CITY OF BOERNE PLANNING AND ZONING COMMISSION

VARIANCE APPLICATION

APPLICA	The Bridge Boerne	PHONE NO.
	TY ADDRESS: 109 Ammann Road, Boerne,	TX 78006
	BLOCK: SUBDIVISION:	See attached Cover Letter; see also Exhibit "A"
OWNER:	The Bridge Boerne (If different from Applicant)	PHONE NO.
MAILING	ADDRESS FOR NOTIFICATION OF PENDING C	OMMISSION MEETING:
Owner is hearing.	s giving Killen, Griffin & Farrimond, PLLC authority (Applicant) Owner's Signature)	to represent him/her at the
******	******************	*******
	pplicant is making a request from the Boerne Starticle & Section No. Subdivision Ordinance Section 2.0 Check one: (X) Variance () Appeal () Sp	
	Describe request: ee attached Cover Letter.	
_		
C	Applicant hereby requests this case be reviewe Commission for a decision. I do hereby certify rue and correct.	d by the Planning and Zoning that the above statements are
	Applicant's Signature)	(Date)

CITY OF BOERNE PLANNING & ZONING COMMISSION

ZONING VARIANCE WORKSHEET

Commission's Power to Grant Variances.

The Planning and Zoning Commission may grant a variance from the requirements of this ordinance when, in the Commission's judgment, the application of a subdivision standard to a particular property or project meets the required findings of section 2.06.002 of the Subdivision Ordinance.

Procedures for Variances.

The subdivider shall submit to the City Manager a written application for each variance which is requested, 14 days prior to the meeting at which the variance is to be considered, along with the appropriate filing fee established by City Council. The Planning and Zoning Commission shall not consider any action on the variance request until this fee has been paid. The findings of the Commission, together with the specific facts upon which such findings are based, shall be incorporated into the minutes of the Commission meeting at which the variance is granted.

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.

Findings Required for Variances.

A variance to the standards in the subdivision ordinance may be granted where the Planning and Zoning Commission finds that the following conditions exist:

Α.	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.
S	ee attached Cover Letter.
В.	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.
Se	e attached Cover Letter.
C.	Is the deviation minimal from the required standard necessary to allow a more appropriate design.
	See attached Cover Letter.

Will the variance alter, negate or negatively impact the ability to meet any specific D. standard contained in the City of Boerne Zoning Ordinance. See attached Cover Letter. Demonstrate that the required standard is inapplicable to the specific site, so that the Ε. proposed plat equally or better meet all of the following: The goals and policies of the Master Plan; 2. The purposes of these regulations; and 3. The intent of the standards. See attached Cover Letter. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision. See attached Cover Letter. Will the variance negatively impact efficient development of the land and surrounding G. areas based on sound planning principles and the goals and policies of the Master Plan. See attached Cover Letter.

H. Will the variance adversely impact the general health, safety and welfare of the public. See attached Cover Letter.

Each subdivision standard for which a variance is requested shall be specifically identified as a Note on the final plat.

Conditions.

In granting approval of a subdivision with a variance, the Planning Commission may prescribe conditions to secure the objectives and interest of the City, and to enforce the purpose and intent of these regulations. In granting a variance, the Commission shall prescribe only conditions that it deems necessary to or desirable in the public interest.



Cover Letter, Letter of Authorization, and Documentation of Authority



ROB KILLEN 210.641.5635 rob@kgftx.com

July 31, 2025

City of Boerne Planning Department 447 N. Main Street Boerne, TX 78006

RE: Variance Request for approximately 18.143 acres, located at 109 Ammann Rd., in the Extraterritorial Jurisdiction ("ETJ") of Boerne, Texas (KCAD Property ID Nos.

310823 and 11864; see Exhibit "A")

To Whom It May Concern:

The Bridge Boerne d/b/a The Bridge Fellowship respectfully submits this request for a variance from Section 2.11.10(a) of the City of Boerne ("City") Engineering Design Manual ("Code") for the construction of a church located at 109 Ammann Road, Boerne, Texas 78006 ("Subject Property"). The Code provision requires a full left-turn lane when projected turning movements exceed five vehicles per hour. On behalf of The Bridge Fellowship, we request that the City review and approve this variance based on the considerations outlined below. Due to the unique characteristics of the proposed development and its minimal and infrequent traffic impact, we believe the turn lane requirement should be waived.

The proposed development consists of a new church facility ("Project"). The Project's primary operations are limited to Sunday mornings between 10:15 a.m. and 11:15 a.m., with an estimated 559 trips during that single weekly peak hour. Outside of that timeframe, the Project will generate minimal, if any, traffic. As confirmed by the Traffic Impact Analysis ("TIA") prepared by Kimley-Horn, while a left-turn lane is technically triggered by City code, it is not required under Texas Department of Transportation ("TxDOT") thresholds and is not operationally recommended given the infrequency and short duration of the turning volumes. The TIA excerpts are included with this request (see Exhibit "C").

The Subject Property is in the City's ETJ, along a relatively rural section of Ammann Road with limited surrounding development and low traffic activity. The Project's weekly use pattern distinguishes it from higher intensity projects that generate consistent weekday traffic. In this context, the standard left-turn lane requirement does not align with the actual use or setting and imposes an unnecessary burden that does not improve overall traffic operations.

The need for this variance arises from the nature of the proposed land use and the characteristics of the surrounding area. Applying infrastructure requirements designed for high-volume, multiday uses to a one-day-per-week operation results in a disproportionate and unnecessary obligation. The variance requested is narrow and well-supported. It seeks only to omit the full left-turn lane at Driveway 1 (*see* Exhibit "**D**"). To ensure safe site access, the Project will utilize a uniformed police officer on-site during Sunday services to direct traffic, simulating the effect of signalized

control. This solution supports safety and traffic flow without requiring permanent infrastructure. The variance does not conflict with the City's development standards.

Additionally, under the City's rough proportionality standard in Section 4.5 of the Engineering Design Manual, infrastructure requirements must be reasonably related to the development's impact. The TxDOT turn lane analysis, combined with the TIA and Level of Service ("LOS") projections, shows that the construction of a full left-turn lane may exceed what is proportionate for this Project. The TIA confirms all relevant intersections are projected to operate at a LOS B level under full build-out conditions (*see* Exhibit "C").

The proposed variance does not negatively impact nearby properties or future development. The traffic generated by the Project occurs during off-peak periods, and nearby land uses are low-density and low-traffic. With police-directed traffic control in place and no existing congestion, there is no anticipated adverse impact to adjacent parcels. Moreover, the variance supports the City's planning principles and goals by avoiding unnecessary infrastructure that provides no functional benefit. Importantly, the variance will not compromise public health, safety, or welfare. With traffic management in place during the singular day peak period, the Project is expected to operate efficiently and safely. Low background traffic volumes, limited turning activity, and on-site traffic control prevent potential risks to the traveling public.

In summary, the Project meets all the findings required for a variance under Section 2.06.002 of the Subdivision Ordinance. We respectfully request that the Planning and Zoning Commission approve this variance request and allow the Project to proceed without construction of the full left-turn lane.

Included with this correspondence please find the following documents:

- 1. Property Information (see Exhibit "A");
- 2. Property Maps (see Exhibit "B");
- 2. TIA Excerpts (see Exhibit "C"); and
- 3. Site Plan (see Exhibit "D").

If you have any questions regarding this matter, please do not hesitate to email me at rob@kgftx.com or call me at (210) 960-2750.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

T. _____

July 31, 2025

City of Boerne Planning Department 447 N. Main Street Boerne, TX 78006

To Whom It May Concern:

My name is Jared Patrick, and I am the Lead Pastor and Director on behalf of The Bridge Boerne ("Applicant"). The Applicant owns the property located at 109 Ammann Road, Boerne, TX 78006. Applicant hereby authorizes Killen, Griffin & Farrimond, PLLC (c/o Rob Killen and Melissa Killen) to serve as its representative in connection with the submittal and processing of the variance application and all other approvals necessary for development of the approximately 18.143-acre property located at 109 Ammann Road, Boerne, TX 78006, further identified as Kendall County Appraisal District ID numbers 11864 and 310823, in the City of Boerne, Kendall County, Texas.

Sincerely

By:

Name: Jared Patrick

STATE OF TEXAS

8

COUNTY OF Kendall

8

BEFORE ME, the undersigned authority, on this day personally appeared Jared Patrick who acknowledged that he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2rd day of August 2025.

LIBBY DIANE QUINTERO
Notary Public, State of Texas
Comm. Expires 02-07-2028
Notary ID 134752329

Notary Public, State of Texas

Printed Name: <u>Libby Diane Quintero</u>

TEXAS SECRETARY of STATE JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 803508235 Entity Type: Domestic Nonprofit Corporation

Original Date of Filing: December 23, 2019 Entity Status: In existence

Formation Date: N/A Non-Profit N/A

Type: FEIN:

Tax ID:32072952149Duration:Perpetual

Name: The Bridge Boerne Address: PO BOX 955

Boerne, TX 78006-0955 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update April 3, 2021	Name Jared Patrick		Title Lead Pastor	Address P.O. Box 955 Boerne, TX 780	006 USA	
April 3, 2021	Jared Patrick		DIRECTOR	P.O. Box 955 Boerne, TX 780	006 USA	

Order Return to Search

Instructions:

● To place an order for additional information about a filing press the 'Order' button.



Exhibit A - Kendall County Appraisal District Property ID Nos. 310823 and 11864

Kendall AD Property Search

■ Property Details

Account		
Property ID:	11864	Geographic ID: 1-0053-0209-0019
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	109 AMMANN RD TX	
Map ID:	WRE-	Mapsco:
Legal Description:	A10053 - SURVEY 209 P BRYAN 10.4	8 ACRES
Abstract/Subdivision:	A10053	
Neighborhood:	(AMMANN) AMMANN RD	
Owner		
Owner ID:	5428435	
Name:	THE BRIDGE BOERNE	
Agent:		
Mailing Address:	DBA THE BRIDGE FELLOWSHIP PO BOX 955 BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions	are shown online.

■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$743,500 (+)
Market Value:	\$743,500 (=)
Agricultural Value Loss:	\$742,610 (-)
Appraised Value: ②	\$890 (=)
HS Cap Loss: ②	\$0 (-)

Circuit Breaker: 2	\$0 (-)
Assessed Value:	\$890
Ag Use Value:	\$890

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

Owner: THE BRIDGE BOERNE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$743,500	\$890	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$743,500	\$890	\$3.41	
SBN	BOERNE ISD	0.990900	\$743,500	\$890	\$8.82	
WCC	COW CREEK GROUNDWATER	0.005000	\$743,500	\$890	\$0.04	

Total Tax Rate: 1.378600

Estimated Taxes With Exemptions: \$12.27

Estimated Taxes Without Exemptions: \$10,249.89

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	Wildlife	10.48	456,509.00	0.00	0.00	\$743,500	\$890

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$743,500	\$890	\$890	\$0	\$890
2024	\$0	\$743,500	\$1,090	\$1,090	\$0	\$1,090
2023	\$0	\$857,730	\$670	\$670	\$0	\$670
2022	\$0	\$380,530	\$670	\$670	\$0	\$670
2021	\$0	\$292,660	\$670	\$670	\$0	\$670
2020	\$0	\$225,120	\$670	\$670	\$0	\$670
2019	\$0	\$225,120	\$670	\$670	\$0	\$670
2018	\$0	\$225,120	\$670	\$670	\$0	\$670
2017	\$0	\$225,120	\$670	\$670	\$0	\$670

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
3/7/2022	WD- VL	WARRANTY DEED/VENDORS LIEN	KAUFMANN TACTICAL FIREARMS TEXAS LLC	THE BRIDGE BOERNE			367768
2/10/2017	GWA	GENERAL WARRANTY DEED	KAUFMANN THOMAS L & THEODORA E	KAUFMANN TACTICAL FIREARMS TEXAS LLC	1566	1	
10/26/1992	Conv	CONVERSION	MISHKY EMERY L & EVA M	KAUFMANN THOMAS L &			

■ Estimated Tax Due

If Paid:

07/09/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amo I
2024	KENDALL COUNTY	0.382700	\$743,500	\$1,090	\$4.17	\$4.17	\$0.00	\$0.00	\$0.00	\$(
2024	BOERNE ISD	0.990900	\$743,500	\$1,090	\$10.80	\$10.80	\$0.00	\$0.00	\$0.00	\$(
2024	COW CREEK GROUNDWATER	0.005000	\$743,500	\$1,090	\$0.05	\$0.05	\$0.00	\$0.00	\$0.00	\$(
	2024 Total:	1.378600			\$15.02	\$15.02	\$0.00	\$0.00	\$0.00	\$(
2023	KENDALL COUNTY	0.382700	\$857,730	\$670	\$2.57	\$2.65	\$0.00	\$0.00	\$0.00	\$(
2023	BOERNE ISD	0.993200	\$857,730	\$670	\$6.65	\$6.85	\$0.00	\$0.00	\$0.00	\$(
2023	COW CREEK GROUNDWATER	0.005000	\$857,730	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2023 Total:	1.380900			\$9.25	\$9.53	\$0.00	\$0.00	\$0.00	\$(
2022	KENDALL COUNTY	0.387700	\$380,530	\$670	\$2.59	\$2.59	\$0.00	\$0.00	\$0.00	\$(
2022	BOERNE ISD	1.178600	\$380,530	\$670	\$7.90	\$7.90	\$0.00	\$0.00	\$0.00	\$(
2022	COW CREEK GROUNDWATER	0.005000	\$380,530	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2022 Total:	1.571300			\$10.52	\$10.52	\$0.00	\$0.00	\$0.00	\$(
2021	KENDALL COUNTY	0.412700	\$292,660	\$670	\$2.76	\$2.76	\$0.00	\$0.00	\$0.00	\$(
2021	BOERNE ISD	1.204600	\$292,660	\$670	\$8.07	\$8.07	\$0.00	\$0.00	\$0.00	\$(
2021	COW CREEK GROUNDWATER	0.005000	\$292,660	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2021 Total:	1.622300			\$10.86	\$10.86	\$0.00	\$0.00	\$0.00	\$(
2020	KENDALL COUNTY	0.412700	\$225,120	\$670	\$2.76	\$2.76	\$0.00	\$0.00	\$0.00	\$(
2020	BOERNE ISD	1.251900	\$225,120	\$670	\$8.38	\$8.38	\$0.00	\$0.00	\$0.00	\$(
2020	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2020 Total:	1.669600			\$11.17	\$11.17	\$0.00	\$0.00	\$0.00	\$(

2019	KENDALL COUNTY	0.412700	\$225,120	\$670	\$2.76	\$2.76	\$0.00	\$0.00	\$0.00	\$(
2019	BOERNE ISD	1.284000	\$225,120	\$670	\$8.60	\$8.60	\$0.00	\$0.00	\$0.00	\$(
2019	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2019 Total:	1.701700			\$11.39	\$11.39	\$0.00	\$0.00	\$0.00	\$(
2018	KENDALL COUNTY	0.412700	\$225,120	\$670	\$2.77	\$2.77	\$0.00	\$0.00	\$0.00	\$(
2018	BOERNE ISD	1.354000	\$225,120	\$670	\$9.07	\$9.07	\$0.00	\$0.00	\$0.00	\$(
2018	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2018 Total:	1.771700			\$11.87	\$11.87	\$0.00	\$0.00	\$0.00	\$(
2017	KENDALL COUNTY	0.412700	\$225,120	\$670	\$2.77	\$2.77	\$0.00	\$0.00	\$0.00	\$(
2017	BOERNE ISD	1.354000	\$225,120	\$670	\$9.07	\$9.07	\$0.00	\$0.00	\$0.00	\$(
2017	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2017 Total:	1.771700			\$11.87	\$11.87	\$0.00	\$0.00	\$0.00	\$(
2016	KENDALL COUNTY	0.412700	\$225,120	\$670	\$2.76	\$2.76	\$0.00	\$0.00	\$0.00	\$(
2016	BOERNE ISD	1.316000	\$225,120	\$670	\$8.82	\$8.82	\$0.00	\$0.00	\$0.00	\$(
2016	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2016 Total:	1.733700			\$11.61	\$11.61	\$0.00	\$0.00	\$0.00	\$(
2015	KENDALL COUNTY	0.386700	\$225,120	\$670	\$2.59	\$2.59	\$0.00	\$0.00	\$0.00	\$(
2015	BOERNE ISD	1.294000	\$225,120	\$670	\$8.67	\$8.67	\$0.00	\$0.00	\$0.00	\$(
2015	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2015 Total:	1.685700			\$11.29	\$11.29	\$0.00	\$0.00	\$0.00	\$(
2014	KENDALL COUNTY	0.394000	\$225,120	\$670	\$2.64	\$2.64	\$0.00	\$0.00	\$0.00	\$(
2014	BOERNE ISD	1.294000	\$225,120	\$670	\$8.67	\$8.67	\$0.00	\$0.00	\$0.00	\$(
2014	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2014 Total:	1.693000			\$11.34	\$11.34	\$0.00	\$0.00	\$0.00	\$(

2013	KENDALL COUNTY	0.394000	\$225,120	\$670	\$2.64	\$2.64	\$0.00	\$0.00	\$0.00	\$(
2013	BOERNE ISD	1.294000	\$225,120	\$670	\$8.67	\$8.67	\$0.00	\$0.00	\$0.00	\$(
2013	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2013 Total:	1.693000			\$11.34	\$11.34	\$0.00	\$0.00	\$0.00	\$(
2012	KENDALL COUNTY	0.395000	\$225,120	\$670	\$2.65	\$2.68	\$0.00	\$0.00	\$0.00	\$(
2012	BOERNE ISD	1.294000	\$225,120	\$670	\$8.67	\$8.75	\$0.00	\$0.00	\$0.00	\$(
2012	COW CREEK GROUNDWATER	0.005000	\$225,120	\$670	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2012 Total:	1.694000			\$11.35	\$11.46	\$0.00	\$0.00	\$0.00	\$(
2011	KENDALL COUNTY	0.370000	\$198,110	\$650	\$2.40	\$2.47	\$0.00	\$0.00	\$0.00	\$(
2011	BOERNE ISD	1.314000	\$198,110	\$650	\$8.54	\$8.80	\$0.00	\$0.00	\$0.00	\$(
2011	COW CREEK GROUNDWATER	0.005000	\$198,110	\$650	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2011 Total:	1.689000			\$10.97	\$11.30	\$0.00	\$0.00	\$0.00	\$(
2010	KENDALL COUNTY	0.370000	\$198,110	\$650	\$2.40	\$2.40	\$0.00	\$0.00	\$0.00	\$(
2010	BOERNE ISD	1.314000	\$198,110	\$650	\$8.54	\$8.54	\$0.00	\$0.00	\$0.00	\$(
2010	COW CREEK GROUNDWATER	0.005000	\$198,110	\$650	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2010 Total:	1.689000			\$10.97	\$10.97	\$0.00	\$0.00	\$0.00	\$(
2009	KENDALL COUNTY	0.370000	\$355,850	\$650	\$2.40	\$2.40	\$0.00	\$0.00	\$0.00	\$(
2009	BOERNE ISD	1.330000	\$355,850	\$650	\$8.65	\$8.65	\$0.00	\$0.00	\$0.00	\$(
2009	COW CREEK GROUNDWATER	0.005000	\$355,850	\$650	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2009 Total:	1.705000			\$11.08	\$11.08	\$0.00	\$0.00	\$0.00	\$(
2008	KENDALL COUNTY	0.370000	\$299,110	\$650	\$2.40	\$2.40	\$0.00	\$0.00	\$0.00	\$(
2008	BOERNE ISD	1.330000	\$299,110	\$650	\$8.65	\$8.65	\$0.00	\$0.00	\$0.00	\$(
2008	COW CREEK GROUNDWATER	0.005000	\$299,110	\$650	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2008 Total:	1.705000			\$11.08	\$11.08	\$0.00	\$0.00	\$0.00	\$(

2007	KENDALL COUNTY	0.370000	\$196,100	\$650	\$2.46	\$2.46	\$0.00	\$0.00	\$0.00	\$(
2007	BOERNE ISD	1.330000	\$196,100	\$650	\$8.83	\$8.83	\$0.00	\$0.00	\$0.00	\$(
2007	COW CREEK GROUNDWATER	0.005000	\$196,100	\$650	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00	\$(
	2007 Total:	1.705000			\$11.33	\$11.33	\$0.00	\$0.00	\$0.00	\$(
2006	KENDALL COUNTY	0.370000	\$178,160	\$650	\$2.41	\$2.41	\$0.00	\$0.00	\$0.00	\$(
2006	BOERNE ISD	1.620000	\$178,160	\$650	\$10.54	\$10.54	\$0.00	\$0.00	\$0.00	\$(
2006	COW CREEK GROUNDWATER	0.005000	\$178,160	\$650	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2006 Total:	1.995000			\$12.98	\$12.98	\$0.00	\$0.00	\$0.00	\$(
2005	KENDALL COUNTY	0.370000	\$178,160	\$650	\$2.40	\$2.40	\$0.00	\$0.00	\$0.00	\$(
2005	BOERNE ISD	1.740000	\$178,160	\$650	\$11.31	\$11.31	\$0.00	\$0.00	\$0.00	\$(
	2005 Total:	2.110000			\$13.71	\$13.71	\$0.00	\$0.00	\$0.00	\$(
2004	KENDALL COUNTY	0.370000	\$140,120	\$650	\$2.22	\$2.22	\$0.00	\$0.00	\$0.00	\$(
2004	BOERNE ISD	1.620000	\$140,120	\$650	\$9.72	\$9.72	\$0.00	\$0.00	\$0.00	\$(
	2004 Total:	1.990000			\$11.94	\$11.94	\$0.00	\$0.00	\$0.00	\$(
2003	KENDALL COUNTY	0.380000	\$137,290	\$650	\$2.01	\$2.01	\$0.00	\$0.00	\$0.00	\$(
2003	BOERNE ISD	1.660000	\$137,290	\$650	\$8.80	\$8.80	\$0.00	\$0.00	\$0.00	\$(
	2003 Total:	2.040000			\$10.81	\$10.81	\$0.00	\$0.00	\$0.00	\$(
2002	KENDALL COUNTY	0.364290	\$150,910	\$650	\$1.82	\$1.82	\$0.00	\$0.00	\$0.00	\$(
2002	BOERNE ISD	1.665000	\$150,910	\$650	\$8.33	\$8.33	\$0.00	\$0.00	\$0.00	\$(
	2002 Total:	2.029290			\$10.15	\$10.15	\$0.00	\$0.00	\$0.00	\$(
2001	KENDALL COUNTY	0.365000	\$125,760	\$650	\$1.96	\$1.96	\$0.00	\$0.00	\$0.00	\$(
2001	BOERNE ISD	1.620000	\$125,760	\$650	\$8.67	\$8.67	\$0.00	\$0.00	\$0.00	\$(
	2001 Total:	1.985000			\$10.63	\$10.63	\$0.00	\$0.00	\$0.00	\$(
2000	KENDALL COUNTY	0.370000	\$68,120	\$650	\$1.85	\$1.85	\$0.00	\$0.00	\$0.00	\$(
2000	BOERNE ISD	1.520000	\$68,120	\$650	\$7.60	\$7.60	\$0.00	\$0.00	\$0.00	\$(
	2000 Total:	1.890000			\$9.45	\$9.45	\$0.00	\$0.00	\$0.00	\$(

Kendall AD Property Search

■ Property Details

Account						
Property ID:	310823	Geographic ID: 1-0053-0209-1027				
Type:	R	Zoning: BD				
Property Use:	Condo:					
Location						
Situs Address:	AMMANN RD TX					
Map ID:	WRE-BD	Mapsco:				
Legal Description:	A10053 - SURVEY 209 P BRYAN 7.663	BACRES				
Abstract/Subdivision:	A10053					
Neighborhood:	(AMMANN) AMMANN RD					
Owner						
Owner ID:	5428435					
Name:	THE BRIDGE BOERNE					
Agent:						
Mailing Address:	DBA THE BRIDGE FELLOWSHIP PO BOX 955 BOERNE, TX 78006					
% Ownership:	100.0%					
Exemptions:	For privacy reasons not all exemptions	are shown online.				

■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$543,650 (+)
Market Value:	\$543,650 (=)
Agricultural Value Loss:	\$542,630 (-)
Appraised Value: ②	\$1,020 (=)
HS Cap Loss: ②	\$0 (-)

Circuit Breaker:	\$0 (-)
Assessed Value:	\$1,020
Ag Use Value:	\$1,020

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

Owner: THE BRIDGE BOERNE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$543,650	\$1,020	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$543,650	\$1,020	\$3.90	
SBN	BOERNE ISD	0.990900	\$543,650	\$1,020	\$10.11	
WCC	COW CREEK GROUNDWATER	0.005000	\$543,650	\$1,020	\$0.05	

Total Tax Rate: 1.378600

Estimated Taxes With Exemptions: \$14.06

Estimated Taxes Without Exemptions: \$7,494.76

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	Wildlife	7.66	333,800.28	0.00	0.00	\$543,650	\$1,020

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$543,650	\$1,020	\$1,020	\$0	\$1,020
2024	\$0	\$543,650	\$1,250	\$1,250	\$0	\$1,250
2023	\$0	\$543,650	\$620	\$620	\$0	\$620
2022	\$0	\$278,240	\$620	\$620	\$0	\$620

■ Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/7/2022	WD- VL	WARRANTY DEED/VENDORS LIEN	KAUFMANN THOMAS L & THEODORA E	THE BRIDGE BOERNE			367768
8/16/1993	Conv	CONVERSION	ASHCROFT ROBERT L &	KAUFMANN THOMAS L & THEODORA E	399	583	
4/29/1992	Conv	CONVERSION	AGUILAR FELIX M & SUSIE	AGUILAR FELIX M & SUSIE	365	584	

■ Estimated Tax Due

If Paid:

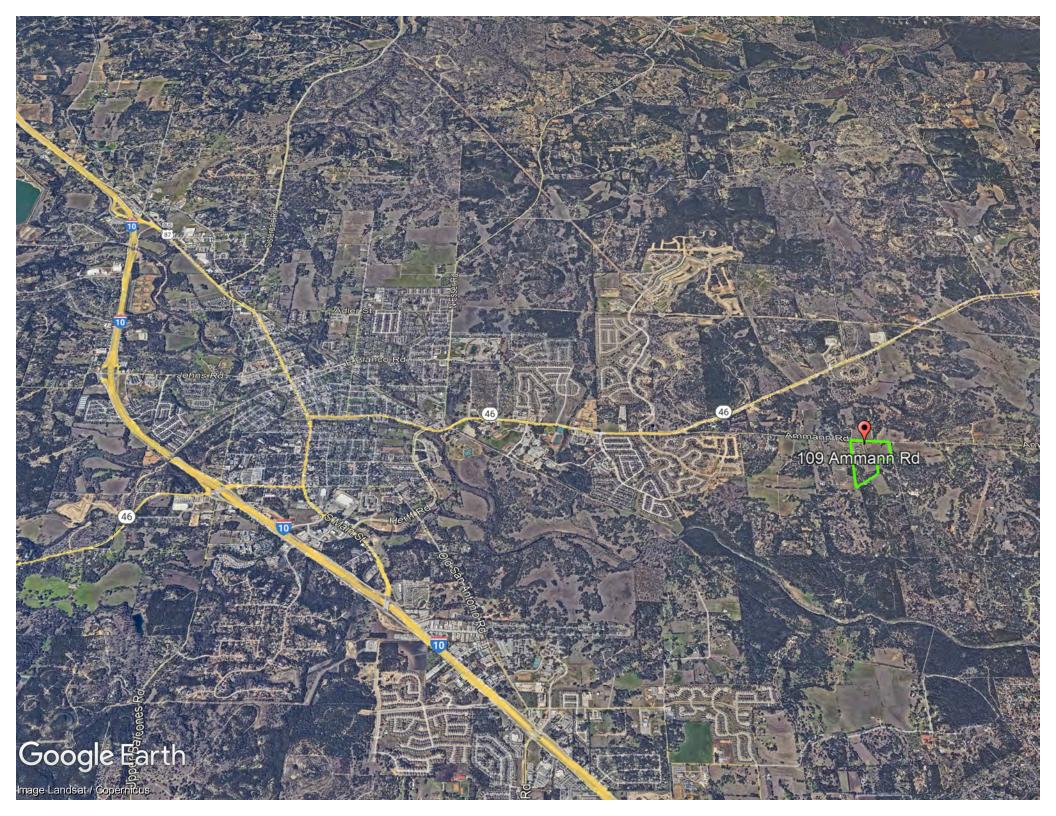
07/10/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amo I
2024	KENDALL COUNTY	0.382700	\$543,650	\$1,250	\$4.79	\$4.79	\$0.00	\$0.00	\$0.00	\$(
2024	BOERNE ISD	0.990900	\$543,650	\$1,250	\$12.39	\$12.39	\$0.00	\$0.00	\$0.00	\$(
2024	COW CREEK GROUNDWATER	0.005000	\$543,650	\$1,250	\$0.06	\$0.06	\$0.00	\$0.00	\$0.00	\$(
	2024 Total:	1.378600			\$17.24	\$17.24	\$0.00	\$0.00	\$0.00	\$(
2023	KENDALL COUNTY	0.382700	\$543,650	\$620	\$2.38	\$2.45	\$0.00	\$0.00	\$0.00	\$(
2023	BOERNE ISD	0.993200	\$543,650	\$620	\$6.16	\$6.35	\$0.00	\$0.00	\$0.00	\$(
2023	COW CREEK GROUNDWATER	0.005000	\$543,650	\$620	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2023 Total:	1.380900			\$8.57	\$8.83	\$0.00	\$0.00	\$0.00	\$(
2022	KENDALL COUNTY	0.387700	\$278,240	\$620	\$2.41	\$2.41	\$0.00	\$0.00	\$0.00	\$(
2022	BOERNE ISD	1.178600	\$278,240	\$620	\$7.31	\$7.31	\$0.00	\$0.00	\$0.00	\$(
2022	COW CREEK GROUNDWATER	0.005000	\$278,240	\$620	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$(
	2022 Total:	1.571300			\$9.75	\$9.75	\$0.00	\$0.00	\$0.00	\$(
1		!		!	!					•

ATTORNEYS AT LAW

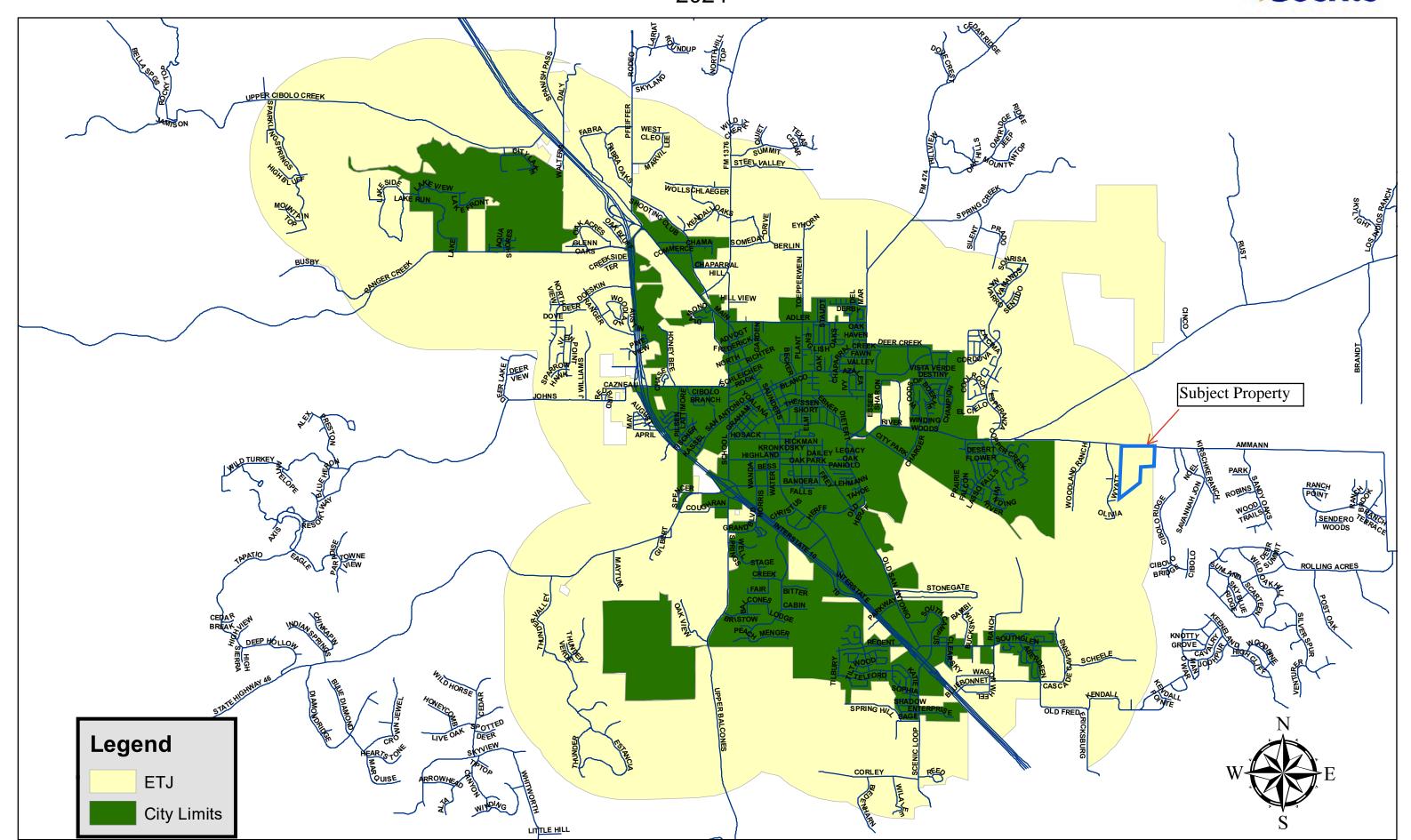
Exhibit B - Property Maps



CITY OF BOERNE ETJ

2024





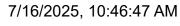
Kendall CAD Web Map



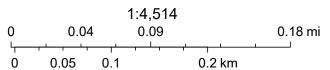
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kendall CAD Web Map





Parcels



Maxar



Exhibit C - Select Excerpts from the Traffic Impact Analysis ("TIA")

Traffic Impact Analysis

Bridge Fellowship Church TIA

City of Boerne, Texas

Prepared for: Bridge Fellowship



Bujum Plat 5/19/2025

Prepared by:

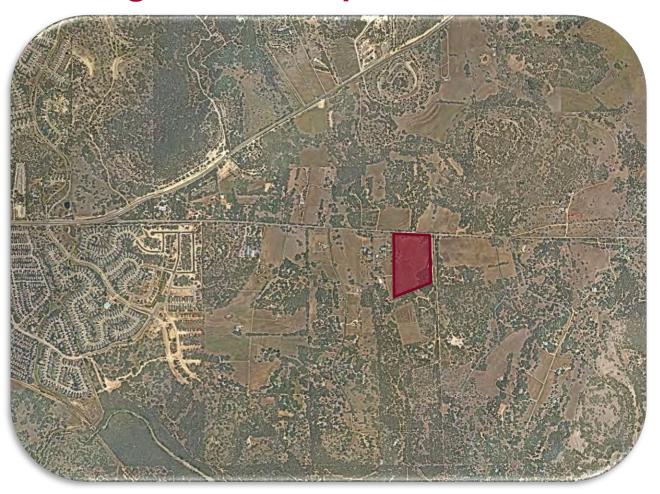


10814 Jollyville Road, Building IV, Suite 200 Austin, Texas 78759 (512) 418-1771

KH Project No. 068725800

May 19, 2025

Bridge Fellowship Church TIA



MAY 19, 2025

Prepared By:



EXECUTIVE SUMMARY

The proposed Bridge Fellowship Church Development is located south of Ammann Road between Wyatt Trail and Savanajon Boulevard in the City of Boerne, Texas. The project is assumed to be completed in one phase. The development is projected to be completed in 2026. This study determines traffic generation characteristics, analyzes potential traffic-related impacts on the adjacent road network, and identifies mitigation measures. The site is anticipated to contain 54,980 square feet of church.

The site will have access to the surrounding roadway network via Ammann. The westernmost driveway, Driveway 1, is a full-access driveway, and the easternmost driveway, Driveway 2, is an emergency access only driveway. After discussions with review agency staff, the existing intersection of SH 46 at Ammann Road was determined to be analyzed.

Turning movement counts were obtained at the intersection on Sunday, February 9th, 2025. Traffic operations were analyzed at SH 46 at Ammann Road for 2025 Existing conditions, 2027 No Build, and 2027 Site Build-Out conditions. Background traffic was projected to 2027 by applying a 4.5% annual growth factor determined using historical traffic counts in the area.

Site traffic is distributed into and out of the site driveways and onto the street system based on the area street system characteristics, existing traffic patterns, and the location of driveway access to/from the site.

For the proposed land uses, projected site traffic is calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition. The full development is anticipated to generate approximately 269 trips entering and 291 trips exiting on Sunday.

A left-turn lane is warranted per City of Boerne code. A left-turn lane is not warranted per TxDOT code. A left-turn lane is not recommended due to the proposed left-turning traffic occurring only one day per week.

A right-turn lane is recommended at Ammann Road and Driveway 1. The developer will design and construct the turn lane.

No additional improvements are recommended.

The TxDOT area office has given concurrence that no additional action is required on TxDOT facilities as a result of this TIA. *Appendix H* provides the correspondence from TxDOT.

BUILD WITH MITIGATIONS OPERATING CONDITIONS

A mitigation plan must be developed for every development phase considered in a Traffic Impact Analysis. Mitigation plans are designed to show the recommended improvements to bring intersection operations back to Level of Service (LOS) D or to at least the operating conditions of the No Build scenario.

Analysis of the 2027 Build-Out scenarios showed all intersections operate at acceptable LOS.

All vehicles are projected to be able to queue on-site. Detailed Synchro reports are provided in *Appendix E*.

INTERSECTION CAPACITY ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in 2027 and at the study intersections. The acknowledged source for determining overall capacity is the *Highway Capacity Manual*.

ANALYSIS METHODOLOGY

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from "A" (very little delay) to "F" (long delays and congestion). *Table 5* shows the definition of level of service for signalized and unsignalized intersections. LOS D is the threshold for acceptable operations for signalized intersections.

Table 5 - Level of Service

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
Α	≤10	≤10
В	>10 and ≤20	>10 and ≤15
С	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay for signalized intersections. For the unsignalized analysis, the level of service (LOS) is defined for each controlled approach.

Where possible, HCM 7th analysis is used. For intersections not possible to analyze using HCM 7th, HCM 2000 is used. Calculations for the level of service at the study intersections are provided in *Appendix E*.

TURN LANE ANALYSIS

Amann Road is currently maintained by Kendall County, the county does not currently have posted turn lane criteria, therefore both TxDOT and City of Boerne criteria were considered in the turn lane analysis. The results of both the City of Boerne and TxDOT analysis are as follows:

A left-turn lane is warranted per City of Boerne code. A left-turn lane is not warranted per TxDOT code. A left-turn lane is not recommended due to the proposed left-turning traffic occurring only one day per week.

A right-turn lane is recommended at Ammann Road and Driveway 1. The developer will design and construct the turn lane.

TXDOT TURN LANE ANALYSIS

TxDOT's Table 4-17, Guide for Left-Turn Lane Warrants for Urban and Suburban Arterials, from their Roadway Design Manual, requires that a left turn lane be constructed when the left-turning volume on the minor road is at least 15 vehicles and the major road volume is at least 300 vehicles during the peak hour.

Similarly, per the TxDOT Roadway Design Manual, a right deceleration turn lane must be provided at the approach to a driveway that generates 50 or more peak-hour vehicles turning into a driveway on a roadway with a posted speed limit above 45 MPH.

Tables 8 and 9 show the results of the TxDOT standards turn lane analysis.

Table 8 - TxDOT Left-Turn Lane Analysis

	SUN Peak			Left-Turn
Location	Westbound-Left Volume	EB Thru- Volume	WB Thru- Volume	Lane Required?
Ammann Road & Driveway 1	13	94	117	No

Table 9 – TxDOT Right-Turn Lane Analysis

	SUN Peak			Right-Turn
Location	Eastbound-Right Volume	EB Thru- Volume	WB Thru- Volume	Lane required?
Ammann Road & Driveway 1	256	94	117	Yes

CITY OF BOERNE TURN LANE ANALYSIS

The City of Boerne's Engineering Design Manual requires left-turn lanes when projected turning movements are 5 vehicles or more per hour.

Table 10 shows the results of the City of Boerne turn lane analysis.

Table 10 - City of Boerne Turn Lane Analysis

Location	SUN Peak Left-Turn	Left-Turn Lane required?
Ammann Road & Driveway 1	13	Yes

While a left-turn lane is warranted per City of Boerne code, it is not recommended due to the proposed left-turning traffic occurring only one day per week (Sunday) during a relatively short timeframe. Additionally, adjacent street traffic unrelated to the site is relatively low during this period and TxDOT thresholds are not met for a left-turn lane.

SIGHT DISTANCE

ISD should be measured from a 3.5-foot height of the driver's eye (as they are turning out of the proposed driveway) to an object 4.25 feet above the roadway surface (approaching the driveway from either direction). The location of the driver's eye should be 18 feet from the edge of the major roadway to represent the typical position of the driver's eye on a minor road or driveway.

The speed limit on Ammann Road is 45 mph. The following are the intersection sight distance (ISD) requirements for Driveway 1:

- Per AASHTO's A Policy on Geometric Design of Highways and Streets:
 - Design ISD Case B1, Left turn from stop: 500'
 - Design ISD Case B2, Right turn from stop: 430'

Appendix F shows that the proposed driveway meets and satisfies the sight distance requirements.

ROUGH PROPORTIONALITY

Per Section 4.5 of the City of Boerne Engineering Design Manual (EDM), the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the proposed development. An analysis using vehicle-miles of travel in the PM peak hour for the proposed development was conducted. The acknowledged source for trip generation rates is the 11th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE).

Based on the data in *Table 11*, the developer's proportionate share to the proposed development is \$2,221,748.83.

Rough Proportionality Worksheet CITY OF City of Boerne, Texas Boerne Development Name: Bridge Fellowship Church Applicant: Benjamin Plett Legal Description (Lot, Block): A10053 - SURVEY 209 P BRYAN 10.48 ACRES Date: 3/31/2025 Case / Plat Number: **DEMAND** - Traffic Generated by Proposed Development SUN Peak Hour Selection: AM/PM Peak mpact of Development: Trip Length: Development Unit: Land Use Type: Intensity: Hour Trip Rate: (miles) (vehicle-miles) (\$) 559.44 Church 1,000 SF 54 10.36 2,221,748.83 **Custom Trip Generation Info** TOTAL DEMAND PLACED ON THOROUGHFARE SYSTEM: 0.00 \$0 Estimated Average Cost Per Vehicle Mile: \$3,971.38

Table 11 - Rough Proportionality Calculation

RECOMMENDATIONS, MITIGATIONS, AND CONCLUSIONS

This study analyzes traffic impacts of the proposed development located in the City of Boerne, Texas. The scenarios studied include – Existing conditions, 2027 No Build, and 2027 Build-Out.

Analysis of the 2027 Build-Out scenarios showed all intersections operate at acceptable LOS.

A left-turn lane is warranted per City of Boerne code. A left-turn lane is not warranted per TxDOT code. A left-turn lane is not recommended due to the proposed left-turning traffic occurring only one day per week.

A right-turn lane is recommended at Ammann Road and Driveway 1. The developer will design and construct the turn lane.

No additional improvements are recommended.

The TxDOT area office has given concurrence that no additional action is required on TxDOT facilities as a result of this TIA. *Appendix H* provides the correspondence from TxDOT.

CERTIFICATION STATEMENT

I hereby certify that this report complies with the City Guidelines and with applicable technical requirements of the City of Boerne and is complete to the best of my knowledge.

KIMLEY-HORN AND ASSOCIATES

ajoin Det

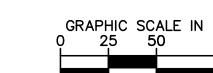
Benjamin Plett, P.E., PTOE

Project Manager



Exhibit D - Site Plans





_		
		LEGEND
		PROPERTY BOUNDARY
		PROPOSED SAWCUT LINE
	FL	PROPOSED FIRE LANE
	5	PROPOSED PARKING COUNT
	<u>E</u>	PROPOSED ACCESSIBLE PARKING SPACE
		PROPOSED BARRIER FREE RAMP
	S	PROPOSED SANITARY SEWER MANHOLE
	CI	PROPOSED CURB INLET
	×	PROPOSED FIRE HYDRANT
	\otimes	EXISTING POWER POLE

NOTES

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL

ALL CURB RADII ARE 3 FEET UNLESS DIMENSIONED OTHERWISE.
 BUILDING, MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE

ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DIMENSIONS.

5. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF BOERNE STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.

SITE DATA TABLE		
GENERAL SITE DATA		
LEGAL DESCRIPTION	A10053 - SURVEY 209 P BRYAN 10.48 ACRES	
ZONING	ETJ RESIDENTIAL AND AGRICULTURAL LAND USE	
SITE ACREAGE	±18.14	
ADDRESS	109 AMMANN RD., BOERNE, TEXAS 78006	
BUILDING DATA		
BUILDING SQUARE FOOTAGE	±47,423	
BUILDING HEIGHT	TBD	
PARKING DATA		
REQUIRED PARKING SPACES	488	
STANDARD SPACES PROVIDED	435	
COMPACT SPACES PROVIDED	42	
ACCESSIBLE SPACES PROVIDED	10	
TOTAL SPACES PROVIDED	487	

BENCHMARK LIST

TBM #1
RAILROAD SPIKE SET IN POWER POLE APPROXIMATELY
26 FEET SOUTHEAST OF THE NORTHWEST CORNER OF
THIS 18.143 ACRES.

ELEVATION: 1,409.71'

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Know what's below.

Call before you dig.

MENSION FROL PLAN

FOR REVIEW ONLY
Not for construction purposes.

Kimley Horn

Engineer MATTHEW G. MATNEY
P.E. No. 136733
Date 07/31/2025

DATE
7/31/2025

SCALE AS SHOWN

DESIGNED BY ARG

DRAWN BY ARG

CHECKED BY MGM

Kimley

CONSTRUCTION DOCUMENTS

C3.0

