

	<div data-bbox="1235 218 1474 457"> <p><b>District Impacted</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1 = Wolosin</li> <li><input type="checkbox"/> 2 = Woolard</li> <li><input type="checkbox"/> 3 = Scott</li> <li><input type="checkbox"/> 4 = Fowler</li> <li><input checked="" type="checkbox"/> 5 = Macaluso</li> <li><input type="checkbox"/> All</li> </ul> </div> <p style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></p>
<b>AGENDA DATE</b>	November 12, 2019
<b>DESCRIPTION</b>	<p>CONSIDER ON SECOND READING ORDINANCE NO. 2019-50; 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 13, PERMANENT ZONING OF 5.079 ACRES LOCATED AT 31001 INTERSTATE HIGHWAY 10 WEST (KAD NO. 12292) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (<i>VBM Boerne Land LLC, Toyota</i>)</p>
<b>STAFF’S RECOMMENDED ACTION (be specific)</b>	<p>Approve on Second Reading Ordinance No. 2019-50; amending Zoning Ordinance No. 2007-64, Article 3, Section 13, Permanent Zoning of 5.079 Acres Located At 31001 Interstate 10 West (KAD No. 12292) to I, Industrial District.</p>
<b>CONTACT PERSON</b>	Laura Talley, Planning and Community Development Director
<b>SUMMARY</b>	<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. We received one response in favor of the zoning.</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 (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. The Planning and Zoning Commission voted in favor of the Industrial zoning by a vote of 6-0 with one refusal. City Council voted 4-0 to approve the permanent zoning of I, Industrial.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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