



## AGENDA ITEM SUMMARY

**Agenda Date**

June 1, 2026

**Requested Action**

Consider approval for the Scenic Loop Road Business Major Development Plat located at 31905 Interstate 10.

**Contact Person**

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**Background Information**

**BACKGROUND:**

The property is owned by Scenic Capital, LLC and the applicant is Behdad Zahrooni of Zaron Engineering.

The property is designated Auto Oriented Commercial according to the Future Land Use Map, which supports highway-oriented commercial and service uses along major transportation corridors.

The property is located within the city limits, zoned C2 – Transitional Commercial, and lies within the Entrance Corridor Overlay District, which introduces additional standards to manage connectivity, orientation, and economic function of entrance corridors to the city as outlined in UDC Section 3-16.

The proposed development is a one lot commercial project on a 4.254-acre site, requiring a Major Development Plat.

An Existing Conditions Report (Land Study) was administratively approved on November 15, 2024 in accordance with UDC procedures.

The Infrastructure Documents Letter of Certification (LOC) was approved in March 2026.

The plat was accepted on May 18, 2026. The fifteen-day review period expires on June 1, 2026.

**REQUEST:**

1. The Scenic Loop Road Business Major Development Plat establishes one lot on a 4.254-acre tract out of the Antonio Cruz Survey Abstract 97, Section 170 and being all of a called 4.431-acre tract described in participation deed recorded in volume 1250, page 1037, of the official records of Kendall County.
2. The proposed development is for business/general retail use and includes three one-story commercial buildings totaling 30,572

square feet: Building A at 11,436 square feet, Building B at 11,436 square feet, and Building C at 7,700 square feet.

3. The site plan proposes 168 total parking spaces, including 7 ADA spaces. The plan also includes 21 bicycle parking spaces.
4. Primary access to the development will be provided from Scenic Loop Road, a collector street. The site plan proposes 3 driveway connections, along with pavement widening and left-turn striping to be constructed with the public improvement plans.
5. The proposed plat includes a 0.177-acre 8' right-of-way dedication along Scenic Loop Road. No additional public street improvements are proposed with this plat.
6. The plat includes an existing 30-foot utility easement and establishes a 0.47-acre private drainage easement, and identifies proposed public pedestrian access easements along Scenic Loop Road.
7. The site includes stormwater and low-impact development improvements, including a proposed detention pond, bio-swales, underdrain storm sewer, and a detention pond maintenance ramp.
8. Water, sewer, and electric services are provided by the City of Boerne.

**ANALYSIS:**

*Development Master Plan, Zoning, and Preliminary Plat:*

- The City's Future Land Use Plan designates this property as Auto-Oriented Commercial. The proposed plat aligns with this designation by supporting regionally serving commercial development along major corridors.
- The property is zoned C2 – Transitional Commercial and is located within the Entrance Corridor Overlay District. The proposed development is for business/general retail use, which is consistent with the property's commercial zoning and Future Land Use designation.
- The proposed development includes three one-story commercial buildings totaling 30,572 square feet of gross floor area. Building A and Building B are each proposed at 11,436 square feet, and Building C is proposed at 7,700 square feet. The site plan also provides 168 total parking spaces, including 7 ADA spaces, as well as 21 bicycle parking spaces.

- The proposed plat establishes one commercial lot and provides the necessary right-of-way dedication, easements, access, and utility infrastructure to support the proposed commercial development. The proposed plat adheres to the applicable subdivision ordinance and all applicable zoning regulations.

*Landscaping and Open Space:*

- Open space areas, including the detention pond, are identified on the plat. These improvements are intended to support stormwater management and water quality requirements for the site.
- Proposed impervious cover is 126,077 square feet, or 68.04 percent of the 4.254-acre site, below the eighty percent maximum for C2 zoning.
- No heritage or legacy trees are identified on the submitted site plan. Any required landscaping will be addressed at the site development stage, with compliance required under UDC Chapters 5 and 8, as well as enhanced standards from the Entrance Corridor Overlay District.

*Utilities, Drainage, and Floodplain:*

- Access will be provided from Scenic Loop Road, which is classified as a collector street. The site plan shows two proposed driveway connections to Scenic Loop Road and one driveway connection to Sophia circle, along with proposed pavement widening, left-turn striping, and sidewalk improvements to be constructed with the public improvement plans.
- The plat includes a 0.177-acre, 8-foot right-of-way dedication along Scenic Loop Road. The plat includes a 30-foot utility easement, and establishes several easements to support the development, including a 0.470-acre private drainage easement, and pedestrian access easements.
- Water, sanitary sewer, and electric service will be provided by the City of Boerne.
- The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.
- The plat is not located within any Drainage Protection Zones, or San Antonio River Authority (SARA) Floodway or Floodplain.
- The proposed 0.470-acre private drainage easement is located around the detention pond and related drainage facilities to manage stormwater runoff from the proposed development. Any

	<p>required drainage, stormwater, and low-impact development improvements will be reviewed and inspected through the infrastructure and site development process.</p> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>• The proposed plat is consistent with the Comprehensive Master Plan.</li> <li>• The Final Plat has been reviewed by all pertinent departments and is consistent with the applicable subdivision regulations.</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>The Planning and Zoning Commission should hold a public meeting and determine if the request meets the requirements of UDC Section 2-6 Platting Procedure.</p> <p>If the Planning and Zoning Commission accepts the findings and chooses to <b>APPROVE</b> the Scenic Loop Road Business Major Development Plat, staff recommends the inclusion of the following stipulation(s):</p> <ol style="list-style-type: none"> <li>1. The recorded plat shall substantially conform to the plat date stamped May 18, 2026, except as modified by these stipulations.</li> <li>2. The plat shall not be recorded until such a time that all required public infrastructure and public improvements have been fully constructed, inspected, and accepted by the City.</li> <li>3. The plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.</li> </ol> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission accept the finding and <b>APPROVE</b> the proposed Scenic Loop Road Business Major Development Plat subject to the three stipulations recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the Scenic Loop Road Business Major Development Plat based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.).</p>
<b>Strategic Alignment</b>	

<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	Public hearings and notifications are not required for this request.
<b>Legal Review</b>	This action is needed to meet statutory requirements.
<b>Alternative Options</b>	The Commission must approve, approve with conditions, extend the review, or disapprove the plat. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Scenic Loop Road Business Major Development Plat