



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	November 12, 2019
DESCRIPTION	CONSIDER ON SECOND READING ORDINANCE NO. 2019-43; 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 0.5 ACRES LOCATED AT 32840 INTERSTATE 10 WEST (KAD NO. 26884) FROM I, INDUSTRIAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Kenneth W. Seamans)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve on second reading Ordinance No. 2019-43; Amending Zoning Ordinance No. 2007-64 by amending Article 3, Section 14, rezoning 0.5 acres located at 32840 Interstate 10 West (KAD No. 26884) from I, Industrial District to B-2, Highway Commercial District.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property located at 32840 Interstate 10 West is currently zoned as I, Industrial District. The owner is requesting B-2, Highway Commercial District.</p> <p>Staff made a recommendation to the Planning and Zoning Commission to deny the rezoning request leaving the Industrial zoning which would be in adherence to the City's Future Land Use plan. The Planning and Zoning Commission made an initial recommendation to deny the rezoning to adhere to the Land Use Plan, but after further consideration and discussion, requested that they be allowed to reconsider this item and then voted 5-2 to rezone the property to B-2, Highway Commercial District. The Commission initially understood that they were required to follow the Land Use Plan, but then were advised by the city attorney that they were not compelled to follow the Land Use Plan, but should use it as a guide in zoning. The Commission felt that the uses of Industrial along IH-10 were unattractive and not conducive to an Entrance Corridor appeal. There are multiple uses along IH-10 that are B-2 uses and the Commission felt that allowing office or retail along IH-10 would be a more effective use of the land. They recommended to Council that the property be zoned B-2 allowing for the proposed use of a real estate office.</p>

	<p>The uses on this site prior to this request have been a furniture manufacturer, a saddle/leather work shop and a small engine repair shop. All of which functioned as industrial and all of which had a small office component to them.</p> <p>After much discussion by Council regarding uses along IH-10, it was determined that B-2 type businesses fronting IH-10 were a better use of the land and would be more conducive to attractive development. The Council voted 4-0 to approve the B-2 zoning for this property.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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