



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	APPROVE ON SECOND READING ORDINANCE NO. 2025-19; 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 (SUP) TO ALLOW A DRIVE-THRU IN THE C3 REGIONAL COMMERCIAL DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT AT 31500 INTERSTATE 10 (KAD# 309883).; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (<i>Scooter's Coffee</i>)
Contact Person	Nathan Crane, Planning Director (830) 248-1521 ncrane@boerne-tx.gov
Background Information	PRIOR REVIEW: On October 27, 2025, the City Council received the recommendation from the Planning and Zoning Commission, held a public hearing and approved the first reading of the ordinance. BACKGROUND: The property is an undeveloped 0.721-acre tract located at 31500 Interstate 10 (BDSP - Scenic Loop Rd Lot 1). It is owned by Brazos de Santos Partners LTD, and the applicant is Andrew Davis for Texas Coffee Holdings. The property is designated Auto-Oriented Commercial on the Future Land Use Map. The property is located within the city limits, zoned C3 – Community Commercial and falls within the Scenic Interstate Corridor Overlay District. The Scenic Interstate Corridor Overlay District, as detailed in UDC Chapter 3, Section 3.17, establishes additional design and development standards to minimize the visual and environmental impacts of auto-oriented development on the natural landscape Accessory drive-thrus are permitted in the C3 Zoning District subject to review and approval of a Special Use Permit (SUP) (UDC Sec. 3.7).

A Boerne Neighborhood Discussion (BND) was held on August 19, 2025, to gather input for the proposed Scooter's Coffee drive-thru SUP at 31500 IH-10 . No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts.

The Planning and Zoning Commission considered this request at their October 6, 2025. The Commission voted 6-0 to recommend approval of the request subject to four stipulations.

REQUEST:

1. The applicant, Texas Coffee Holdings, LLC (Scooter's Coffee), requests a Special Use Permit (SUP) to allow a 668-square-foot Scooter's Coffee with a drive-thru at 31500 IH-10, zoned C3–Community Commercial within the Scenic Interstate Corridor Overlay District.
2. The proposed drive-thru is designed to accommodate up to 14 vehicles in the queue and provides an escape lane.
3. The site plan identifies five on-site spaces, including one ADA stall, with an additional ten shared spaces available, for a total of fifteen. A bicycle rack is also proposed, providing accommodation for alternative transportation.
4. The hours of operation are 5:30 AM to 8:00 PM, seven days a week.

ANALYSIS:

The City Council must determine whether the proposed use meets the requirements of Section 2.5.D.4 of the UDC prior to making a recommendation on the Special Use Permit. The applicant bears the responsibility of demonstrating compliance. Below is a summary of staff analysis:

Compatibility and Consistency with Comprehensive Master Plan

- The subject property is designated Auto-Oriented Commercial on the Land Use Map of the Comprehensive Master Plan. The Auto-Oriented Commercial category is intended for high-traffic corridor uses such as restaurants and supports businesses that primarily serve the automobile while requiring enhanced landscaping, buffering, signage, and pedestrian accessibility. The

	proposed Scooter’s Coffee drive-thru is compatible with this vision. • The site is a vacant pad within a commercial subdivision along IH-10. While it has been used informally for overflow parking by adjacent businesses, it is not developed or permitted for that purpose. Its planned use as a drive-thru coffee shop is consistent with the area’s intended retail and service-based development pattern. <u>Compatibility with Zoning District, and UDC</u> • The site is located between Valero, NAPA Auto Parts, and Bill Miller Bar-B-Q near the intersection of IH-10 and Scenic Loop Road. Bill Miller already operates an accessory drive- thru at this location, and the proposed Scooter’s Coffee drive-thru use is consistent with the surrounding commercial tenants in terms of scale, intensity, and hours of operation. The proposed use is consistent with C3 zoning when approved with an SUP (UDC 3-7.B.2). • The proposed site design complies with Scenic Interstate Corridor Overlay requirements (UDC Sec. 3.17), which include enhanced landscaping and buffering, such as the required 30-foot landscape buffer along IH-10, restrictions on signage type and scale, and compliance with dark-sky lighting standards. <u>Evaluation of Design, Configuration, and Operation</u> • The project proposes a 668-square-foot building designed as a drive-thru coffee shop with no indoor seating. • The drive-thru is designed for a 14-car queue stack with a bypass lane. Proposed drive-through design meets and exceeds the minimum stacking requirements in UDC Section 5.7. They provide 14 spaces total where only 10 are required and include the bypass lane. Average service time is estimated at two minutes per vehicle, based on comparable store performance as provided by the applicant. • A walk-up service window with ADA-accessible pedestrian connection is included, linking to the public sidewalk within the IH-10 right-of-way access road. • Dumpster facilities will be fully screened and landscaping meets overlay requirements. • Hours of operation are 5:30 AM to 8:00 PM, seven days a week.
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- Noise, lighting, and activity levels are consistent with adjacent commercial uses, and staff may assist with queue management during peak periods.

Access, Circulation, and Parking

- Access to the site is provided via Interstate 10 W frontage road. The site will utilize one entry and two exit driveways, with cross-access provided through existing commercial drives serving the subdivision. No new curb cuts are proposed.
- Per UDC Section 5.6.G.1, restaurant uses require one bicycle space for every 20 vehicle parking spaces. Based on seven required vehicle spaces, one bicycle space is required. The site plan provides two bicycle spaces, exceeding the minimum requirement.
- A Peak Hour Traffic (PHT) Generation Worksheet was submitted, showing 57 PM peak-hour trips, which does not exceed the threshold requiring a Traffic Impact Analysis (TIA).
- Per UDC Section 5.6.B.6, restaurant uses require one parking space per 100 square feet of gross floor area. For the proposed 668-square-foot building, seven spaces are required. The site plan provides five on-site spaces, including one ADA-compliant stall, with the remaining two spaces satisfied through a shared parking agreement with Bill Miller's. A bicycle rack is also included, providing accommodation for alternative transportation.

Environmental Considerations

- The subject property lies within the Lower Glenrose Buffer, which typically requires submission of a Geological Assessment Report to identify potential aquifer recharge features. In this case, the requirement has been waived because the site has already been graded, and no significant natural features remain.
- The property is also located within Development Protection Zone 2 (DPZ 2). DPZ areas highlight environmentally sensitive lands where additional review is recommended to minimize aquifer recharge and stormwater impacts. The proposed mitigation measures—including a bioretention/LID feature, xeriscape/native landscaping, and the 30-foot IH-10 buffer—are consistent with the intent of DPZ guidance.
- The site plan incorporates a bioretention/low impact development (LID) feature for stormwater quality management

	in accordance with UDC Ch. 8; final compliance will be verified at the site development permit stage. • Landscaping incorporates xeriscape/native plantings and meets the 30-foot buffer requirement along IH-10, consistent with nonresidential landscaping standards and the Scenic Interstate Corridor Overlay District. • The applicant submitted a photometric plan demonstrating dark-sky compliant lighting in accordance with UDC Appendix D. <u>Utilities</u> • The site includes existing utility connections, and the proposed use will not significantly increase water or sewer demand. There is existing capacity to serve the proposed use. FINDINGS: • The proposed SUP is consistent with the Comprehensive Master Plan. • The proposed SUP is compatible with existing uses and the future land use plan. • The proposed SUP is consistent with the approval criteria listed Section 2.5.D of the UDC. PLANNING AND ZONING COMMISSION ACTION: The Planning and Zoning Commission considered this request at their October 6, 2025. The Commission voted 6-0 to recommend approval of the request subject to the following stipulations: 1. The proposed use shall conform to the narrative and site plan date stamped September 24, 2025. 2. Final design and installation of the proposed bioretention/low impact development (LID) feature shall be subject to staff approval to ensure compliance with UDC Chapter 8 Environmental Design requirements. 3. Final design and installation of escape lane shall be subject to staff approval to ensure compliance with UDC access and circulation standards. 4. In accordance with UDC Sec, 2-5.D.8.a.iii, the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued. RECOMMENDATION:
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	City Council should receive the recommendation from the Planning and Zoning Commission, hold a public hearing, and determine if the request meets the requirements of UDC Section 2-5.D Special Use Permits. If the Council chooses to approve the request, staff recommends adopting the stipulations as approved by the Planning and Zoning Commission and the following stipulation approved by the Council during first reading: 5. Incorporate rainwater harvesting and/or HVAC condensate recovery systems if possible. COUNCIL ACTION: Upon completion of a public hearing, the Council may: approve; approve with conditions; approve in part; deny; or deny in part the request. MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Council’s decision. I move that the City Council APPROVE the request for a Special Use Permit subject to the four stipulations recommended by the Planning and Zoning Commission. OR I move that the City Council recommend DENY the request for a Special Use Permit based on the following findings: (The Commission will need to state the reasons for denial, referencing the criteria in Section 2-5.D of the UDC.)
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	A BND meeting for this request was held on August 19, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project. No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts.

	Notice of the Planning & Zoning Commission public hearing was published in the Boerne Star on September 21, 2025. Letters were sent to 15 property owners within 500 feet, and a public notice was posted on the property on September 24, 2025. 1 responses was received in opposition. Notice of the City Council public hearing was published in the Boerne Star on October 12, 2025. A public notice was posted on the property on October 10, 2025. No written correspondence was received in response to the request.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or disapprove the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Ordinance No. 2025-19 Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Attachment 5 – Project Narrative& Exhibits Attachment 6 – UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria