



## AGENDA ITEM SUMMARY

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| <b>Agenda Date</b>            | January 12, 2026  |
| <b>Requested Action</b>       | Consider request for Major Subdivision Final Plat approval on a 27.55-acre tract of land establishing two commercial lots and one open space lot for Buc-ee's #41 travel center, generally located at 33375 Interstate 10 W, Boerne, Texas, 78006   |
| <b>Contact Person</b>         | Francesca "Franci" Linder, AICP - Assistant Planning Director<br>(830) 248-1528, <a href="mailto:flinder@boerne-tx.gov">flinder@boerne-tx.gov</a>   |
| <b>Background Information</b> | <p><b>BACKGROUND:</b></p> <p>The property is owned by Buc-ee's LTD. Johnathan McNamara, P.E. of Colliers Engineering &amp; Design serves as the applicant's representative.</p> <p>The City entered into a 380 Economic Development Agreement with Buc-ee's LTD., effective August 19<sup>th</sup>, 2016. On October 27, 2025, City Council authorized City Management to continue negotiating the first amendment to this agreement to strengthen design standards, infrastructure commitments, and community benefits.</p> <p>Additionally, the developer also entered into a 381 Agreement (Agreement to Stimulate, Encourage and Develop Business Location and Commercial Activity) with Kendall County, effective October 6th, 2016.</p> <p>The Planning and Zoning Commission unanimously approved the preliminary plat for the subject property without conditions on October 5, 2020.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The request is to consider approval of a proposed final plat that contains 3 nonresidential lots across 27.55 acres of land. This represents an average density of 9.18 acres per lot.</li><li>2. The open space lot (Lot 3) consists of drainage and utility easements totaling 9.14 acres.</li><li>3. From IH-10 Frontage Road, Buc-ee's Way (primary collector) will provide primary access to the site. Buc-ee's Way is identified as</li></ol> |

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|  | <p>a primary collector on the City’s Thoroughfare Plan and in the Development Agreement.</p> <p>4. The City of Boerne will provide sanitary sewer, water, and natural gas service to the property. Bandera Electric Cooperative, Inc. will also service the site.</p> <p><b>ANALYSIS:</b></p> <p><u><i>Comprehensive Master Plan &amp; Zoning:</i></u></p> <ul style="list-style-type: none"><li>• The City’s Future Land Use Map designates this property as Auto-Oriented Commercial. The proposed final plat is consistent with the Comprehensive Plan.</li><li>• The plat is consistent with the C3– SIC (Community Commercial within the Scenic Interstate Corridor Overlay District).</li><li>• The proposed final plat is consistent with the terms of the existing and proposed amended 380 Development Agreement, and the applicable subdivision regulations in effect at the time of Development Agreement approval, including lotting and block configuration.</li></ul> <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none"><li>• The plat contains 9.14 acres of open space and 0.32 acres of public right-of-way (Buc-ee’s Way).</li><li>• The largest lot (Lot 1) is 17.50 acres and represents the core of the proposed development. Lot 2 in the southeastern corner of the property is closest to Interstate 10 and represents the smallest size (.555 acres). Lot 3 dedicates 9.14 acres of open space to the City of Boerne along the western side of the property.</li><li>• The 380 Development Agreement stipulates there must be 5 acres of open space dedicated to the City of Boerne. The proposed final plat addresses this by dedicating the entirety of Lot 3 (9.14 acres) to the City of Boerne as open space.</li><li>• The Lot 3 open space will serve as a buffer between Buc-ee’s and the neighboring Menger Springs subdivision and will eventually connect with the open space in the Regent Park development.</li></ul> |
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|  | <ul style="list-style-type: none"><li>• There are 37 Heritage Legacy trees identified on the plat.</li></ul> <p><u>TIA, Utilities, Drainage and Floodplain:</u></p> <ul style="list-style-type: none"><li>• The traffic impact analysis for this plat meets all applicable requirements and was approved by City of Boerne Engineering &amp; Mobility Department on January 7, 2026.</li><li>• This plat contains approximately 6.2 acres of drainage easements, contained within Lot 3 and within private drainage easements (0.297 acres) on the southern portion of the plat.</li><li>• The Local Floodplain and Drainage Protection Zones 1 &amp; 2 are depicted on the plat. They primarily overlap with the dedicated open space within Lot 3.</li><li>• The City of Boerne will provide sanitary sewer, water, and natural gas service to the property. Bandera Electric Cooperative, Inc. will service the site. The public infrastructure construction plans are approved by the City.</li><li>• There are two pre-existing wells on the property (EW6836 and EW6837), both wells were plugged on November 14, 2024, in accordance with Cow Creek Groundwater Conservation District rules.</li></ul> <p><b>FINDINGS:</b></p> <p>Based on the above analysis, Staff finds the final plat to be consistent with:</p> <ul style="list-style-type: none"><li>• The final plat is consistent with the Comprehensive Master Plan.</li><li>• The final plat is consistent with the existing Development Agreement Development Agreement and Amendment.</li><li>• The final plat is consistent with the applicable subdivision regulations.</li><li>• The final plat is consistent with the approved preliminary plat.</li></ul> <p><b>RECOMMENDATION:</b></p> <p>The Planning and Zoning Commission should determine if the request meets the requirements of UDC Section 2-6 Platting Procedure. If the Commission chooses to recommend approval, staff recommends the inclusion of the following stipulations</p> |
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|                                   | <ol style="list-style-type: none"> <li>1. The recorded plat shall substantially conform to the final plat date stamped January, 8, 2026.</li> <li>2. The final plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.</li> </ol> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Planning and Zoning Commission accept the findings and <b>APPROVE</b> the proposed final plat subject to the stipulation recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the proposed final plat based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.).</p> |
| <b>Strategic Alignment</b>        |   |
| <b>Financial Considerations</b>   | N/A   |
| <b>Citizen Input/Board Review</b> | Public notice or hearing is not required for final plats.   |
| <b>Legal Review</b>               | This action is needed to meet statutory requirements.   |
| <b>Alternative Options</b>        | The Commission may approve, approve with conditions, extend the review, or disapprove the plat.   |
| <b>Supporting Documents</b>       | Attachment 1 – Aerial Map<br>Attachment 2 – Future Land Use Map<br>Attachment 3 – Zoning Map<br>Attachment 4 – Environmental Constraints Map<br>Attachment 5 – Proposed Buc-ee's #41 Major Subdivision Final Plat<br>Attachment 6 – Approved Preliminary Plat   |