

CITY OF BOERNE
PLANNING AND ZONING COMMISSION

VARIANCE APPLICATION

Stacey Weichert, P.E.
APPLICANT: Vice President of Pape-Dawson PHONE NO. (210) 375-9000
PROPERTY ADDRESS: (KCAD ID 153703) NWQ Christus Pkwy & Herff Rd, Boerne, TX 78006
LOT: 2A BLOCK: _____ SUBDIVISION: Menger Place Subdivision Unit 1 (Replat)
OWNER: Christus Santa Rosa Health Care Corporation PHONE NO. _____
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:
2000 NW Loop 410, San Antonio, TX 78213

Owner is giving Pape-Dawson authority to represent him/her at the
hearing (Applicant)
Neal Ford 5-29-26
(Owner's Signature) System Dir Real Estate (Date)

1. Applicant is making a request from the Boerne Subdivision Ordinance
(Article & Section No. Chapter 6, Sec. 6-2(B)(1)(a))

Check one: (X) Variance () Appeal () Special Exception

2. Describe request:

Applicant respectfully requests a variance from current City of Boerne
Subdivision Design lot line frontage requirement to allow for one (1)
non-residential/commercial lot frontage along S Main Street on a shared
access/utility easement provided at the front of the lot line which is allowed
specifically only for Cottage developments.

3. Applicant hereby requests this case be reviewed by the Planning and Zoning
Commission for a decision. I do hereby certify that the above statements are
true and correct.

Stacey Weichert
(Applicant's Signature)

6/1/26
(Date)

June 1, 2026

Variance Request
c/o Planning & Community Development Staff
Planning and Zoning Commission
City of Boerne
447 N Main Street
Boerne, TX 78006

Re: Crunch Fitness – Boerne Tract (Menger Place Subdivision Lot 2A 7.762-acre Site)
Variance Request for UDC Chapter 6, Section 6-2(B)(1)(a)

Dear City of Boerne Planning and Zoning Commission:

This letter serves as a formal request for the consideration of a variance for the further subdivision of the 7.762-acre Crunch Fitness – Boerne Tract and proposed development as it relates to commercial lot frontage along a public right-of-way. The existing lot lines were established in 2017 for the subject site, which is also known as Lot 2A of the Menger Place Subdivision Amending Plat recorded in Volume 8, Page 370 of the Plat Records of Kendall County, Texas (ref. Attachment A). Lot 2A was established with direct frontage to the south along Christus Parkway, and frontage to the northeast along S Main Street (US Hwy 87) by way of a variable width access easement established concurrently with the 2017 amending plat.

We are writing to request a variance regarding UDC Chapter 6, Section 6-2(B)(1)(a) which in part reads:

B. Lot Lines

(1) Frontage.

(a) All lots shall have a frontage on a public right-of-way. Cottage developments may provide frontage on a shared access/utility easement provided at either the front or rear of the lot line.

The site is currently undeveloped land with Community Commercial (C3) zoning and is bordered by commercially zoned property to the west (C4), north and east (C3) within the Hybrid Commercial Character Zone of the City of Boerne SoBo Regulating Plan (ref. Attachment B). The SoBo district establishes parameters for development including architectural design, building materials, prohibitive signage, and specific setback requirements. More specifically, the Hybrid Commercial Character Zone focuses on auto-oriented development with an emphasis on linking regional destinations and utilizing cross-access driveways.

The amending plat establishing the variable width access easement on Lot 3A for the benefit of Lot 2A also includes TxDOT Note 3 which specifically allows for a single access driveway located at the most northern point from the existing traffic signal at S Main Street and Christus Parkway to be aligned across from the Menger Crossing Shopping Center.

As presented in Attachment C, the proposed replat layout further subdivides Lot 2A into four (4) lots with general orientation and width to depth ratios between 1:3 and 2:1 per UDC Section 6-2(B)(4). The layout in Attachment C proposes a single access point from Christus Parkway, as expressly required by the City Engineering and Mobility Staff during a Pre-Development Meeting on March 5, 2026. The proposed layout in Attachment C also includes a single access point on S Main Street (US Hwy 87) in accordance with the amending plat TxDOT Note 3 (ref. Attachment A) which follows the graphical representation of access in the SoBo Regulating Plan (ref. Attachment B).

We respectfully request that a variance be granted to allow for the proposed subdivision of Lot 2A with access as presented in Attachment C. If the owner complies strictly with the provisions of the lot line requirements in the UDC, there can be no development that includes out-parcel pads without requesting a variance from the previously mentioned UDC Section 6-2(B)(4) which restricts “piano key” or “flag lots”. Considering that there is an exception for Cottage developments in the UDC to count a shared access easement as frontage at the front lot line of the rear tract (Parcel D), that the plat included this easement with notes from TxDOT for the drive to serve the development specifically as proposed in Attachment C, and that the SoBo Regulating Plan depicts this same proposed access point, we submit this request as a reasonable variance for the proposed commercial subdivision that is in harmony with the existing entitlements to date. Furthermore, this hardship is unique to the land rather than personal circumstance and is not the result of the owner’s own actions.

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area?

The property is relatively flat with slopes typical of the surrounding area. There are no exposed rock outcroppings, atypical mounds/depressions, or notable elevation changes. The site resembles other commercial lots other than the fact that the lot is restricted to one access point from Christus Parkway at Herff Road. This lot extends deep from Christus Parkway without direct frontage for access at S Main Street (US Hwy 87), which is not typical for other larger commercial tracts which require secondary access for fire protection and peak hour traffic mitigation. It’s reasonable to assume the platted variable width easement and TxDOT note on the recorded 2017 amending plat represent an intent for access to the subject site from the rear, which supports the current variance request.

Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal?

Yes, the need for secondary access is typical for large commercial developments to provide fire protection and peak hour traffic mitigation. The current layout for Lot 2A can only support one type of commercial development and does not allow the owner to develop the property as proposed and in conformance to UDC regulations unless the owner purchases Lot 3A, which is an undue hardship and beyond the control of the subdivider.

Is the deviation minimal from the required standard necessary to allow a more appropriate design?

Yes, as discussed above, the intent for access from S Main Street (US Hwy 87) to the subject site has been documented in the 2017 amending plat as well as the SoBo Regulating Plan. There is currently an allowance for one type of development to count an access easement as frontage along a public right-of-way, so the requested variance is minimal from alternate layout options and is in harmony with the intent of existing entitlements.

Will the variance alter, negate, or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance?

No, since the proposed variance is related to lot frontage and access will be provided, there is no anticipated negative impact or inability to meet every other UDC standard the proposed commercial development is required to follow.

Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meets all of the following:

- 1. The goals and policies of the Master Plan***
- 2. The purposes of these regulations; and***
- 3. The intent of the standards.***

As mentioned herein, the site does fall within the Hybrid Commercial Character Zone of the City of Boerne SoBo Regulating Plan (ref. Attachment B). The goals and policies of the SoBo Hybrid Commercial Character Zone are to promote auto-oriented commercial development with an emphasis on cross-access driveways and linking regional destinations. The intent of the standards is to provide primary and secondary circulation routes as depicted in the SoBo Regulating Plan with specific notes in the UDC that the general location of intersections and connectivity of the circulation shall not change. The proposed subdivision with access points shown in Attachment C conforms to the SoBo circulation paths and satisfies the general intent of the SoBo Regulating Plan, as it relates to decreasing queuing on arterial/collectors by allowing for internal site circulation and connectivity from Christus Parkway to S Main Street (US Hwy 87). Furthermore, if the variance is granted, the proposed development will follow all other City of Boerne UDC and Engineering Design Manual requirements.

Will the variance have an adverse effect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, or existing or potential development within any area of impact of the proposed subdivision?

No, on the contrary: since the site is surrounded by master-planned property to the west and existing commercial development to the north, the proposed variance will not have an impact to those adjacent properties. The further subdivision of Lot 2A as shown in Attachment C will complete the planned connectivity to Lots 1A & 3A presented in the 2017 amending plat and provide for secondary access and internal circulation in conformance with the ultimate development depicted in the SoBo Regulating Plan.

Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan?

As previously noted, the site is currently zoned C3 within the Hybrid Commercial Character Zone of the SoBo Overlay District and future development is subject to the development regulations of the City of Boerne UDC and Engineering and Design Manual regardless of the variance approval. The variance will not negatively impact efficient development of the land and surrounding areas since the proposed subdivision and layout is in harmony with the intent of the overlay and depictions within the SoBo Regulating Plan.

Will the variance adversely impact the general health, safety, and welfare of the public?

No, considering the intent for access at this location has been documented in the existing entitlements for approximately ten years or more, access and addressing to the proposed subdivided Parcel D will be from S Main Street (US Hwy 87) which will provide additional connectivity from major City of Boerne thoroughfares, keep larger parking areas further from Christus Parkway, and support the planned connectivity and internal circulation shown in the SoBo Regulating Plan. This variance will allow for the proposed hybrid commercial development intended in the SoBo overlay as shown in Attachment C and will promote economic development instead of limiting the site to a single large lot without any outparcels. The approval of the variance, which will allow the proposed development to proceed, outweighs the current restriction on further subdivision which limits this tract to a very specific commercial product.

In my professional opinion, the proposed variance request remains in harmony with the spirit and intent of the UDC, and will not adversely affect the health, safety, or welfare of the public.

Thank you for your consideration, and if you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



Stacey Weichert, P.E.
Vice President

Attachments

- Attachment A – Menger Place Subdivision Amending Plat (Vol. 8, Pg. 370, PR) (Sep. 2017)
- Attachment B – City of Boerne SoBo Regulating Plan (Nov. 2016)
- Attachment C – Proposed Subdivision Layout

ATTACHMENTS

ATTACHMENT A
Menger Place Subdivision
Amending Plat
(Vol. 8, Pgs. 370-372, PR)

STATE OF TEXAS
COUNTY OF KENDALL

Darlene Hernin COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
DAY OF Sept A.D. 2017 AT 2:05 P.M. AND DULY RECORDED
THE 8th DAY OF Sept A.D. 2017 AT 2:05 P.M. IN THE RECORDS OF
IN BOOK VOLUME 8 ON PAGE 375-378
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF September A.D. 2017
Darlene Hernin
COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: *Paula Hoffer* DEPUTY

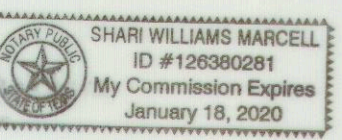
STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED
AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

John B. Fode OWNER, LOT 1A
JKRK LIMITED PARTNERSHIP LP
1376 S. MAIN ST
BOERNE, TEXAS 78006
John B. Fode, Pres.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
John B. Fode, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August
A.D. 2017.



Shari H. Marcell
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

TXDOT NOTES:

- (1) FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
- (2) THE DEVELOPER AND/OR THE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- (3) INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL. A SINGLE ACCESS DRIVEWAY WILL BE GRANTED TO THIS DEVELOPMENT LOCATED ON US 87 BUS. AT THE MOST NORTHERN POINT FROM THE EXISTING TRAFFIC SIGNAL (CHRISTUS PARKWAY). THE PROPOSED DRIVEWAY IS ACROSS FROM AN EXISTING DRIVEWAY TO THE MENGER CROSSING SHOPPING CENTER. ANY EXISTING CURB CUTS ALONG US 87 BUS. ARE TO BE CLOSED AND VERTICAL CONCRETE CURB AND SIDEWALK INSTALLED PER TXDOT DESIGN SPECIFICATIONS.
- (4) IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDR INSPECTION REPORT WILL BE REQUIRED.
- (5) TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

PLAT NOTES:

FENCE NOTES:
GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

SIDEWALK NOTES:
FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED IN THE SIDEWALK EASEMENT WHERE PROVIDED, OR ADJACENT TO CURBS WHERE NO SIDEWALK EASEMENT IS PROVIDED, OF EACH LOT FRONTING A PUBLIC STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED IN THE SIDEWALK EASEMENT WHERE PROVIDED, OR ADJACENT TO CURBS WHERE NO SIDEWALK EASEMENT IS PROVIDED, OF EACH LOT TO BE INSTALLED ALONG U.S. 87, INTERSTATE 10, AND THE NORTH SIDE OF THE PROPOSED COLLECTOR ROAD.

TEN-FOOT WIDE REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED ON THE PROPERTY LINE OF EACH LOT ALONG THE SOUTH SIDE OF THE PROPOSED COLLECTOR ROAD.

TAX CERTIFICATE:
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1598, PAGE 58, KENDALL COUNTY OFFICIAL RECORDS.
63

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BED, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

MENGER PLACE SUBDIVISION

AMENDING PLAT OF LOTS 1-4 CREATING LOTS 1A, 2A, 3A & 4A (ADMINISTRATIVLY APPROVED)

Doc # 00314886 Vol 8 Pg 370

BEING A 29.693 ACRE TRACT OF LAND LOCATED IN THE J. SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, AND BEING LOTS 1, 2, 3, & 4, REPLAT OF MENGER PLACE SUBDIVISION, RECORDED IN VOLUME 6, PAGES 152-154, PLAT RECORDS OF KENDALL COUNTY, TEXAS.

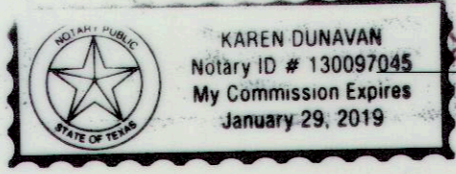
STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Dean Alexander OWNER, LOTS 2A, 3A & 4A
CHRISTUS HEALTH
6363 N. HWY 161
IRVING, TEXAS 75038
Dean Alexander, President/CEO
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL *Bexar*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Dean M. Alexander, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF August
A.D. 2017.



Karen Dunavan
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

APPROVAL OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AS FOLLOWS:

THIS MENGER PLACE SUBDIVISION AMENDING PLAT OF LOTS 1-4 CREATING LOTS 1A, 2A, 3A & 4A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH DEPARTMENT.

DATED THIS 5th DAY
OF September A.D., 2017.

BY: *Laura H. Talley*
LAURA H. TALLEY
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

TREE PRESERVATION NOTES:

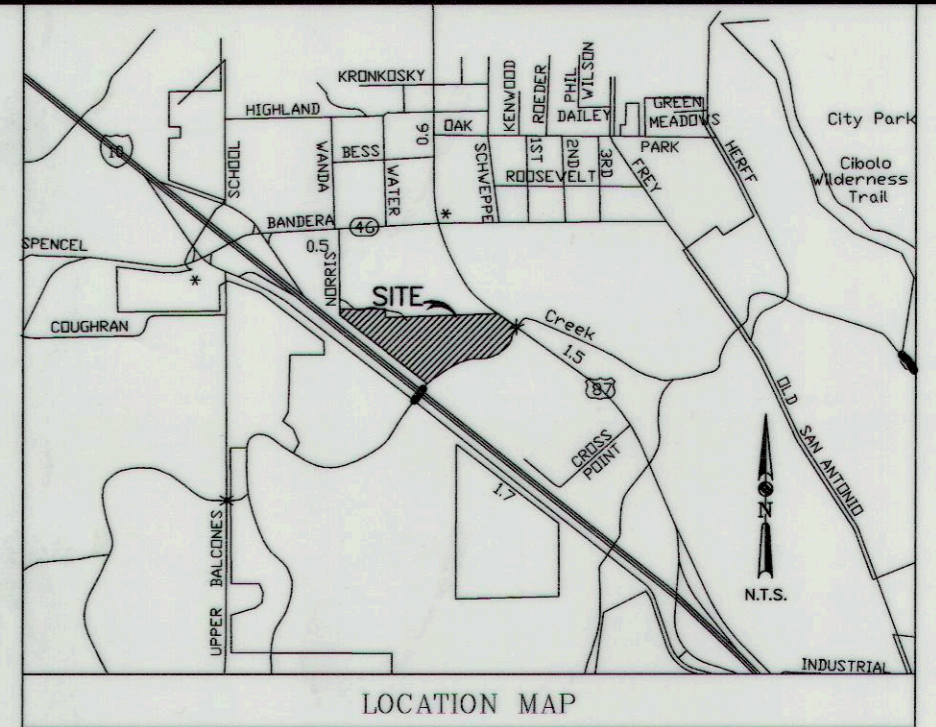
- 1. ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" [1.0'] RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
- 2. A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
- 3. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER.
- 4. THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
- 5. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO LIVE OAKS WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
- 6. THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- 7. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.

UTILITY EASEMENT (P.U.E.):

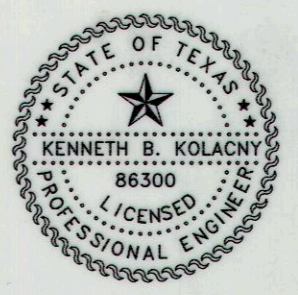
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

- 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- 2. THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.



IMPACT FEE ASSESSMENT
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2006-27, SECTION 1.10E.

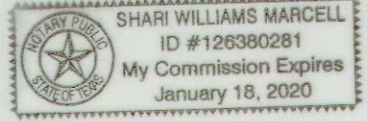


STATE OF TEXAS
COUNTY OF KENDALL
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION.

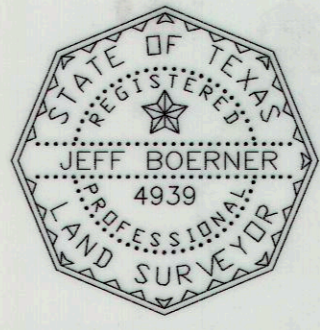
Kenneth B. Kolacny
KENNETH B. KOLACNY
LICENSED PROFESSIONAL ENGINEER #86300

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Kenneth B. Kolacny, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF August
A.D. 2017.



Shari H. Marcell
NOTARY PUBLIC
KENDALL COUNTY, TEXAS



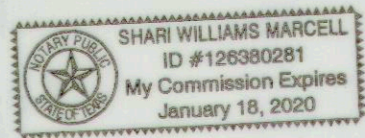
STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Jeff Boerner
JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR #4939
MATKIN-HOOVER LAND SURVEYING
8 SPENCER RD SUITE 200
BOERNE, TEXAS 78006 (830) 249-0600

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Jeff Boerner, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF August
A.D. 2017.



Shari H. Marcell
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

DATE PREPARED: JUNE 2017



8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 100
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

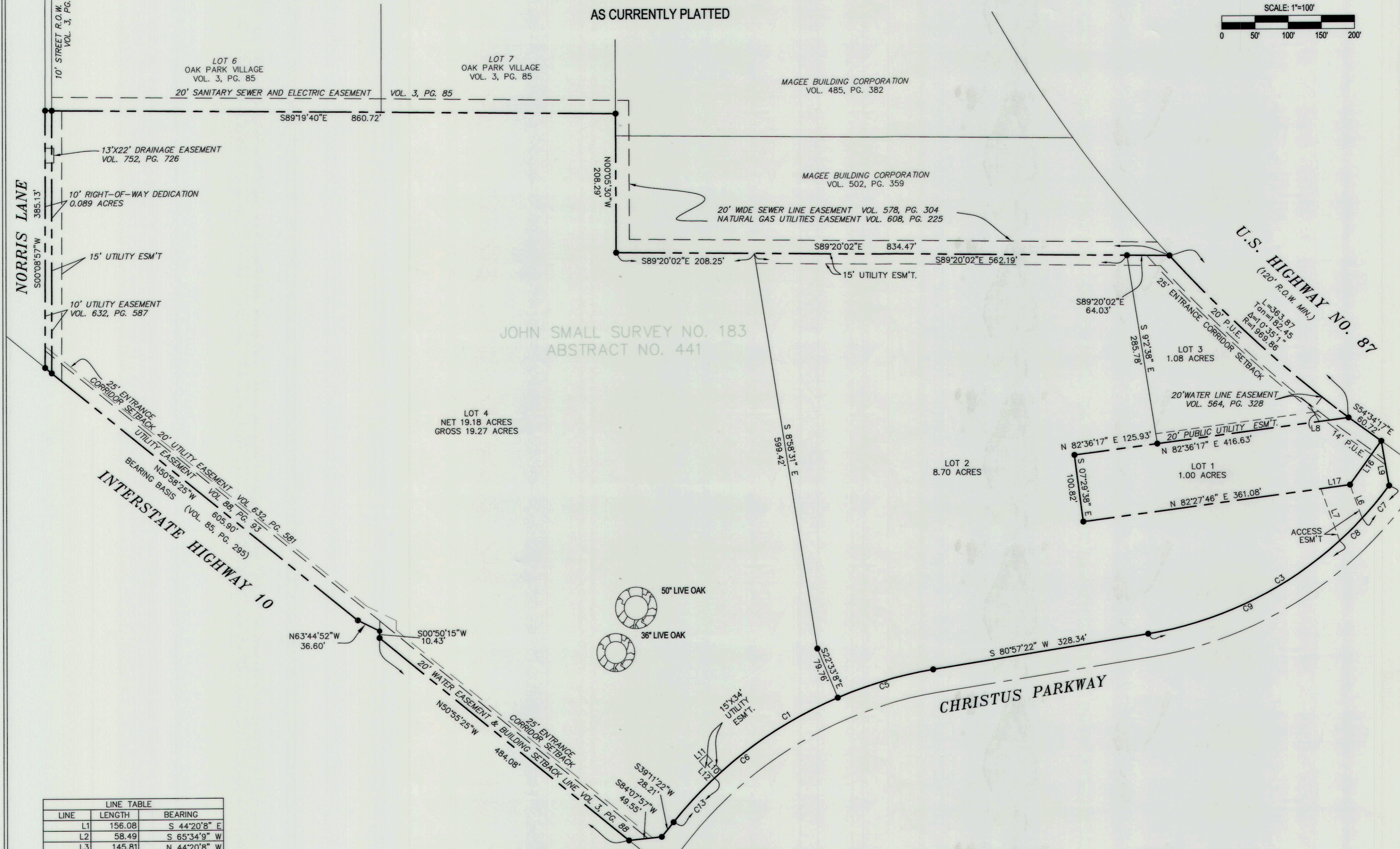
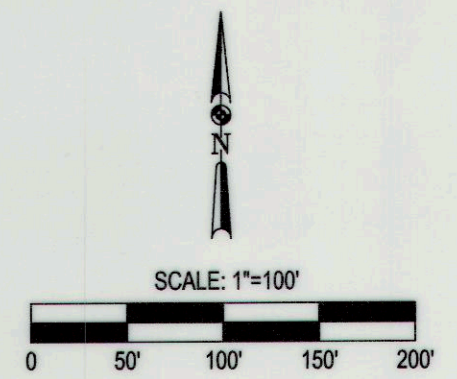
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

MENGER PLACE SUBDIVISION

AMENDING PLAT OF LOTS 1-4
CREATING LOTS 1A, 2A, 3A & 4A
(ADMINISTRATIVLY APPROVED)

AS CURRENTLY PLATTED

Doc # 00314886 Vol 8 Pg 371



JOHN SMALL SURVEY NO. 183
ABSTRACT NO. 441

LINE	LENGTH	BEARING
L1	156.08	S 44°20'8" E
L2	58.49	S 65°34'9" W
L3	145.81	N 44°20'8" W
L4	21.79	N 24°25'51" W
L5	12.62	N 24°25'51" W
L6	53.63	S 19°53'9" E
L7	82.87	S 19°53'9" E
L8	29.78	S 29°34'40" E
L9	67.93	S 9°47'55" E
L10	33.82	N 41°59'22" W
L11	15.00	S 48°0'38" W
L12	33.82	S 41°59'22" E
L16	80.68	S 36°05'27" W
L17	44.39	S 82°27'46" W
L19	162.74	N 53°43'19" W

DESC.	DELTA	TAN	LENGTH	RADIUS
C1	41°46'41"	242.28	462.90	634.84
C3	44°11'26"	229.37	435.77	565.00
C5	13°32'54"	75.48	150.25	635.43
C6	28°11'43"	159.55	312.64	635.32
C7	6°26'55"	31.83	63.59	565.00
C8	4°50'1"	23.85	47.66	565.00
C9	32°54'31"	166.87	324.51	565.00
C13	8°7'29"	45.21	90.26	636.52

DATE PREPARED: JUNE 2017

MATKINHOOPER
ENGINEERING
& SURVEYING

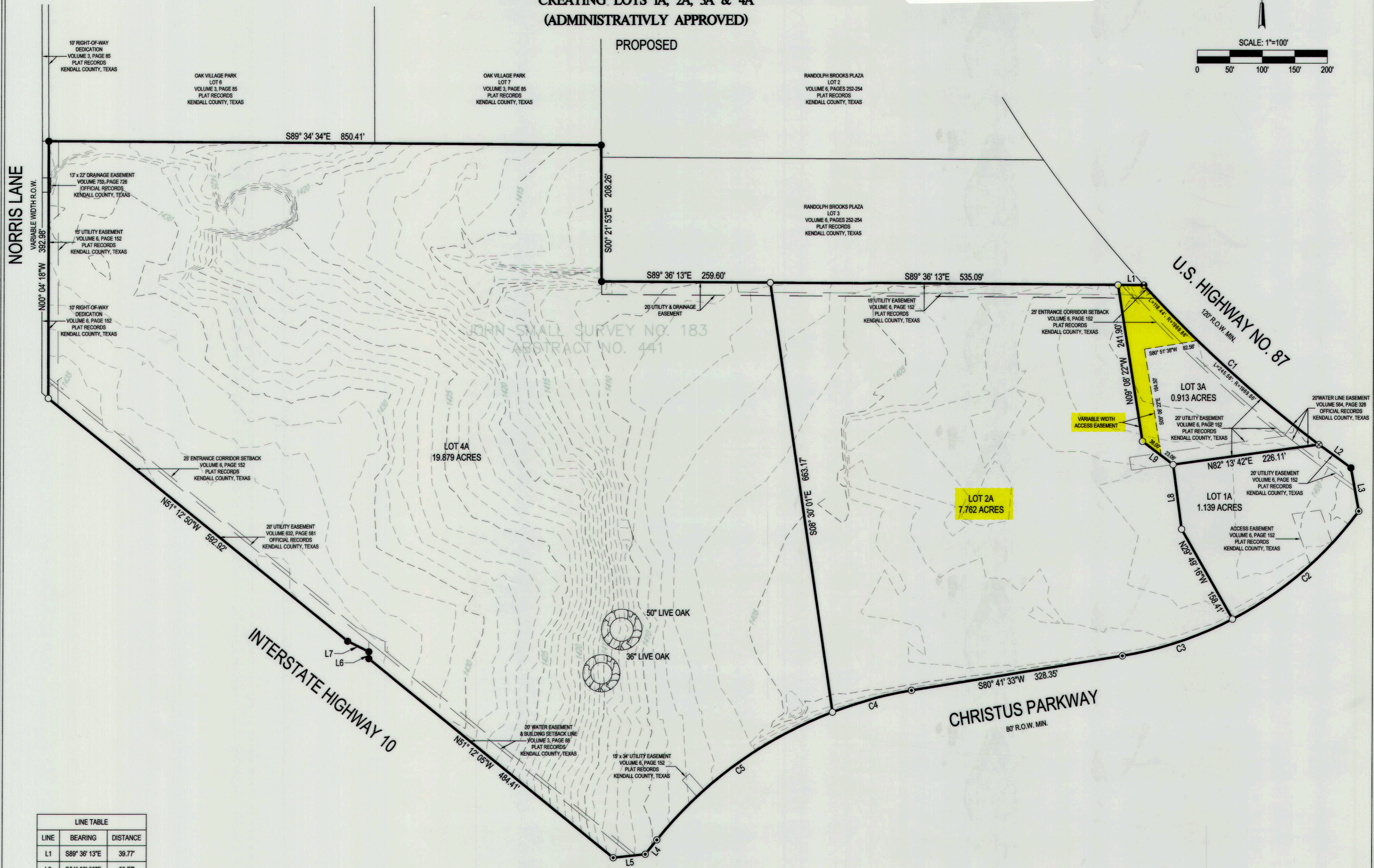
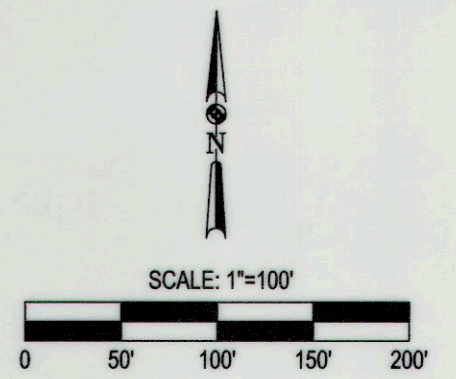
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

3303 SHELL ROAD SUITE 100
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

MENGER PLACE SUBDIVISION

AMENDING PLAT OF LOTS 1-4
CREATING LOTS 1A, 2A, 3A & 4A
(ADMINISTRATIVLY APPROVED)

Doc # 00314886 Vol 8 Pg 372



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89° 36' 13"E	39.77'
L2	S54° 39' 00"E	60.77'
L3	S10° 30' 41"E	67.24'
L4	S38° 55' 01"W	28.23'
L5	S83° 53' 03"W	49.53'
L6	N00° 04' 55"E	10.49'
L7	N63° 40' 20"W	36.50'
L8	N07° 45' 13"W	99.42'
L9	N63° 07' 25"W	59.06'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1969.86'	363.99'	10°35'14"	S47° 57' 25"E	363.48'
C2	565.00'	256.80'	26°02'29"	S49° 31' 47"W	254.59'
C3	565.00'	178.86'	18°08'17"	S71° 37' 10"W	178.11'
C4	635.00'	126.37'	11°24'08"	S74° 58' 36"W	126.16'
C5	635.00'	336.61'	30°22'20"	S54° 05' 22"W	332.68'

DATE PREPARED: JUNE 2017

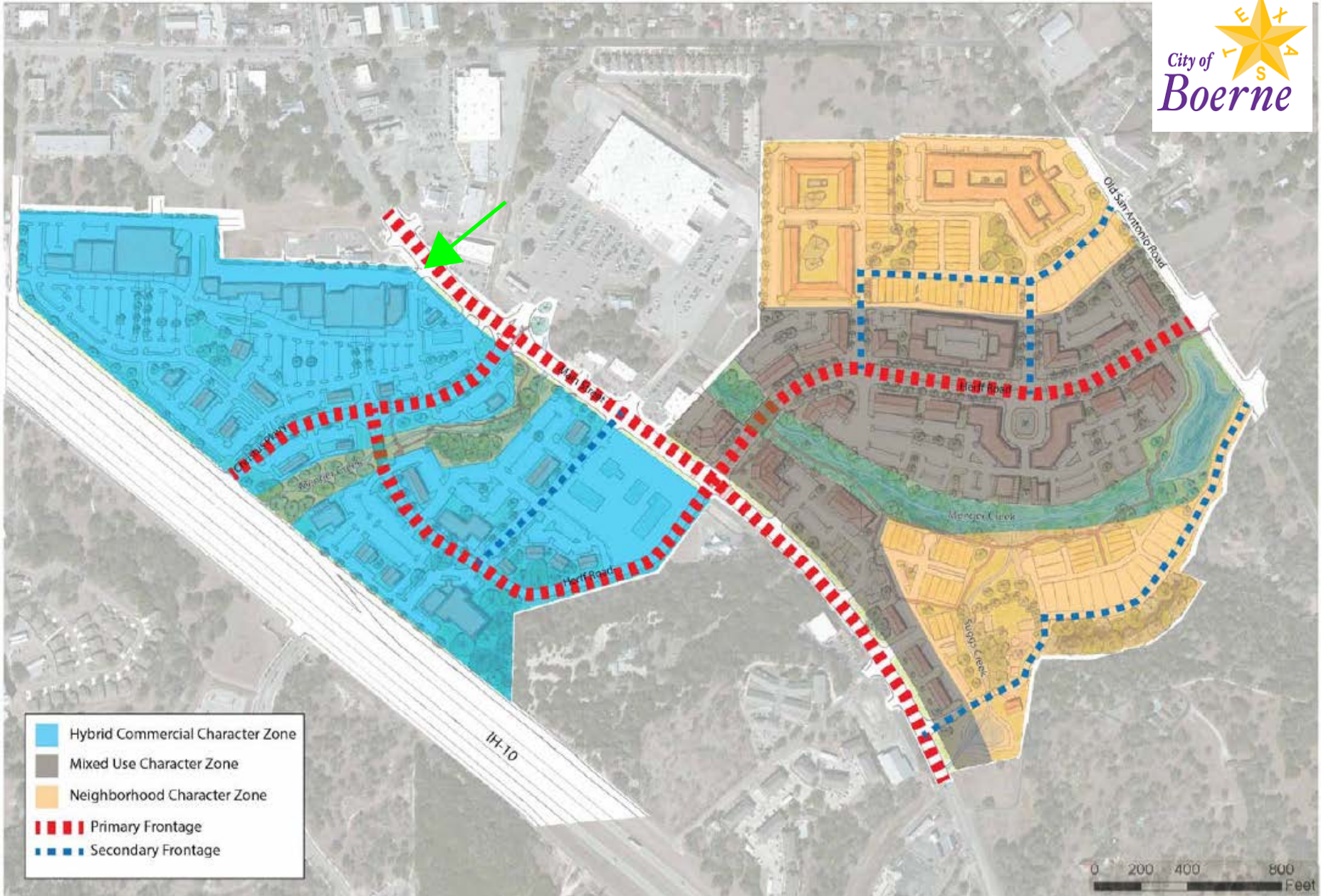
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8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

3103 SHELL ROAD SUITE 100
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

ATTACHMENT B
City of Boerne SoBo
Regulating Plan (Nov. 2016)

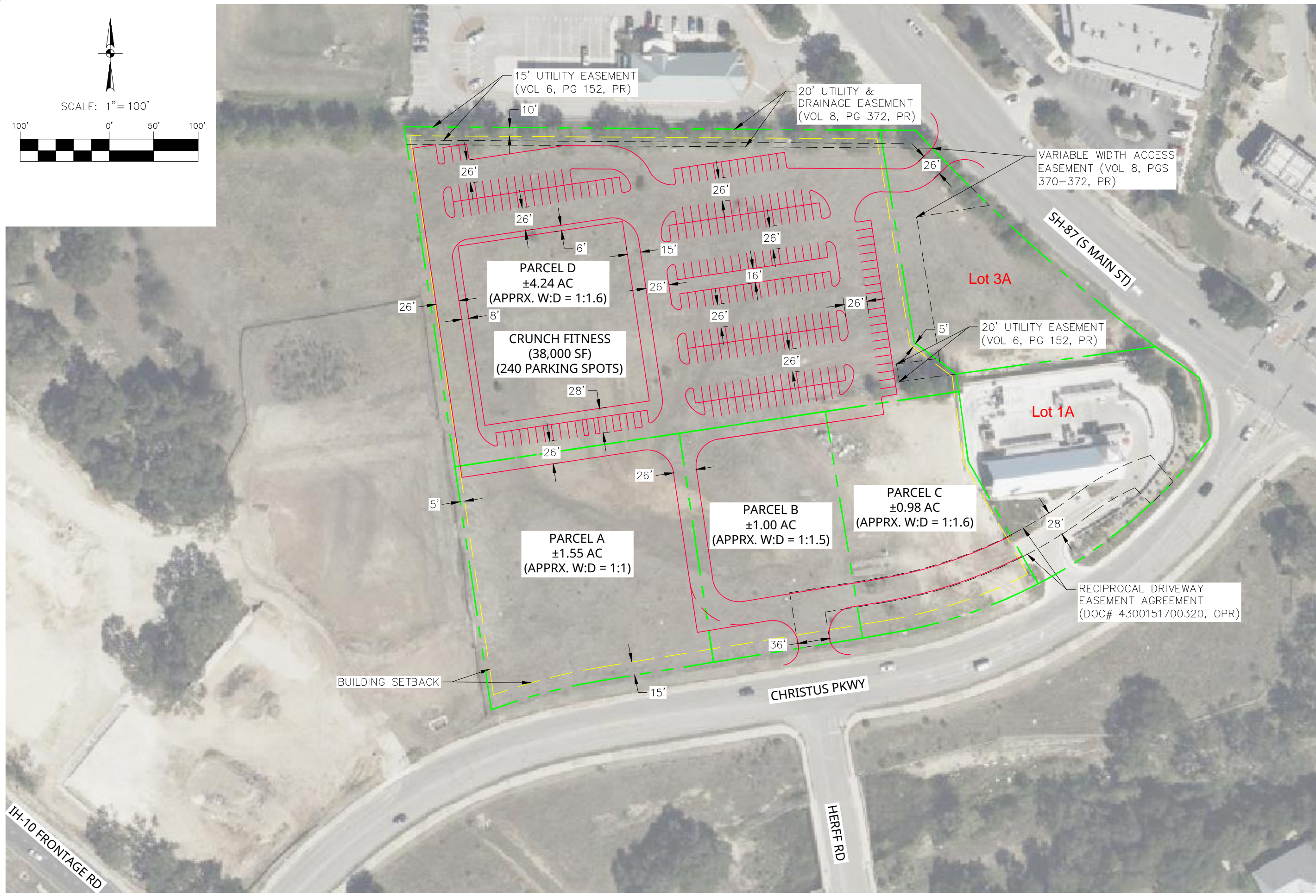
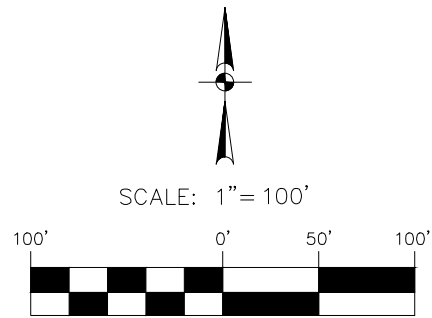
SoBo Regulating Plan - Boerne, Texas



- Hybrid Commercial Character Zone
- Mixed Use Character Zone
- Neighborhood Character Zone
- Primary Frontage
- Secondary Frontage

0 200 400 800 Feet

ATTACHMENT C
Proposed Subdivision
Layout



PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

CRUNCH FITNESS - BOERNE TRACT
 CITY OF BOERNE, TEXAS
 PROPOSED SITE LAYOUT

JOB NO. 14148-00
 DATE JUNE 2026
 DESIGNER AG
 CHECKED MC
 DRAWN AG
 SHEET 1 OF 1

Date: April 3, 2026, 1:57 PM - User: JD_McShirazi
 File: P:\14148\00_V_Design\22_Site\222_Layout\260528_Boerne

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