



AGENDA ITEM SUMMARY

District Impacted

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

Agenda Date

October 26, 2021

Requested Action

CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR A DRIVE-THRU FACILITY LOCATED AT 1313 AND 1361 SOUTH MAIN STREET (WAL-MART SHOPPING CENTER BLK 1 LOT 1 AND LOT 2C (REPLAT), KAD 27528 AND KAD 27529, 7.708 ACRES) IN A C3-EC, COMMUNITY COMMERCIAL – ENTRANCE CORRIDOR DISTRICT. *(Michael K. Garrott, Hill Country Square between Jiffy Lube and Eyes on Main)*

- I. RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION.
- II. PUBLIC HEARING *(one of one hearing)*
 - I. CONSIDER ON FIRST READING ORDINANCE NO. 2021-35; 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, GRANTING A SPECIAL USE PERMIT FOR A DRIVE-THRU FACILITY TO 7.708 ACRES LOCATED AT 1313 AND 1361 SOUTH MAIN STREET, WAL-MART SHOPPING CENTER BLK 1 LOT 1 AND LOT 2C (KAD NOS. 27528 AND 27529), AS SHOWN IN THE SITE PLAN PROVIDED, IN A C3-EC, COMMUNITY COMMERCIAL – ENTRANCE CORRIDOR DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Contact Person

Laura Haning, Planning and Community Development Director

Background Information

On The Grind coffee shop is interested in locating a drive-thru only site facing Main Street in the existing parking area between Jiffy Lube and Eyes on Main. The legal description for this property is “Walmart Shopping Center” simply because this was the original location of Walmart and was platted using that name.

Per the new UDC, any drive-thru now requires a Special Use Permit.

	<p>The Planning and Zoning Commission recommended approval of the Special Use Permit by a vote of 6-0 after lengthy discussion. The owner of Eyes on Main was concerned about how the traffic drawn by the coffee shop might impede the use of their property. There was comparison of this coffee shop and Starbucks and the concern of the same type of traffic issues. As was discussed, this use is a different model than Starbucks in that it is completely about quick service turn-around. Starbucks focuses on being a destination where people gather, with good wi-fi, tables and an outside patio area to sit and chat or work. On The Grind's model focuses on serving coffee as quickly as possible. Their set-up and operation is very different from Starbucks.</p> <p>The zoning category of the site is Community Commercial (C3) with an Entrance Corridor Overlay District (C3-EC). The Entrance Corridors Overlay District is intended to preserve the economic function of the primary entrance corridors of the City, managing traffic and connectivity while strengthening wayfinding and orientation through streetscape design. The Community Commercial (C3) category accommodates commercial uses with a lower transportation demand and footprint than Regional Commercial but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials should generally be designated as Community Commercial unless adjoining a neighborhood.</p> <p>The UDC recommends that drive-thru facilities should not be located adjacent to residential uses, and should have a minimum spacing of 150 feet between property boundaries. It also suggests that drive-thru lanes shall not be accessible from a neighborhood street. Main Street at that location is classified as a Major Arterial. This site fits the criteria recommended by the UDC except for the property boundaries. All the lot configurations in this complex are odd, obviously for very specific structures. This site will straddle two property lines, but the building will be located completely on one lot.</p> <p>The small building footprint and drive-thru lane would impact the existing parking lot. The queuing will be in excess of what is required by the UDC. According to the information provided by the applicant, the development is currently over parked, and the spaces left after the new use is added to the site will still meet the city parking requirements.</p> <p>Our regulation requires a minimum of 10 stacking spaces for a drive-thru facility, 6 of them being before or at the order station and four spaces between the order station and the pick-up window. The proposed site plan accommodates 17 stacking spaces without interfering with the parking lot traffic.</p>
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	<p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on September 21, 2021. The applicants had a chance to explain the proposed development, but there were no questions from the community members present at the meeting. The staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The recording of the meeting can be found at the City of Boerne B.O.N.D. YouTube page.</p>
Item Justification	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <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 style="width: 50%;"> <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	BOND meeting 9/21/2021
Legal Review	
Alternative Options	
Supporting Documents	Attached are maps and plat.