



COUNTY OF KENDALL

County Engineer

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Mary Ellen Schulle PE, CFM
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August 27, 2025

Attention: Jeffrey Carroll, PE, CFM - Director of Engineering & Mobility – City of Boerne
RE: The Bridge Fellowship Variance Request - 109 Ammann Road

Mr. Carroll,

Kendall County would like to provide the following information and comments pertaining to the variance request for Bridge Fellowship. Our understanding is that the Bridge Fellowship is seeking a variance to the requirement for a turn lane on Ammann Road. Kendall County does not support this variance request as the turn lane is critical for safety on Amman Road. Unfortunately, Kendall County's code does not allow us to require a turn lane based on the traffic volumes presented by Bridge Fellowship and the County is dependent upon the City upholding the turn lane criteria for this project. Please consider the following information pertaining to the proposed turn lane at this site:

- Kendall County believes the left turn lane is necessary for safety and is warranted per the Traffic Impact Analysis. Ammann Road functions as a thoroughfare (and is classified as such on the County's thoroughfare plan) and we need a solution that improves safety on the roadway, not diminishes it.
- Kendall County does not support the use of uniformed officers for traffic control when there are other warranted alternatives available. The use of uniformed officers for traffic control will negatively impact public mobility on a permanent recurring basis for the sole benefit of a single development when there are other warranted alternatives available. In addition, there is no mechanism in place for the County to require the use of uniformed officers.
- The applicant asserts in several instances that requiring the left turn lane may exceed rough proportionality requirements. I disagree with the applicant's assertions as 1) they intend to implement voluntary uniformed officer traffic control to mitigate their traffic impact, which is an acknowledgement that the left turn lane is "reasonably related" to their development, and 2) their roughly proportional exaction is calculated at \$2,221,748.83 (page 36) which will well exceed the combined values of right of way dedication, construction of the right turn lane, and construction of the left turn lane.

Thank you,
Mary Ellen Schulle, PE, CFM
County Engineer
Kendall County

Cc: Commissioner Pct. 2 – Andra M. Wisian