



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	June 1, 2026
<b>Requested Action</b>	Consider a request for a variance to Chapter 7-5.A.2, Access Separation Distances, of the Unified Development Code (UDC) for a property located at 8 Ranger Creek Road (KCAD 12937).
<b>Contact Person</b>	Abigail Knott – City Engineer
<b>Background Information</b>	<p>The applicant requests a variance to the City’s Unified Development Code (UDC) for the property at 8 Ranger Creek Road to reduce the requirements for minimum access and intersection separation distances.</p> <p><b>BACKGROUND:</b> In February 2021, City Council adopted the UDC. The items pertaining to driveway and street design were included and approved to improve safety, reduce congestion, provide better access, and confirm long-term benefits.</p> <p>Applicant has recently purchased the 1.91-acre parcel (deed date of 4/15/2026 per KCAD) and has told staff they are proposing to use the property as a 33,350 square foot, ten-court indoor pickle ball facility. The site is located at the northwest corner of the intersection of Ranger Creek Road and Oak Acres Lane, approximately 1,000 feet west of the Ranger Creek intersection with IH-10.</p> <p>The parcel is not within the Boerne City Limits, and it was removed from the Extraterritorial Jurisdiction (ETJ) for the City of Boerne on April 20, 2026 as allowed by State law. The 1.91 acres parcel is unplatted and will require platting via Kendall County requirements prior to development permits being provide by Kendall County.</p> <p>Although the City has no platting and zoning authority over the parcel, Ranger Creek Road at this location is owned and maintained by the City of Boerne. As such, a city right-of-way (ROW) permit is required for the parcel and access requires adherence to the standards in the City’s UDC and the Engineering Design Manual (EDM).</p>

**ANALYSIS:**

Although the site has frontage on Oak Acres Lane, a county road, the applicant is requesting a driveway on the City's Ranger Creek Road. Ranger Creek Road is classified as a collector on the City's Major Throughfare Plan.

The proposed Ranger Creek driveway will also serve as joint access to an adjoining 0.91 acre parcel, also addressed as 8 Ranger Creek Road. This parcel, is anticipated to be a single family home per the applicant.

The current UDC requires minimum separation on collector roads between driveways and between driveways to street intersections as 570 feet. Where minimum separation distances limit individual lot access points, shared access easements, or rear and mid-block access streets or easement shall be used.

The distance between driveways and intersections is crucial for traffic safety and efficiency by managing access especially for the proposed use. Proper driveway placement ensures visibility (adequate site distance) and accessibility for vehicles and pedestrians, reducing the risk of collisions and minimizing conflict points.

**VARIANCE REQUEST:**

Per the variance request, the application proposes a shared driveway between the two Ranger Creek Road fronting properties with a separation distance of 342 feet (a deficiency of 228 feet from the required 570 feet) from Oak Acres Lane.

Should the Commission find the variance criteria are met and elect to approve the request, staff recommends the following conditions at a minimum be included:

- A recorded cross-access easement, in a form acceptable to the City Engineer and City Attorney, shall be executed and recorded prior to ROW permit issuance, ensuring perpetual shared access between the 1.91-acre and 0.91-acre parcels.
- A deceleration lane on Ranger Creek Road meeting EDM Section 2.11.10 requirements shall be designed and constructed as part of the ROW permit. The applicant shall provide or dedicate sufficient right-of-way to accommodate the deceleration lane and required 10-foot clearance behind the back of curb.
- The applicant shall demonstrate that the required 445-foot intersection sight distance per EDM Table 2-5 is achievable at the proposed driveway location. Any sight line triangle extending beyond the ROW shall be identified and dedicated as

	<p>a clear vision Easement per EDM §2.11.11(2).</p> <ul style="list-style-type: none"> <li>• Driveway throat length shall be designed per EDM Section 2.12.2 based on confirmed Peak Hour Trips based upon provided Peak Hour Trip worksheet.</li> <li>• Consistent with the variance application, approval is contingent upon issuance of all required permits and approval of public improvement plans. No ROW permit shall be issued until the shared access easement is recorded and all engineered improvement plans are approved by the City Engineer.</li> </ul> <p><b><u>MOTIONS FOR CONSIDERATION:</u></b></p> <p>The following motions is provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission <b>APPROVE</b> the variance request to Unified Development Code Chapter 7-5.A.2 to reduce minimum access length requirements.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the variance request to Unified Development Code Chapter 7-5.A.2 to reduce minimum access length requirements.</p>										
<b>Item Justification</b>	<table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input type="checkbox"/> Customer Pull</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Mitigate Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan Recommendation</td> <td><input checked="" type="checkbox"/> Other: <u>Variance Request</u></td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input type="checkbox"/> Customer Pull	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan Recommendation	<input checked="" type="checkbox"/> Other: <u>Variance Request</u>
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<b>Strategic Alignment</b>	N/A										
<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 deny the request. 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 - Location Map Attachment 2 - Variance Application Attachment 3 - Applicant Statement Attachment 4 - Proposed Site Plan Attachment 5 – Turn Analysis