



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	March 10, 2020
DESCRIPTION	CONSIDER ON FIRST READING ORDINANCE NO. 2020-07; 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 0.35 ACRES LOCATED AT 32828 INTERSTATE HIGHWAY 10 WEST (KAD NO. 26885) 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>(Christine Jacques)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve on first reading Ordinance No. 2020-07; amending Zoning Ordinance No. 2007-64, by amending Article 3, Section 14, rezoning 0.35 acres located at 32828 Interstate Highway 10 West (KAD No. 26885) from I, Industrial District to B-2, Highway Commercial District. <i>(Christine Jacques)</i>
CONTACT PERSON	Sara Serra, Planner II and Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property located at 32828 Interstate 10 West is currently zoned as I, Industrial District. The owner is requesting B-2, Highway Commercial District. This property is located next to the property that was rezoned to B-2 on November 12, 2019 (32840 Interstate 10 West).</p> <p>Per the Planning and Zoning Commission's and City Council's direction, it has been determined that the Land Use Plan, which identifies this area along IH-10 as Industrial (Business/Office Park), is incorrect and needs modification. Modifications to the Land Use Plan will take place after the UDC is complete. Staff plans to reassess the Land Use Plan based on actions by the P&Z and Council and the establishment of the new zoning districts. It has been stated that the properties fronting IH-10 should be B-2, Highway Commercial Districts. Based on those discussions, this property should follow suit and also be zoned B-2.</p> <p>While changing the zoning to B-2 would allow retail, restaurant, office type uses; it does not automatically require the B-2 type design standards. Only if they choose to add onto or remodel the building by</p>

	<p>more than 50%, would they be required to comply. Of course, the change of uses may now allow a use that would encourage a more aesthetic appearance.</p> <p>Staff recommends approval of the request for rezoning. The Planning and Zoning commission voted in 7-0 with one recusal favor of the rezoning.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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