

April 9, 2025

City of Boerne
Planning and Community Development
447 N. Main Street

Re: SUP Submittal – Development Impact Letter
Commons at Menger Creek Unit 11 – Starbucks Herff Road – South Boerne
LJA Project Number SA195-0407A.SUP

To Whom It May Concern:

Please consider this letter as efforts to satisfy UDC requirements in Sec. 2.5.D pertaining to Special Use Permits in direct reference to Development Impacts of the proposed Starbucks Coffee Shop & Retail Development @ Herff Road South Boerne, Tx.

Factors considered include but not limited to:

1. Community Safety – The day-to-day use of the proposed Starbucks & Retail establishment is not foreseen to disrupt community safety or contribute to any unsafe work practices in anyway. At ultimate development, pedestrian accessibility will be with regard to internal access & routing throughout the northern tract. With a major arterial roadway dividing the tracts & a 35 mph speed limit, we feel each tract shall operate in a similar manner as well. It is likely best suited for southern tract pedestrians to cross Herff road via vehicle or city funded transit or stop lights with crosswalks be designed and constructed. As far as a Starbucks coffee shop drive thru window, no foreseen safety concerns are identifiable with this special request.
2. Traffic – Traffic to and from the proposed Starbucks establishment has been evaluated and found to be compliant with a previously city approved traffic study, However the peak hour trip counts for Starbucks South Boerne are in excess of the right-in-right-out threshold and will likely require a deceleration lane on the Herff Roadway fronting the establishment. Starbucks drive thru window is anticipated to assist in traffic maneuverability into, through and out of the site as opposed to potential internal traffic congestion without a drive thru window.
3. Parking – Parking will be in accordance with Texas Accessibility Standards and also in accordance with the City of Boerne ordinances, EDM and screening requirements. Parking and traffic that this subject site will not to pose a negative impact to this area. With a gross floor area of 6,300 & a 1:300 parking requirement, the proposed development requires 21 space w/ 1 ADA.
4. Loading – All loading & unloading for the Starbucks & Retail establishment will take place on-site within the Platted boundary of this parcel Block B, Lot 11A. Typical loading and unloading practices shall be made within proximity of the patio area but also available will be rear access within the 26' wide access road with back door access into the building facility. It is not foreseen that loading and unloading will pose a disruption on basic parking maneuvering within the site.

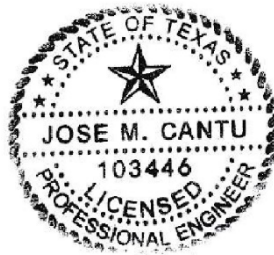
5. Driveways – One Herff Road curb cut commercial driveway right-in-right-out (RIRO) has been granted acceptable by the city to propose so long as TxDOT spacing requirements have been met and a right in and right out (RIRO) situation can be met. In planning & designing the site plan LJA can confirm that this spacing requirement of 250' pavement to pavement has been met as well as a 40' throat length into the site. The 26' wide (fire accessible) curb-cut access drive into the subject site shall not have a negative adverse impact to the normal flow of traffic on Herff Rd. This commercial driveway RIRO is part of the Public Improvements Plans (LOC Infrastructure Documents) submittal which is currently in the city's court at the brink of approval at review #4. Refer to those plans if need be also provided within this submittal.
6. Building Setbacks – Building setbacks will be in accordance with current C-2 zoning requirements. Front Yard 0-15 ft, side yard 5', rear yard 10'. The site plan provided meets these requirements.
7. Access and Curb Cuts – As mentioned above, one Herff Road curb cut driveway has been granted acceptable by the city to propose so long as TxDOT spacing requirements have been met and the RIRO situation can be met. Furthermore, this curb cut access has been deemed acceptable since the MDP approval stage as it is reflected within the approved MDP.
8. Development Density – The proposed development density establishes *1 building per acre*. This site development manages to provide a 6,300 gross floor area mixed use integrated footprint with a 2,400 S.F. dedicated to Starbucks Coffee shop and the remainder 3,900 S.F. being dedicated to general retail. Density remains under the 80% threshold to be in accordance with the master drainage report.
9. Hours of Operation – Normal operation hours are 5am – 9pm Monday thru Sunday.
10. Property Values – Starbucks South Boerne will be a good tax generating business with a significantly positive impact to surrounding properties. Starbucks is a highly reputable name in the coffee industry, this SoBo location will boast a local owner/franchisee, 1 manager and 3-5 baristas employees at all times. Additional values include no loitering, pet friendly and a clean site expectations. Their stores are well built with architectural finishes that are aesthetically pleasing.
11. Viewshed Protection – With all loading and offloading being constrained to onsite and in conjunction with a comprehensive landscape and natural screening plan tailored to the cities liking; Starbucks SoBo view from the public eye and Herff road will complement the crisp & clean natural look that the SoBo Overlay district desires. The development boasts a 25' x 25' patio area, complementary internet access and a casual/leisure pocket park with seating on the neighboring lot (Lot 11B Site Development Permit). The building footprint, refreshing patio, future pocket park and organic landscape screening fits well with any neighboring community. The drive thru window is not foreseen to adversely affect the viewshed.
12. Impervious Cover – C-2 Transitional commercial zone requires 80% max impervious cover allowed. The Starbucks & Retail South Boerne parcel manages to accommodate 36 parking spaces, 2 drive isles (w/ 1 fire access) and a building envelope amounting to 75% impervious meeting the threshold requirement.
13. Noise – Starbucks South Boerne and retail boutique is not anticipated to generate noise in excess to the city's noise ordinance. In conjunction with the natural screening, noise generated from the drive thru window is not expected to be of any concern.

14. Light – Starbucks South Boerne and retail establishment will meet the city's dark sky and light ordinances of District 3 & any additional ordinances described therein. Light fixtures are cut-off and downcast to prevent glare and additional light on surrounding properties. The drive thru window special request is not anticipated to adversely impact lightning ordinances.
15. Vibration – Vibration is not anticipated to be a pollutant within the site as a whole. It is presumed that the decibels from the traffic of Herff Road will overcome all noise and vibrations that Starbucks & Retail South Boerne drive thru window can produce.
16. Hazardous or Flammable Materials – At Starbucks & Retail South Boerne shall not produce or house hazardous or flammable materials as whole nor will any drive thru window contribute to this concept.
17. Discharge/Water Contamination – This development is not anticipating to produce any contaminants that need be discharged into public municipal infrastructures. This site will tap into existing domestic & sanitary infrastructure for those needs. Drive thru window shall not play any role in this concept either.

This Letter of compliance to your office comes with intention to satisfy requirements from the City of Boerne Unified Development Code in reference the Special Use Permit Submittal Application Checklist. We appreciate your time and consideration in this matter.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
LJA Engineering, Inc.
TBPE No. F-1386



Jose M. Cantu, PE
Senior Project Manager