



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	<i>January 14, 2020</i>
DESCRIPTION	CONSIDER ON FIRST READING ORDINANCE NO. 2020-01; AN ORDINANCE AMENDING THE 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 2.348 ACRES LOCATED AT 87 MARKET AVENUE (KAD NO. 19961) FROM I, INDUSTRIAL DISTRICT, TO B-2R, HIGHWAY COMMERCIAL RESTRICTED DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(UDS Thirteen LLC)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve or deny on first reading Ordinance No. 2020-01; Amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 14, rezoning 2.348 acres located at 87 Market Avenue (KAD No. 19961 to B-2R, Highway Commercial Restricted District.
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property is 2.38 acres located at 87 Market Avenue at the corner of US 87 and Market Avenue and is currently zoned I, Industrial. The owner of this property also owns the 5-acre property to the north that was rezoned B-2R for development of a Pain Medicine medical complex that has since ceased development. The plat was never filed, and the lot sits undeveloped. They've now purchased the 2.38-acre property in the Industrial park to build an office building that will potentially house some medical offices. With the addition of this property, they will have 7 acres. Staff is unaware of any interest by the owner to tie the two sites together. All that is being considered now is the 2.38 acres.</p> <p>As has been stated before, our industrial areas are diminishing and this use is not supported by the Land Use Plan, therefore Staff is not supportive of the rezoning. The Planning and Zoning Commission however supported the rezoning by a vote of 6-1 because this lot fronts US 87 and they felt that rezoning this lot would give us the opportunity to enforce more stringent design standards for this highly visible frontage.</p> <p>MASTER PLAN The Future Land Use Plan identifies the property as "Business/Office Park". The "Business/ Office Park" category is intended</p>

	<p>to create opportunities for 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>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"> <p><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></p> <p><i>Business Park or Campus. A mixed-use development which includes a number of separate offices, 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>
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	<p>We've attached the location map, future land use map, current and requested zoning map, current and requested zoning description.</p> <p>Staff recommends denial of the rezoning of 2.348 acres located at 87 Market Avenue to B-2R.</p> <p>The Planning and Zoning Commission recommended approval of the B-2R, Highway Commercial – Restricted District for a proposed medical office building by a vote of 6-1 (Commissioner Hayward dissented).</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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