



## Legislation Details (With Text)

**File #:** 2021-879      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Agenda Ready  
**File created:** 10/20/2021      **In control:** City Council  
**On agenda:** 10/26/2021      **Final action:**  
**Title:** 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)

III. 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) IN A C3-EC, COMMUNITY COMMERCIAL - ENTRANCE CORRIDOR DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

**Sponsors:** Laura Haning

**Indexes:**

**Code sections:**

**Attachments:** 1. Summary - 1313 and 1361 South Main Street, 2. Ordinance No. 2021-35, 3. Att 1 - Location Map, 4. Att 2 - Current Zoning Map, 5. Att 3 - Overlay District Map, 6. Att 4 - Table of Uses C3, 7. Att 5 - Entrance Corridors, 8. Att 6 - Development Impact Report, 9. Att 7 - Proposed Site Plan, 10. Att 8 - Boundaries, 11. Att 9 - 21-0921 B.O.N.D. Report

Date	Ver.	Action By	Action	Result
10/26/2021	1	City Council	approved	Pass

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)

III. 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) IN A C3-EC, COMMUNITY COMMERCIAL - ENTRANCE CORRIDOR DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

**RECOMMENDED VERBIAGE FOR CITY COUNCIL ACTION:**

I. Receive The Report From The Planning And Zoning Commission.

II. Approve Or Deny On First Reading Ordinance No. 2021-35; Amending The Official Zoning Map Of The UDC By Granting A Special Use Permit For A Drive-Thru Facility To 7.708 Acres Located At 1313 And 1361 South Main Street, KAD Nos. 27528 And 27529, As Shown In The Site Plan Provided, In A C3-EC, Community Commercial - Entrance Corridor District.