



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	<i>November 12, 2019</i>
DESCRIPTION	CONSIDER ON SECOND READING ORDINANCE NO. 2019-51; 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, ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF AUTOMOBILE SERVICE WITH OUTSIDE STORAGE IN AN I, INDUSTRIAL DISTRICT LOCATED AT 31001 INTERSTATE 10 WEST (KAD NO. 12292), A TOTAL OF 5.079 ACRES. (VBM Boerne Land LLC, Toyota)
STAFF'S RECOMMENDED ACTION (be specific)	Approve on Second Reading Ordinance No. 2019-51; Authorizing the use of an automobile service with outside storage in an I, Industrial District for the property located at 31001 Interstate 10 West to include solid fencing of a minimum of 7 feet tall.
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 to 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</p>

	<p>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>The Planning and Zoning Commission recommended approval of the Use by a vote of 6-0 with one recusal. After some discussion regarding fencing and screening of vehicles, Council approved the Use by a vote of 3-2 with the condition that a solid fence at a minimum height of 7 feet be constructed to screen the vehicle storage area. Staff recommends approval with the conditions listed by Council.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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