

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	September 28, 2021
Requested Action	<p>CONSIDER ON SECOND READING OF ORDINANCE NO. 2021-29; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, REZONING 0.794 ACRES LOCATED AT 32884 INTERSTATE HIGHWAY 10 WEST (KAD NO. 26872) FROM I-2, LIGHT INDUSTRIAL, TO C-4, REGIONAL COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. <i>(Rezoning 0.794 acres – 32884 IH-10 from I-2 to C-4 at the request of property owners)</i></p>
Contact Person	Laura Haning, Planning and Community Development Director
Background Information	<p>The property owner has requested of the a property located at Interstate Highway 10 West and Industrial Drive. The property is currently zoned I2, Light Industrial, and the request is for a C4, Regional Commercial. It is also part of the Scenic Interstate Corridor Overlay District, medium elevation.</p> <p>The I2 district allows for industrial uses that are fully contained within a building and have a lower environmental impact than permitted in the General Industry (I3) category. Examples include laboratories, research and development facilities, and assembly of electronics. These uses often have higher power and transportation access needs. Properties zoned I2 are typically clustered with similar uses and are not compatible with residential neighborhoods or with neighborhood commercial.</p> <p>Council and the Planning and Zoning Commission have both in the past been supportive of a more standard commercial zoning fronting IH-10. The C4 district is intended for commercial areas along Interstate Highway 10 (IH-10) where high traffic levels and the thoroughfare system can accommodate higher trip generation. It is designed for commercial uses that serve the larger region with generally larger building footprints and increased parking demand.</p>

	<p>The Scenic Interstate Corridor Overlay District (IC) aims to preserve the natural landscape and the scenic hill country views that characterize IH-10 as it passes through the Balcones Escarpment and into the Edwards Plateau Ecoregion by minimizing the visual and environmental impact of auto-oriented development on the natural landscape.</p> <p>In this case, the site is currently fully developed into three separate buildings. The owner would like to market the lease space to office and retail type uses, some of which are already existing and are currently nonconforming uses.</p> <p>City staff held a BOND (Boerne Open Neighborhood Discussion) meeting on July 29th. The meeting was online, and other than staff and the applicant, one community member attended.</p> <p>The recording of the meeting can be found at this link:</p> <p>https://us02web.zoom.us/rec/share/tW5H5H_VsQY9XZjeAS5ZiiY_GhJcqNBYASFGxulgTOPVsXARbEWGqzz7ALcq8gLy.ikIHPUEgGcEU1Csl</p> <p>Passcode: @0zU19hN</p> <p>The Planning and Zoning Commission voted 4-0 to recommend the C4 zoning.</p>
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	Approved Master Planned Community Plan
Legal Review	
Alternative Options	

Supporting Documents	Attached maps and plat.
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