).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of the use of an Automobile Service with Outside Storage in an I, Industrial District for 5.079 acres located at 31001 Interstate 10 West, (KAD 12292) (<i>VBM Boerne Land LLC – Vic Vaughan, Toyota</i>).
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property under consideration is being permanently zoned Industrial. Upon approval of the permanent zoning, the owner is requesting a Use of “Automobile Service with Outside Storage”. Automobile Service is allowed in an Industrial district, but the Outside Storage which is part of the proposed use does require City Council approval. The property owner, Vic Vaughn, would like to build a collision repair facility that will serve as an extension of the Toyota of Boerne dealership.</p> <p>The Future Land Use Plan identifies this area to be Business / Office Park. The Business / Office Park category is intended 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 and ease of access for big trucks.</p> <p>Per the Comprehensive Master Plan, 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 (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.</p>

	<p>The Use of Automobile Service is permitted in the Industrial District, but the outside storage does require City Council approval. Staff feels that this Use is appropriate for this site and is consistent with the Future Land Use Plan. This use would be consistent with the neighboring uses along the corridor.</p> <p>Staff recommends approval of the Use.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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