

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input checked="" type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Fowler <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
AGENDA DATE	<i>December 02, 2019</i>
DESCRIPTION	To make recommendation to the City Council regarding the proposed rezoning of 2.348 acres located at 87 Market Avenue (KAD 19961) from I, Industrial District, to B-2R Highway Commercial – Restricted District (<i>UDS Thirteen LLC</i>)
STAFF'S RECOMMENDED ACTION (be specific)	Deny the rezoning of the property located at 87 Market Avenue (KAD 19961) to B-2R.
CONTACT PERSON	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property located at 87 Market Avenue is currently zoned I - Industrial District. The owner is requesting the change to B-2R, Highway Commercial – Restricted District.</p> <p>MASTER PLAN</p> <p>The Future Land Use identifies the property as “Business/ Office Park”. The “Business/ Office Park” 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. These activities are compatible with O, Office District, and I, Industrial District.</p> <p>The applicant has requested the rezoning to allow for development of the site for a business and medical office at the location. To</p>

	<p>accommodate both of uses the request is for B-2R.</p> <p>Under our current ordinances, an Industrial zoning district only allows <u>office complexes</u> with City Council approval. This site is a small site and does not fit the criteria for office complex or business park, which in general are large campuses.</p> <ul style="list-style-type: none">• <i>Major Office or Office Complex. A business which is not an accessory to another use devoted primarily to professional services or the management of the affairs of a business or other organization, as distinguished from the actual production of goods by that business or organization. Individual units of gross leasable area may be more than 30,000 square feet in a single building or group of buildings, and each owner or tenant may employ more than 100 employees on premises. Examples include large scale professional services or major corporate offices or headquarters.</i>• <i>Business Park or Campus. A mixed-use development which includes a number of separate office, commercial, wholesaling, and compatible laboratory, industrial and other uses which primarily support the function or employees of those uses, and which is designed and developed as an integrated unit. Each of the individual establishments or uses contained within the business park must be a permitted use in the district in which the business park is located, and all on-site functions or operations of these uses must be conducted entirely inside a building.</i> <p>With less than 200 acres of industrial area in the city limits and less than 20% of that area remaining undeveloped (on the north end of town) there is a scarce amount of industrial area. Staff does not believe losing any industrial area to commercial (B-2R) is supportable. Due to the scarcity of industrial land our Future Land Use Plan contemplates an expansion in the Business/Office Park (industrial) on the south side of Boerne. Under the proposed changes (UDC) to the ordinances, and in accordance with the Comprehensive Master Plan, Office uses in support of manufacturing, assembly, technology/innovation would be supported. Offices should be allowed in industrial only if they support those types of functions or if they are a large type complex.</p> <p>We've attached the location map, future land use map, current and requested zoning map, current and requested zoning description.</p>
--	---

	Staff recommends denial of the request.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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