



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE

August 31, 2020

DESCRIPTION

TO CONSIDER THE PROPOSED PERMANENT ZONING OF 0.374 ACRES LOCATED AT 33875A INTERSTATE HIGHWAY 10 (KAD 33907) FROM R-A, RESIDENTIAL AGRICULTURAL, TO B-2, HIGHWAY COMMERCIAL DISTRICT (*Denis and Jill Goulet*).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

CONTACT PERSON

Sara Serra, Planner II, Laura Talley, Planning and Community Development Director

SUMMARY

This property was annexed by the City of Boerne in 2019 as part of our strategic annexation. After the annexation was complete the property automatically received a temporary zoning of R-A, Residential-Agricultural (which is the most restrictive zoning). Upon annexation, the next step is to permanently zone the property. Due to COVID, Staff halted acting on the permanent zonings. We do plan to permanently zone properties that were part of the strategic annexation with the update of the overall zoning map. In this case, the owner is not planning to make any changes or develop the lot. There are existing offices on the site. Staff felt that if we are zoning the property next door, we should go ahead act on zoning this property as well.

The property is located on the frontage road of Interstate Highway 10, and the B-2 zoning is compatible with the Future Land Use plan. An office at this location adheres to the zoning category of B-2.

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. Staff also spoke with the property owner and they in favor of staff recommendation for the B-2 zoning. Staff has received one comment from the neighboring 45 acre property owner opposing the zoning.

MASTER PLAN:

The Future Land Use Plan describes the area being used as "Business/ Office Park". The "Business/ Office Neighborhood Commercial" future

	<p><i>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.</i></p> <p><i>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.</i></p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	
<p>This summary is not meant to be all inclusive. Supporting documentation is attached.</p>	