

AGENDA
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, January, 12, 2026 – 6:00 p.m.

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main St., Boerne, TX 78006

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the consent agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless there is a Commission member or citizen request, in which event the item may be moved to the general order of business and considered in its normal sequence.

A. 2025-652 CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2025.

Attachments: [P&Z Meeting Minutes 12.01.25](#)

5. REGULAR AGENDA:

A. [2025-651](#) CONSIDER APPROVAL FOR BUC-EE'S #41 FINAL PLAT GENERALLY LOCATED AT 33375 INTERSTATE 10 W.

Attachments: [AIS -Buc-ee's Final](#)

[Attachment #1 - Buc-ee's Aerial Map](#)

[Attachment #2 - Buc-ee's Future Land Use](#)

[Attachment #3 - Buc-ee's Zoning](#)

[Attachment #4 - Buc-ee's Environmental Constraints](#)

[Attachment #5 - Buc-ee's #41 Final Plat](#)

[Attachment #6 - Buc-ee's #41 Preliminary Plat](#)

B. [2025-653](#) CONSIDER APPROVAL FOR SIENA COURT GARDEN HOMES FINAL PLAT APPROVAL GENERALLY LOCATED NORTHEAST OF DAILEY STREET AND FREY STREET.

Attachments: [AIS Siena Court Final Plat - Final Updated](#)

[Attachment 1 - Aerial Map](#)

[Attachment 2 - Future Land Use Map](#)

[Attachment 3 - Environmental Constraints Map](#)

[Attachment 4 -Final Plat](#)

[Attachment 5 - Approved Preliminary Plat](#)

[Attachment 6 - Denial Response Letter](#)

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 6th day of January, 2026 at 4:30 p.m.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, December 1, 2025 – 6:00 p.m.

Minutes of the Planning and Zoning Commission meeting of December 1, 2025 at 6:00 p.m.

Present **6** - Chairman Tim Bannwolf, Vice Chair Lucas Hiler, Commissioner Susan Friar, Commissioner Cody Keller, Commissioner Bill Bird, and Commissioner Carlos Vecino

Absent **1** - Commissioner Bob Cates

Staff Present: Nathan Crane, Chastity Valdes, Franci Linder, Jeff Carroll, Ryan Bass, Barrett Squires, Ben Simmons and Maria Garcia.

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission meeting to order at 6:00 p.m.

Chairman Bannwolf led the Pledge of Allegiance to the United States Flag and the Texas Flag.

2. CONFLICTS OF INTEREST

Commissioner Keller declared a conflict of interest with agenda items 5A. and 5B.

3. PUBLIC COMMENTS:

Dana Mathes, 164 Creek Springs expressed concerns with the Buc-ee's development.

Paula Rieker, 101 Creek Springs expressed concerns with the Buc-ee's development.

4. CONSENT AGENDA:

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER KELLER, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

Absent: 1 - Commissioner Cates

A. 2025-569 CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 8, 2025 AND MEETING OF NOVEMBER 3, 2025.

THE MINUTES WERE APPROVED.

B. 2025-600 CONSIDER APPROVAL FOR REGENT PARK UNIT 7 FINAL PLAT, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF PARK BOULEVARD AND REGENT BOULEVARD.

THE PLAT WAS APPROVED.

C. 2025-601 CONSIDER APPROVAL FOR REGENT PARK UNIT 8 FINAL PLAT, GENERALLY LOCATED AT THE NORTHWEST CORNER OF PARK BOULEVARD AND REGENT BOULEVARD.

THE PLAT WAS APPROVED.

5. REGULAR AGENDA:

Commissioner Keller recused himself from agenda items 5A. and 5B. and stepped away from the Dias.

A. 2025-571 CONSIDER THE UN-TABLING OF A REQUEST TO RATIFY THE ZONING DESIGNATION OF C3 - SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON IH-10 WEST AS DESCRIBED BELOW. (IH-10 "SURPLUS NORTH" TRACT, ADJOINS THE FUTURE BUC-EE'S DEVELOPMENT AT 33375

IH-10 WEST)

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE UN-TABLING OF A REQUEST TO RATIFY THE ZONING DESIGNATION OF C3 - SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON IH-10 WEST AS DESCRIBED BELOW. (IH-10 "SURPLUS NORTH" TRACT, ADJOINS THE FUTURE BUC-EE'S DEVELOPMENT AT 33375 IH-10 WEST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

Absent: 1 - Commissioner Cates

Recused: 1 - Commissioner Keller

B. 2025-570 CONSIDERATION OF A REQUEST TO RATIFY THE ZONING DESIGNATION OF C3 – SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), AS DETERMINED THROUGH LEGAL REVIEW OF THE UNIFIED DEVELOPMENT CODE, FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON IH-10 WEST. THIS TRACT, KNOWN AS THE IH-10 "SURPLUS NORTH" TRACT, ADJOINS THE FUTURE BUC-EE'S DEVELOPMENT AT 33375 IH-10 WEST.

Chairman Bannwolf called on Nathan Crane, Planning Director, to present the item. Director Crane provided an overview of the changes made since the previous discussion, including adjustments to the building size, the number of fueling stations, dedication of nine acres of open space, reduction in signage, incorporation of HVAC recovery, and an updated construction timeline. He reminded the Commission that the purpose of the item was to correct a zoning error for Site B. Director Crane explained that the site could either remain at its current zoning designation or be updated to C-3 zoning to maintain consistency with the surrounding property.

Chairman Bannwolf directed residents to review the attachments posted on the City's website for a complete list of amendments. He discussed the option of tabling the item due to noted inconsistencies but stated that the necessary objectives had been accomplished. Chairman Bannwolf expressed that he was

comfortable with the proposed C-3 zoning designation and indicated readiness to move forward.

Commissioner Friar asked staff to clarify the current status of the Buc-ee's agreement. Mick McKamie, City Attorney, explained that a separate utilities agreement has been under negotiation for the past 12 months or more as set forth in the 2016 agreement. Mr. McKamie stated that Buc-ee's has submitted plans over the last several years. However, impacts from COVID, and coordination with TxDOT delayed the project. He noted that it became apparent five years ago that an amendment would be needed. Over the past nine months, different types of proposals from Buc-ee's, and the current changes will be incorporated into the final agreement. Mr. McKamie added that staff recommendations were successfully negotiated and that signatures would occur following City Council approval.

Commissioner Hiler asked Mr. Bass to clarify changes in lighting height. Mr. Bass confirmed lighting height was changed from 17.5' to 10'. Mr. McKamie provided additional context regarding 2019 state legislation related to dark-sky regulations, explaining that the legislation initially limited municipal authority but was later corrected in 2021 to allow cities to enforce dark-sky lighting standards.

A MOTION WAS MADE BY COMMISSIONER BIRD, SECONDED BY COMMISSIONER VECINO, TO APPROVE THE RATIFICATION OF THE ZONING DESIGNATION OF C3-SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), AS DETERMINED THROUGH LEGAL REVIEW OF THE UNIFIED DEVELOPMENT CODE, FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON IH-10 WEST. THIS TRACT, KNOWN AS THE IH-10 "SURPLUS NORTH" TRACT, ADJOINS THE FUTURE BUC-EE'S DEVELOPMENT AT 33375 IH-10 WEST. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

Absent: 1 - Commissioner Cates

Recused: 1 - Commissioner Keller

Commissioner Keller returned to the Dais.

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

Commissioner Hiler noted that he had received the City Manager's report and congratulated Nathan Crane, Planning Director, and Jeff Carroll, Engineering and Mobility Director, on their years of service with the City.

7. ADJOURNMENT

Chairman Bannwolf adjourned the meeting at 6:30 p.m.

APPROVE

CHAIRMAN

ATTEST

ADMINISTRATIVE ASSISTANT



AGENDA ITEM SUMMARY

Agenda Date	January 12, 2026
Requested Action	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
Contact Person	Francesca "Franci" Linder, AICP - Assistant Planning Director (830) 248-1528, flinder@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is owned by Buc-ee's LTD. Johnathan McNamara, P.E. of Colliers Engineering & 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 19th, 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>REQUEST:</p> <ol style="list-style-type: none">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.2. The open space lot (Lot 3) consists of drainage and utility easements totaling 9.14 acres.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

	<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>ANALYSIS:</p> <p><u>Comprehensive Master Plan & Zoning:</u></p> <ul style="list-style-type: none"> • The City's Future Land Use Map designates this property as Auto-Oriented Commercial. The proposed final plat is consistent with the Comprehensive Plan. • The plat is consistent with the C3– SIC (Community Commercial within the Scenic Interstate Corridor Overlay District). • 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. <p><u>Landscaping and Open Space:</u></p> <ul style="list-style-type: none"> • The plat contains 9.14 acres of open space and 0.32 acres of public right-of-way (Buc-ee's Way). • 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. • 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. • 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.
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- There are 37 Heritage Legacy trees identified on the plat.

TIA, Utilities, Drainage and Floodplain:

- The traffic impact analysis for this plat meets all applicable requirements and was approved by City of Boerne Engineering & Mobility Department on January 7, 2026.
- 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.
- The Local Floodplain and Drainage Protection Zones 1 & 2 are depicted on the plat. They primarily overlap with the dedicated open space within Lot 3.
- 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.
- 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.

FINDINGS:

Based on the above analysis, Staff finds the final plat to be consistent with:

- The final plat is consistent with the Comprehensive Master Plan.
- The final plat is consistent with the existing Development Agreement Development Agreement and Amendment.
- The final plat is consistent with the applicable subdivision regulations.
- The final plat is consistent with the approved preliminary plat.

RECOMMENDATION:

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

	<ol style="list-style-type: none"> 1. The recorded plat shall substantially conform to the final plat date stamped January, 8, 2026. 2. The final plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director. <p>MOTIONS FOR CONSIDERATION:</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 APPROVE the proposed final plat subject to the stipulation recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission DENY 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>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	Public notice or hearing is not required for final plats.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission may approve, approve with conditions, extend the review, or disapprove the plat.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Proposed Buc-ee's #41 Major Subdivision Final Plat Attachment 6 – Approved Preliminary Plat

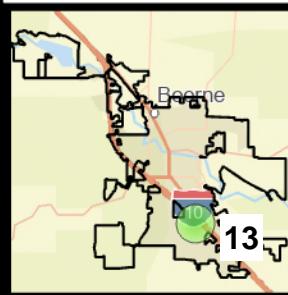
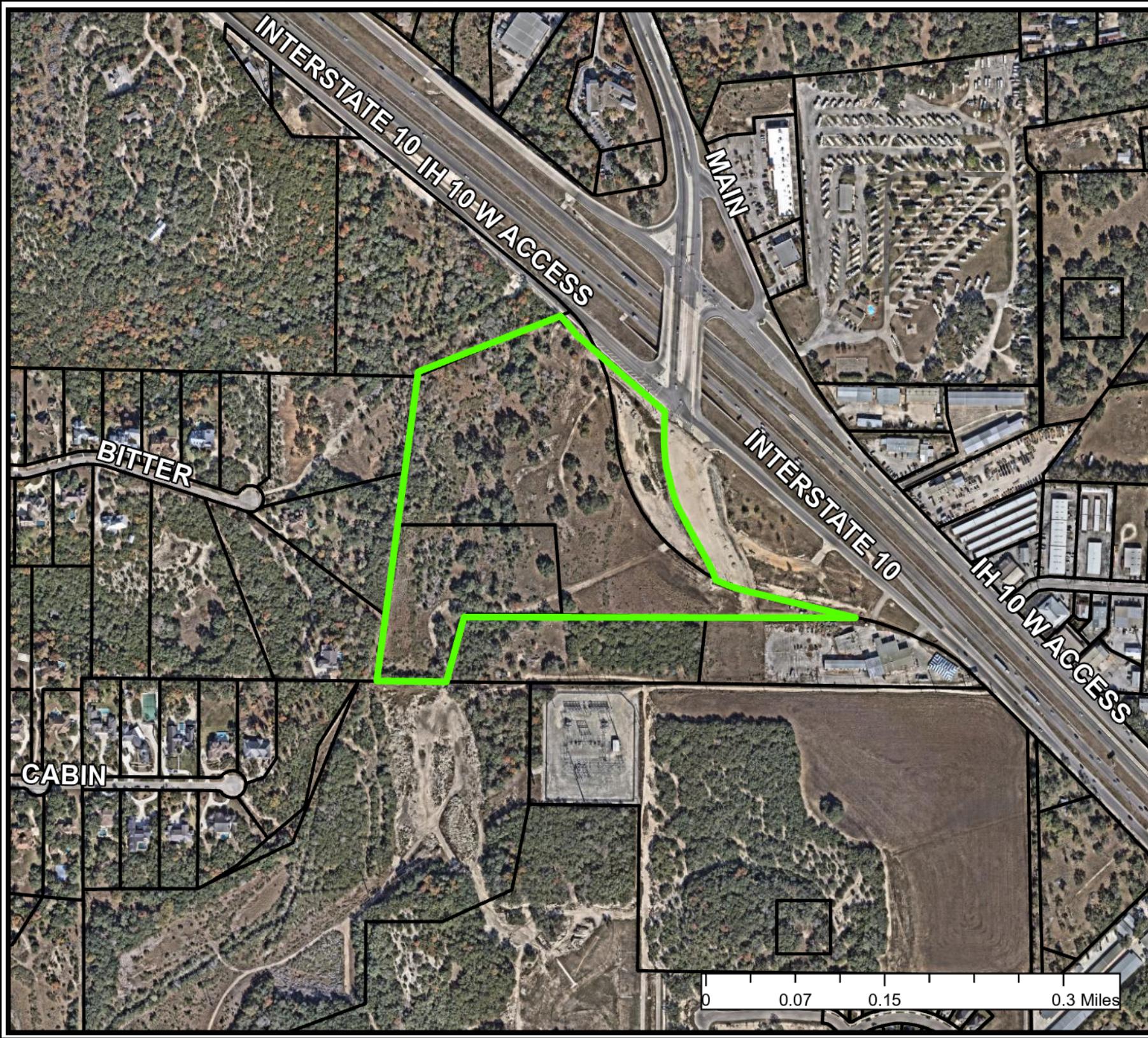


SUBJECT PROPERTY

Buc-ee's

Legend

- Parcels
- Subject Property





N

SUBJECT PROPERTY

Buc-ee's

Legend

- Parcels
- Subject Property
- Auto-Oriented
- Commercial
- Business Park
- Public and
- Institutional
- Rural Estate
- Transitional
- Residential

An aerial photograph of a highway interchange. A large, multi-lane highway ramp curves from the bottom right towards the top left. The ramp is labeled with a large, bold, black, sans-serif font that reads "INTERSTATE 10 IH 10W ACCESS". The ramp is surrounded by a mix of green trees and brown, rocky terrain. In the background, a yellow diamond-shaped sign is visible on a post, and a small, rectangular building is situated on a hill to the right. The overall image has a slightly grainy, high-angle perspective.

MAIN

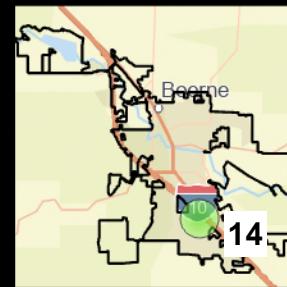
INTERSTATE 10

A street map showing a highway interchange. A red box highlights a ramp labeled "IH 10 W ACCESS".

BITTER

CABIN

0 0.07 0.15 0.3 Miles





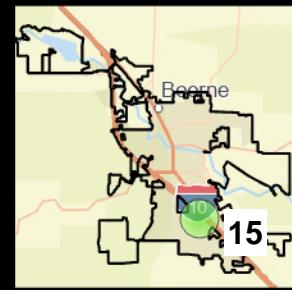
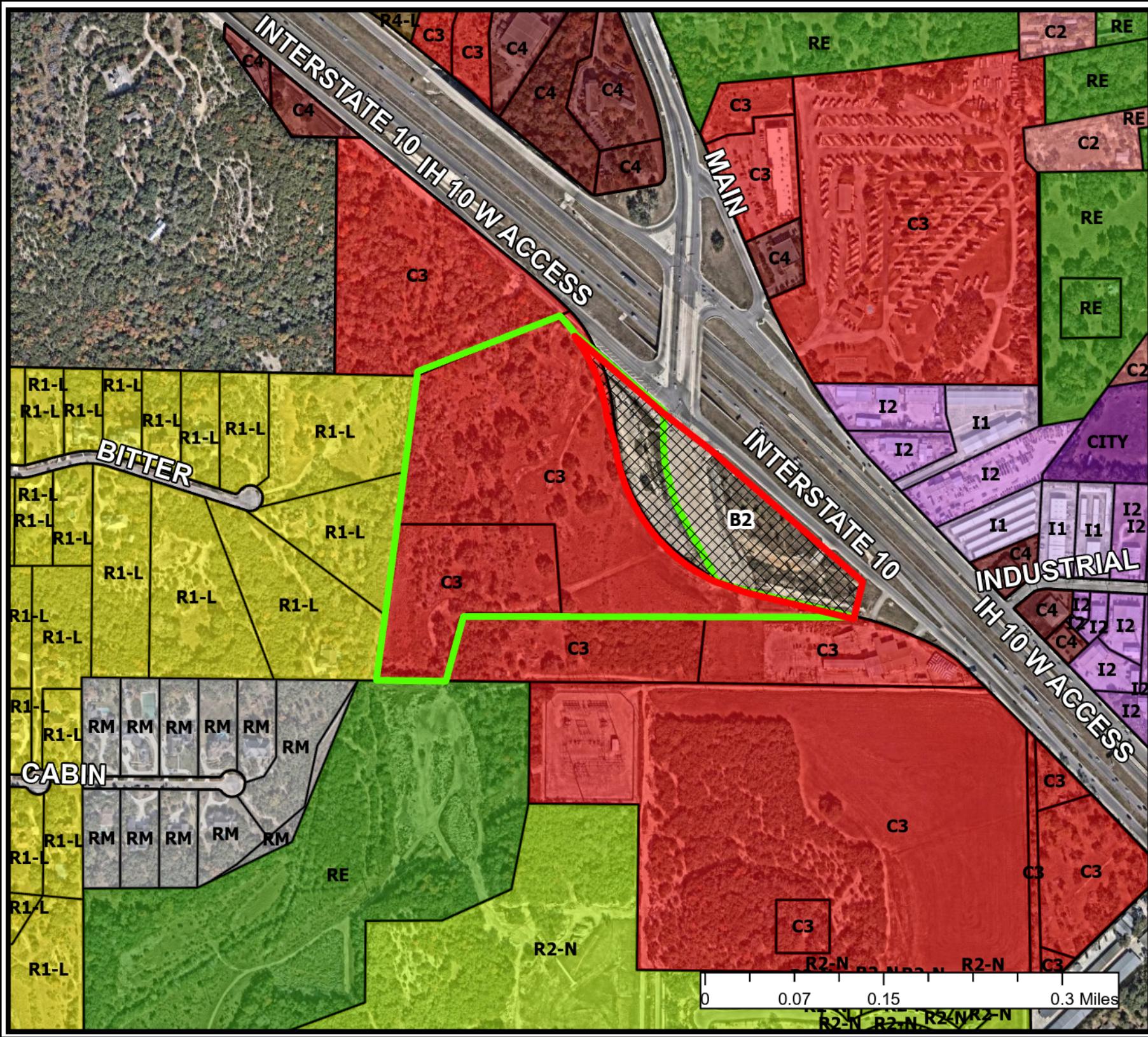
N

SUBJECT PROPERTY

Buc-ee's

Legend

- Parcels
- C2
- C3
- C4
- CITY
- I1
- I2
- R1-L
- R2-N
- RE
- RM
- R3-A
- R4-L
- Subject Property
- B-2



N

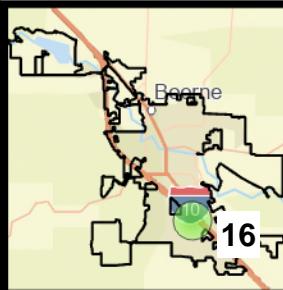
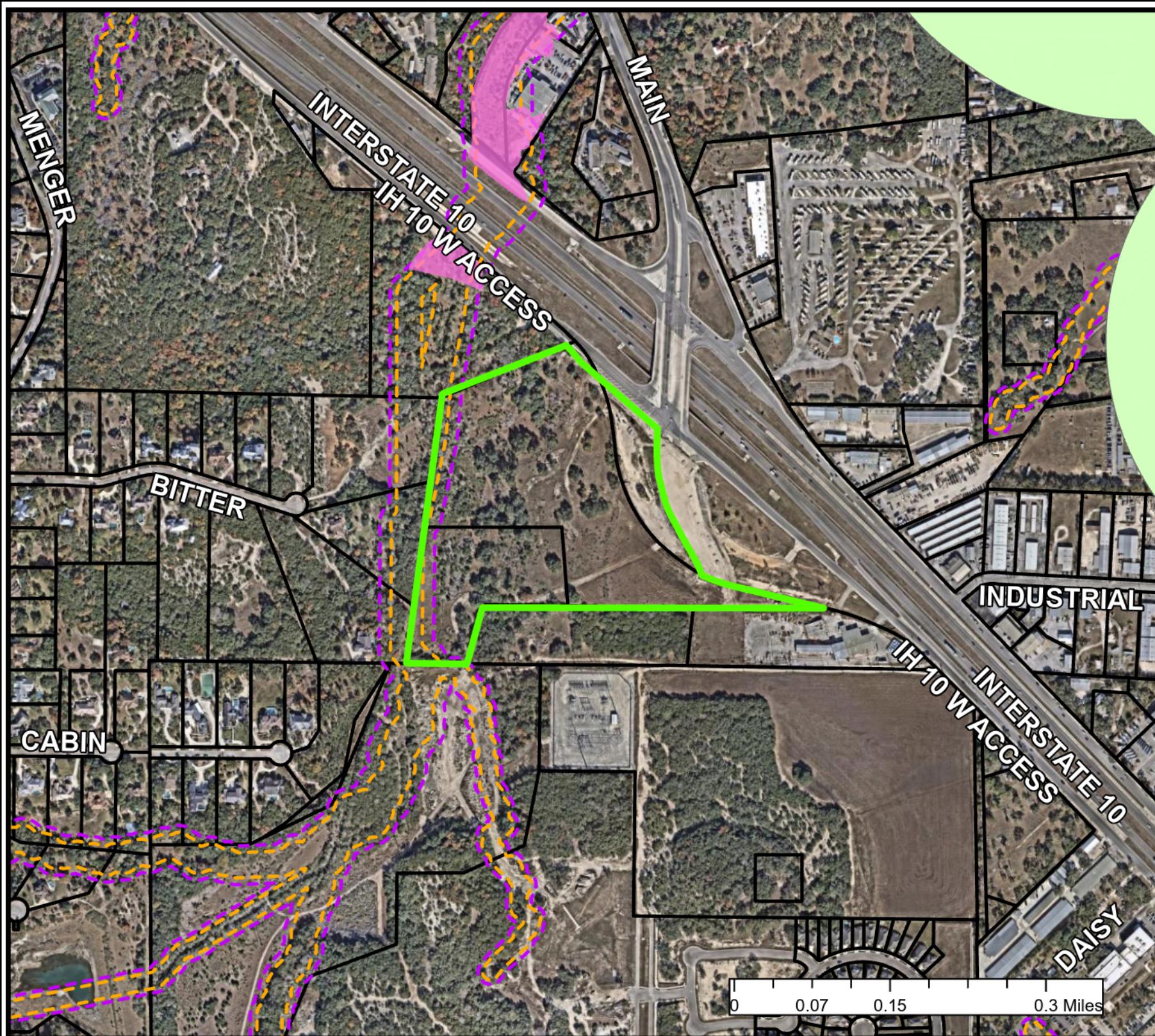


SUBJECT PROPERTY

Buc-ee's

Legend

- Parcels
- Subject Property
- DPZ 1
- DPZ 2
- SARA Floodplain
- SARA Floodway
- Lower Glenrose Buffer



HERITAGE LEGACY TREES:
THERE ARE 37 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

FENCE NOTES:

GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

SIDEWALK NOTES:

AT SUCH TIME AS THAT LOT IS DEVELOPED, A MINIMUM FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK (INCLUDING CURB RAMPS) SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME PAGE KENDALL COUNTY OFFICIAL RECORDS.

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE 'DRAINAGE SYSTEM').

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTORS, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM, THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM, TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DRY OUT SUCH STREAM; THE RIGHT TO ESTABLISH AND/OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT; THE RIGHT TO ESTABLISH STORM, SEWER, WATER, AND PROTECTING RAMPS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES TO THIS INSTRUMENT, TO IMPROVE CONDITIONS OF THE PROPERTY AND WATER, DRAINAGE, CONTROL OR THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.

2. THE GRANTEE SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.

3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL TO THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE 'UTILITIES').

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL UTILITIES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

2. THE UTILITY SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY'S USUAL AND CUSTOMARY PRACTICES.

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE NO. 2025-20, SECTION 1.10(5).

SETBACK NOTE:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

OPEN SPACE NOTE:

TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT AND 250 SQUARE FEET PER DWELLING UNIT.

DRAINAGE BASIN NOTE:

NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.

WELL PLUGGING AND SANITARY CONTROL EASEMENT NOTE:

IN ACCORDANCE WITH TEXAS ADMINISTRATIVE CODE §285.0110 AND COW CREEK GROUNDWATER CONSERVATION DISTRICT RULES, NO ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED WITHIN A 100-FOOT RADIUS OF EXISTING WELLS #EW6836 AND #EW6837, WHICH HAVE BEEN PLUGGED AS OF NOVEMBER 14, 2024. THE SANITARY CONTROL EASEMENTS SHALL EXPIRE UPON PLUGGING AND REGISTRATION AS REQUIRED BY COW CREEK GROUNDWATER CONSERVATION DISTRICT RULES.

TXDOT NOTES:

1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
2. THE DEVELOPER AND/OR FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED.
3. INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY, INCLUDING QUANTITY AND LOCATIONS OF DRIVEWAYS, WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
4. IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS. WHEN PERMITTED IN TXDOT RIGHT-OF-WAY, A TDLR INSPECTION REPORT WILL BE REQUIRED.
5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUAL USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS, WHEN SITE DEVELOPS.
6. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINT(S) ALONG IH10 W FRONTAGE RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 976.14'.

GENERAL NOTES:

1. AREA OF OPEN SPACE IS 9.14 ACRES.
2. AREA OF PUBLIC RIGHT-OF-WAY IS 2.26 ACRES, WHICH INCLUDES A 0.32-ACRE PUBLIC RIGHT-OF-WAY DEDICATION TO THE CITY OF BOERNE, TEXAS.



SAN ANTONIO
3421 Paesano Parkway
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Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

JONATHAN MCNAMARA
REGISTERED PROFESSIONAL ENGINEER NO. 154994
COLLIERS ENGINEERING & DESIGN
JON.MCNAMARA@COLLIERSENG.COM
3421 PAESANOS PKWY
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF , 20 .

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
COREY.CAMPBELL@COLLIERSENG.COM
3421 PAESANOS PKWY
SAN ANTONIO, TEXAS 78231
PHONE: 210.979.8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF .

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
BUCEE'S LTD.,
A TEXAS LIMITED PARTNERSHIP
ATTN: STAN BEARD
327 FM-2004
LAKE JACKSON, TX 77566
BY: BUC-EE'S MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: JOE O'LEARY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , A.D. 20 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, , COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF , A.D. 20 , AT M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK , VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF , A.D. 20 . TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME PAGE , KENDALL COUNTY OFFICIAL RECORDS, IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF , A.D. 20 .

COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: DEPUTY

THIS PLAT OF BUC-EE'S #41 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

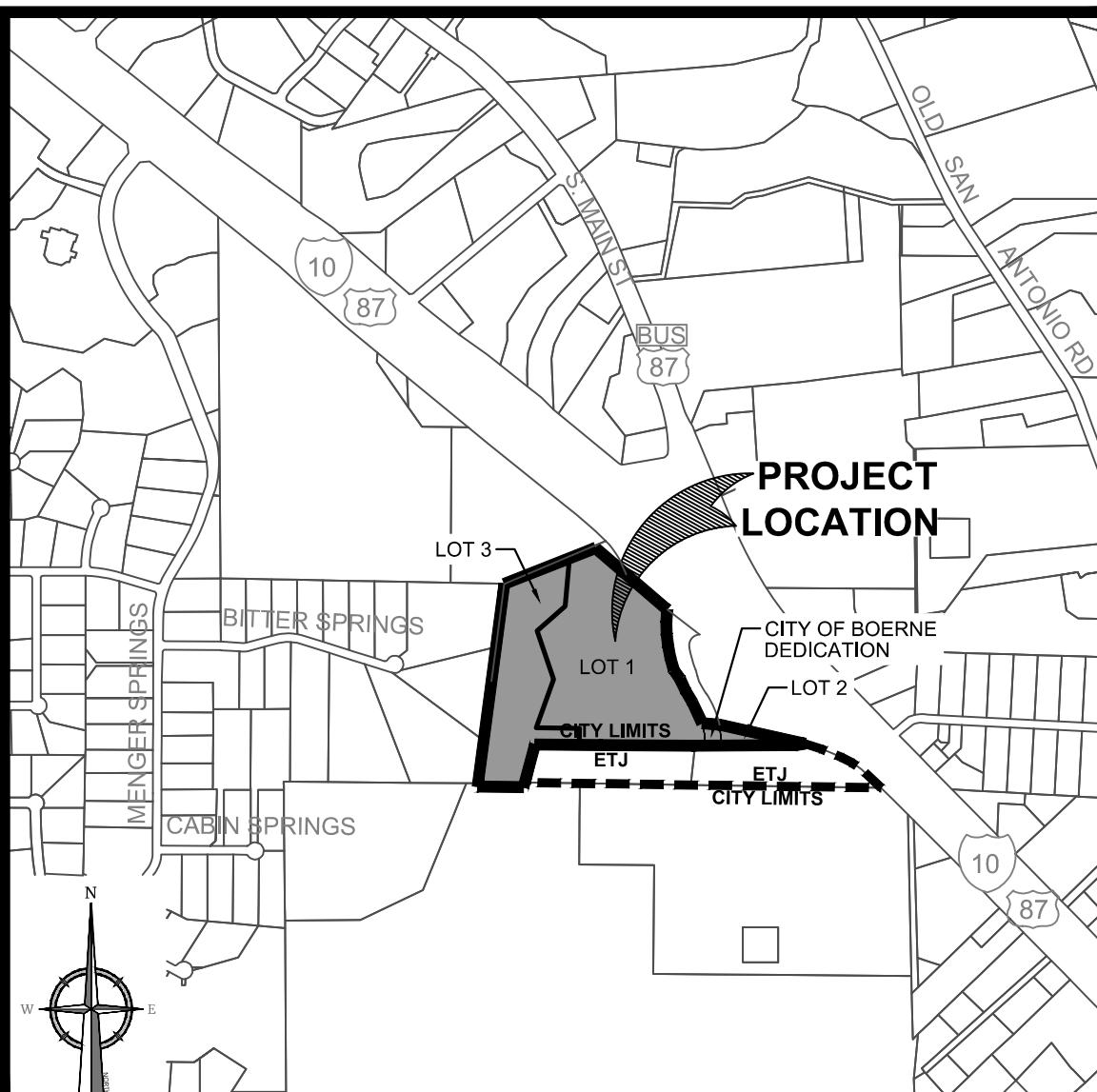
DATED THIS DAY OF , A.D. 20 .

BY: CHAIR

BY: SECRETARY

Received by Planning
Department

01/08/2026



LOCATION MAP
NOT TO SCALE

THIS FINAL PLAT OF BUC-EE'S #41 - CREATING LOTS 1, 2 & 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF , 20 .

BY: CHAIR

BY: SECRETARY

OWNER / DEVELOPER:
BUCEE'S LTD.,
327 FM 2004
LAKE JACKSON, TEXAS 77566

BUC-EE'S #41

LEGEND

— = PROPERTY LINE

— = ADJACENT PROPERTY LINE

— = LOCAL FLOODPLAIN

 F.I.R. = FOUND $\frac{1}{2}$ " IRON ROD

 F.N.K. = FOUND "PK" MAIL

 F.I.P. = FOUND $\frac{1}{2}$ " IRON PIN

 S.I.R. = SET $\frac{1}{2}$ " IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"

TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED

R.O.W. = RIGHT-OF-WAY

O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY

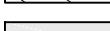
D.P.K.C. = DEED AND PLAT RECORDS OF KENDALL COUNTY

VOL. = VOLUME

PG. = PAGE

NO. = NUMBER

 = STEEP SLOPE OF 15% OR GREATER

 = DRAINAGE PROTECTION ZONE 1

 = DRAINAGE PROTECTION ZONE 2

 = CITY OF BOERNE DEDICATION

FINAL PLAT - CREATING LOTS 1 (COMMERCIAL), 2 (COMMERCIAL), AND 3 (OPEN SPACE) AND A 0.32 ACRE RIGHT OF WAY DEDICATION TO CITY OF BOERNE, A 27.55 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 24.683 ACRE TRACT AS RECORDED IN VOL 1547, PAGE 937 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND ALL OF A CALLED 2.873 ACRE TRACT AS RECORDED IN DOCUMENT NO 2023-383691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

EASEMENT LEGEND

<p>① VARIABLE WIDTH UTILITY EASEMENT</p> <p>② 25' ENTRANCE CORRIDOR SETBACK</p> <p>③ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT</p> <p>④ VARIABLE WIDTH WATER EASEMENT</p> <p>⑤ 25' CITY MAINTENANCE ACCESS EASEMENT</p> <p>⑥ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.087 ACREAGE</p> <p>⑦ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.176 ACREAGE</p> <p>⑧ 20' SEWER EASEMENT</p> <p>⑨ UTILITY EASEMENT</p> <p>⑩ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.034 ACREAGE</p>	<p>① 20' UTILITY EASEMENT (VOL. 5, PGS. 259-261, P.R.)</p> <p>② PERMANENT ELECTRIC UTILITY EASEMENT (VOL. 1155, PG. 348 O.R.K.C.)</p> <p>③ 15' WIDE ELECTRIC UTILITY EASEMENT (VOL. 1183, PG. 839 O.R.K.C.)</p> <p>④ EXISTING 15' UTILITY EASEMENT (DOC. NUMBER: 2024-390713, O.R.K.C.)</p> <p>⑤ 15' ELECTRIC & UTILITY EASEMENT (VOL. 1183, PG. 839, O.R.K.C.)</p> <p>⑥ EXISTING RIGHT-OF-WAY (CITY OF BOERNE) (DOC. NUMBER: 2024-389403, O.R.K.C.)</p> <p>⑦ VARIABLE WIDTH UTILITY EASEMENT (DOC. NUMBER: 2025-401451, O.R.K.C.)</p> <p>⑧ VARIABLE WIDTH UTILITY EASEMENT (DOC. NUMBER: 2025-401452, O.R.K.C.)</p>
--	--

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COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 400 OF 525, COMMUNITY PANEL NO. 48259C0400F, DATED DECEMBER 17, 2010 AND FEMA FLOOD MAP 415 OF 525, COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 17, 2010.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

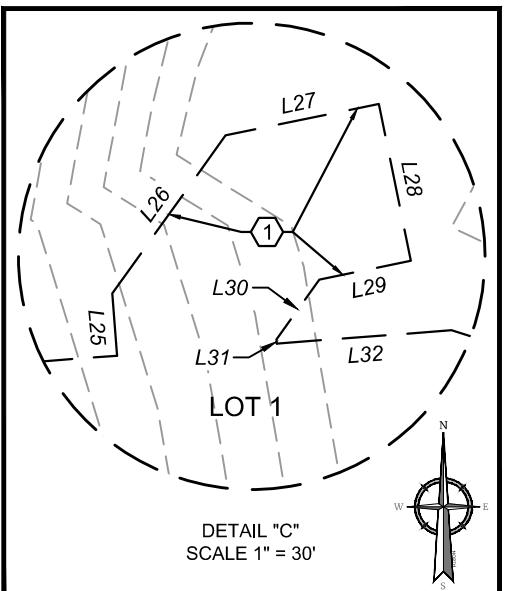
LEGEND

- F.I.R. = FOUND 1/8" IRON ROD
- F.N.K. = FOUND 1/8" IRON NAIL
- F.I.P. = FOUND 1/8" IRON PIN
- S.I.R. = SET 1/8" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
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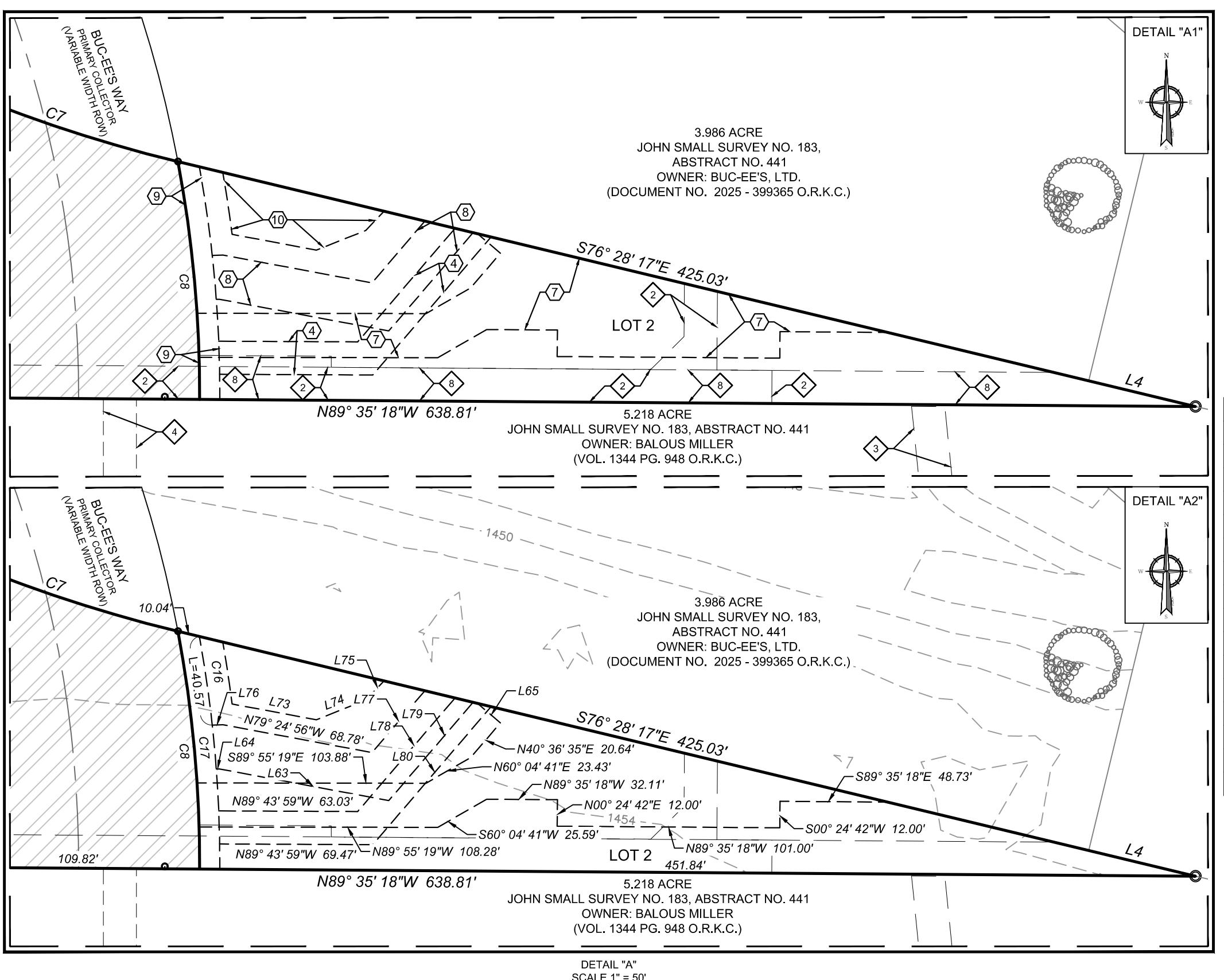


BUC-EE'S #41

FINAL PLAT - CREATING LOTS 1 (COMMERCIAL), 2 (COMMERCIAL), AND 3 (OPEN SPACE) AND A 0.32 ACRE RIGHT OF WAY DEDICATION TO CITY OF BOERNE, A 27.55 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 24.683 ACRE TRACT AS RECORDED IN VOL 1547, PAGE 937 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND ALL OF A CALLED 2.873 ACRE TRACT AS RECORDED IN DOCUMENT NO 2023-383691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

LOT SUMMARY		
TOTAL # OF LOTS	TOTAL ACREAGE OF R.O.W.	AREA OF SMALLEST LOT
3 LOTS	1.991 ACRES	0.555 ACRES (LOT 2)

POINT #	SPECIES	DIAMETER (IN)	CIRCUM. (CM)	POINT #	SPECIES	DIAMETER (IN)	CIRCUM. (CM)	POINT #	SPECIES	DIAMETER (IN)	CIRCUM. (CM)
1589	LIVE OAK	28.00	88.0	4791	LIVE OAK	27.00	84.8	5139	LIVE OAK	24.50	76.97
1590	LIVE OAK	24.00	75.39	4792	LIVE OAK	32.50	102.1	5145	LIVE OAK	24.00	75.40
1594	LIVE OAK	40.50	127.2	4793	LIVE OAK	26.00	81.7	5150	LIVE OAK	24.00	75.40
1596	LIVE OAK	26.00	81.7	4798	LIVE OAK	33.00	103.7	5157	LIVE OAK	28.00	87.96
1597	LIVE OAK	33.50	105.2	4799	LIVE OAK	24.00	75.4	5166	LIVE OAK	29X13.5	91.11X42.41
1598	LIVE OAK	24.50	77.0	4845	LIVE OAK	25.50	80.11	5175	LIVE OAK	27.00	84.82
2980	LIVE OAK	28.00	88.0	4859	LIVE OAK	29.00	91.11	5176	LIVE OAK	29.00	91.11
2987	LIVE OAK	25.00	78.5	4861	LIVE OAK	24.00	75.40	5486	OD	55.50	174.36
2993	LIVE OAK	26.00	81.7	5116	LIVE OAK	25.00	78.54	5487	LIVE OAK	31.50	98.96
2999	LIVE OAK	26.00	81.7	5133	LIVE OAK	32.00	100.53	5488	LIVE OAK	30.00	94.25
4773	LIVE OAK	29X25	91.11X78.54	5134	LIVE OAK	24.00	75.40	5490	LIVE OAK	25.00	78.54
4789	LIVE OAK	29.00	91.1	5135	LIVE OAK	27.00	84.82				
4790	LIVE OAK	29.50	92.7	5136	LIVE OAK	24.00	75.40				



Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	142.55'	757.75'	010°46'42"	S03°47'21"E	142.34'
C2	109.79'	754.00'	008°20'35"	S15°17'27"E	109.70'
C3	13.48'	90.00'	008°34'47"	S23°45'09"E	13.46'
C4	126.08'	109650.09'	000°03'57"	S28°03'33"E	126.08'
C5	84.54'	456.02'	010°37'17"	S24°22'26"E	84.42'
C7	132.70'	672.30'	011°18'34"	S70°38'59"E	132.49'
C8	108.44'	565.84'	010°58'51"	N05°12'27"W	108.28'
C10	238.26'	456.02'	029°56'08"	N14°43'00"W	235.56'
C11	153.72'	456.02'	019°18'52"	S09°24'21"E	153.00'
C12	93.95'	663.10'	008°07'04"	S40°38'50"E	93.87'
C13	15.06'	456.02'	001°53'34"	S06°21'11"E	15.06'
C14	25.03'	456.02'	003°08'42"	N02°37'53"W	25.03'
C15	104.07'	638.10'	009°20'39"	N41°00'09"W	103.95'
C16	28.36'	585.00'	002°46'41"	N08°28'00"W	28.36'
C17	104.93'	575.00'	010°27'20"	N05°03'35"W	104.78'

Line Table			Line Table			Line Table		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	76.63'	S01°36'00"W	L30	11.50'	S35°38'34"W	L59	53.36'	S89°55'19"E
L2	25.88'	S18°28'43"E	L31	0.65'	S04°21'26"E	L60	56.03'	S89°55'19"E
L3	109.11'	S29°41'06"E	L32	27.39'	N85°38'34"E	L61	83.05'	S81°24'03"E
L4	49.80'	S76°28'17"E	L33	44.70'	S72°21'26"E	L62	30.17'	N08°35'57"E
L5	216.29'	N01°27'18"E	L34	7.92'	N11°33'42"W	L63	78.17'	S79°24'56"E
L6	263.17'	N45°11'07"E	L35	14.99'	N78°26'18"E	L64	1.41'	N88°18'30"E
L7	329.97'	N18°14'10"W	L36	7.92'	S11°28'42"E	L65	13.57'	N49°23'25"W
L8	331.84'	N17°16'16"E	L37	6.56'	N11°33'42"W	L66	5.82'	N11°33'55"W
L9	300.00'	N89°37'00"W	L38	13.88'	N78°26'18"E	L67	4.60'	S11°35'33"E
L10	50.00'	N00°23'00"E	L39	14.08'	S79°10'21"W	L68	15.00'	S78°26'07"W
L11	100.11'	S05°15'01"E	L40	121.24'	S11°33'42"E	L69	15.00'	N11°33'53"W
L12	362.13'	S15°36'21"W	L41	34.70'	S33°26'18"W	L70	4.58'	N78°26'07"E
L13	100.19'	S22°11'45"W	L42	18.84'	S32°26'18"W	L71	85.37'	N11°09'29"W
L14	50.35'	S62°21'47"W	L43	46.35'	S72°21'26"W	L72	34.60'	N33°26'18"E
L15	138.81'	S18°31'22"W	L44	166.52'	S40°38'34"W	L73	38.97'	N79°24'56"W
L16	142.96'	S47°50'24"E	L45	41.92'	N45°25'57"E	L74	24.20'	S68°14'16"W
L17	39.73'	S00°09'58"E	L46	103.04'	N88°54'32"E	L75	11.90'	S43°28'07"W
L18	51.00'	S42°16'46"W	L47	98.44'	S88°54'32"W	L76	4.80'	S88°18'30"W
L19	58.72'	S00°47'39"W	L48	42.15'	S45°25'57"W	L77	36.92'	S40°36'35"W
L20	28.78'	N63°08'34"E	L49	13.44'	S89°18'38"E	L78	67.82'	S40°36'35"W
L21	8.83'	S89°37'17"E	L50	17.80'	S63°08'34"W	L79	58.69'	N40°36'35"E
L22	56.94'	N11°05'52"E	L51	16.45'	N40°24'36"E	L80	82.43'	S40°36'35"W
L23	66.08'	S11°05'52"W	L52	101.89'	S89°34'08"E			
L24	125.93'	S89°37'17"E	L53	105.84'	S15°10'57"W			
L25	9.75'	N04°21'26"W	L54	78.30'	S22°55'57"W			
L26	30.39'	N35°38'34"	L55	41.47'	S00°25'57"W			
L27	24.42'	N78°26'18"E	L56	21.52'	S15°10'57"W			
L28	25.00'	S11°33'42"E	L57	53.03'	N08°35'57"E			
L29	14.62'	S78°26'18						

HERITAGE LEGACY TREES:
THERE ARE 37 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

FENCE NOTES:
GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

SIDEWALK NOTES:
A FIVE-FOOT-WIDE REINFORCED CONCRETE SIDEWALK (INCLUDING CURB RAMPS) SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

TAX CERTIFICATE:
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME ___, PAGE ___, KENDALL COUNTY OFFICIAL RECORDS.

DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BED, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM".)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAMPS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTION, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
2. THE GRANTOR SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL TO THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTION, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT; HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY'S USUAL AND CUSTOMARY PRACTICES.

IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE NO. 2019-56, SECTION 1.10(5).

SETBACK NOTE:
LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTOAGE REQUIREMENTS FOR THE LOT CATEGORY.

OPEN SPACE NOTE:
5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING.

DRAINAGE BASIN NOTE:
NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.

TXDOT NOTES:

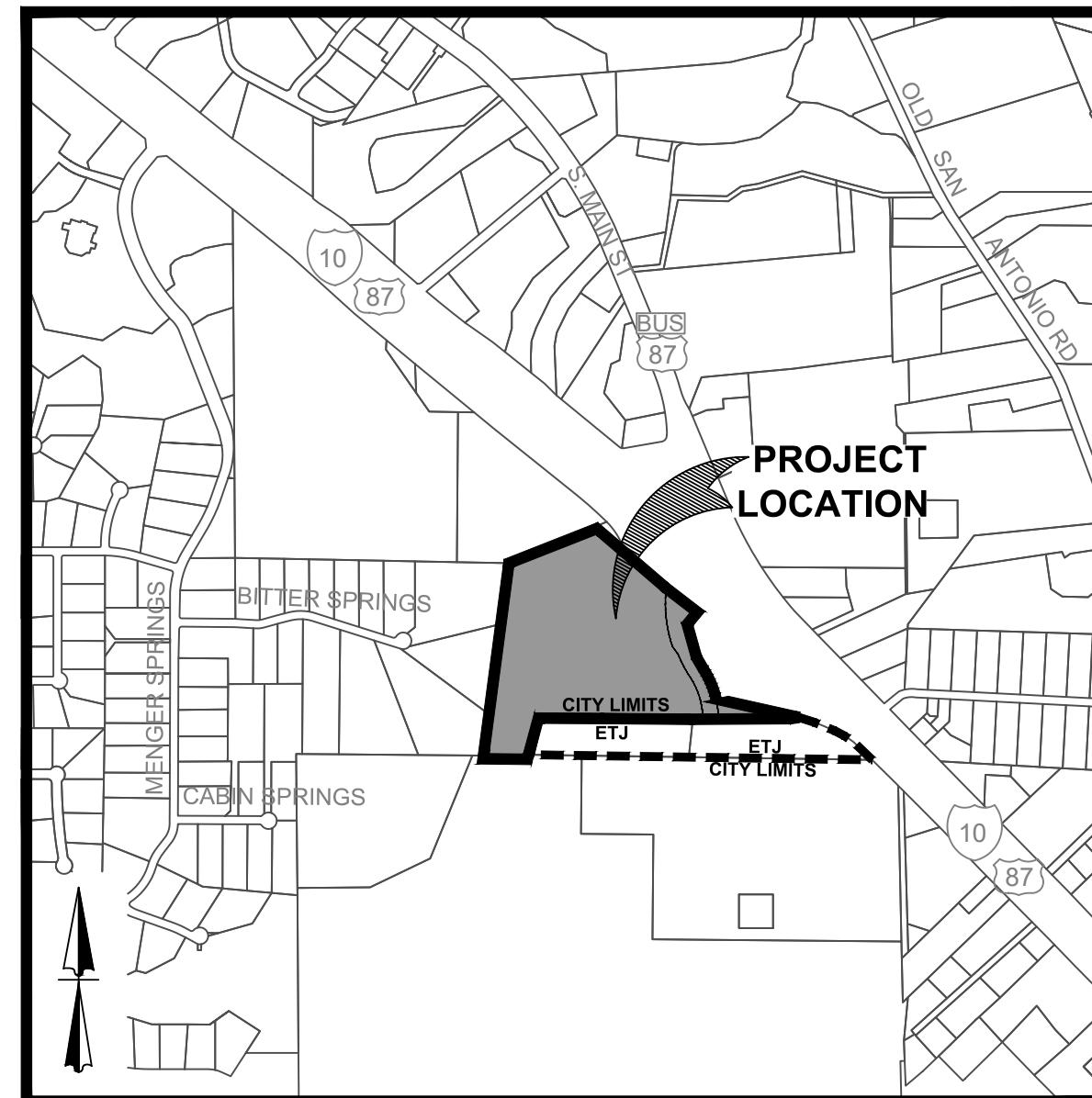
1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
2. THE DEVELOPER AND/OR FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED.
3. INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY, INCLUDING QUANTITY AND LOCATIONS OF DRIVEWAYS, WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
4. IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED.

5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUAL USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS, WHEN SITE DEVELOPS.

6. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE(3) ACCESS POINT(S) ALONG IH10 W FRONTOAGE RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTOAGE OF 1168.31'.

BUC-EE'S #41

PRELIMINARY PLAT - CREATING LOTS 1, 2, AND 3
A 29.22 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE,
OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441,
KENDALL COUNTY, TEXAS AS RECORDED IN VOLUME 1547 PAGES
937 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

THIS PRELIMINARY PLAT OF BUC-EE'S #41 - CREATING LOTS 1, 2 & 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____. 2020.

BY: _____
CHAIR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
KYLE MADSEN
RIGHT OF WAY DIVISION DIRECTOR
125 E 11TH ST
AUSTIN, TEXAS 78701

OWNER: KYLE MADSEN
RIGHT OF WAY DIVISION DIRECTOR
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____. A.D., 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS _____

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED

AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____. A.D., 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER OF RECORD:
TEXAS DEPARTMENT OF
TRANSPORTATION
125 E 11TH ST
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

JASON LINK
REGISTERED PROFESSIONAL ENGINEER NO. 106138
KFW ENGINEERS
JLINK@KFWENGINEERS.COM
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF
_____. 2020.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF
_____. 2020.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
BUC-EE'S LTD.
ATTN: STAN BEARD
327 FM-2004
LAKE JACKSON, TX 77566

OWNER: BUC-EE'S LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____. A.D., 2020

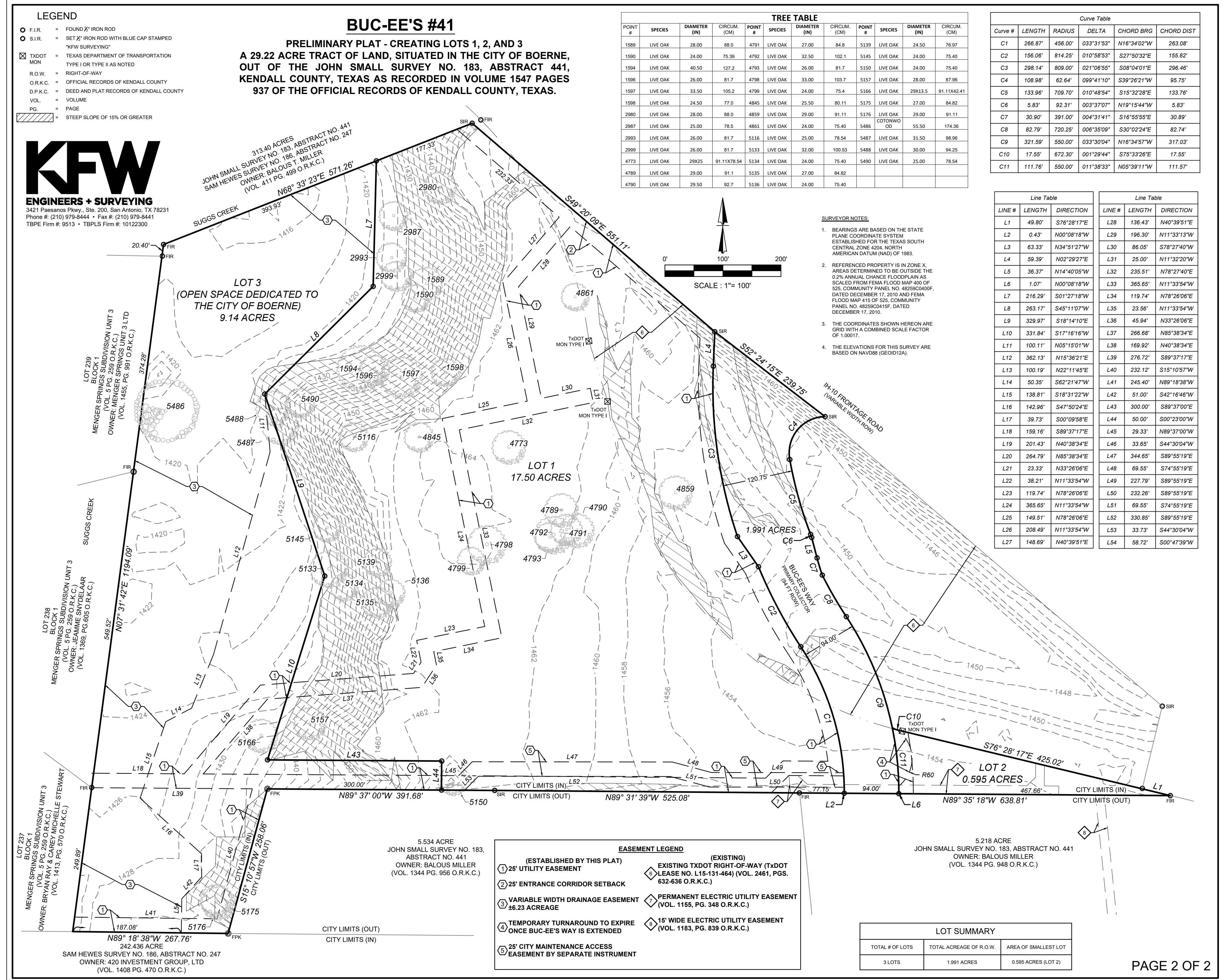
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____. A.D., 2020, AT ____ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK ____ VOLUME ___, ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____. A.D., 2020 TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME ____ PAGE ____ KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____. A.D., 2020.

COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: _____ DEPUTY

PAGE 1 OF 2





AGENDA ITEM SUMMARY

Agenda Date	January 12, 2026
Requested Action	Consider approval for Siena Court Garden Homes Major Subdivision Final Plat, generally located northeast of Dalley Street and Frey Street.
Contact Person	Francesca "Franci" Linder, AICP - Assistant Planning Director (830) 248-1528, flinder@boerne-tx.gov
Background Information	<p>PRIOR REVIEW:</p> <p>The Planning and Zoning Commission considered this item at their November 3, 2025, meeting. The Commission voted 7-0 to deny the plat per UDC 2-6 A.8.G non-conformity with City of Boerne's Comprehensive Plan – performance standards fail to achieve envisioned character of the area. Attached is the applicant's response to the Commission's action of November 3, 2025.</p> <p>The original ownership group with multiple individuals has been dissolved, and now Jesse Moreno is the sole owner of the development, under a new entity, JL Northern Ventures, LLC.</p> <p>The owner has met with the Utilities, Engineering and Mobility, Permitting, and Planning. They are addressing the outstanding issues that are required for acceptance of the public improvements. This includes:</p> <ul style="list-style-type: none">• Repairs to Sienna Court pavement as directed by the City Engineer. Sienna Court is a private street however it is required to meet public street standards.• The inlet intercepting the stormwater runoff leaving The Cottages on Oak Park detention facility will be revised to better direct runoff.• Testing of the underground utilities as required by the Utilities Department.• A Structural Engineer has been hired to assess the existing permitter stone walls and on-site retaining walls. Repairs to these walls will be made in accordance with the engineer's recommendation.

	<p>The owner has been communicating with some of the neighboring property owners who have expressed concern about this development. They have provided them with a project update, and the applicable action items they intend to take. Communication between the parties continues.</p> <p>Staff will continue to work with the owners to address the outstanding public infrastructure items. Acceptance of the public improvements, with the appropriate warranty bond will be required prior to the plat being recorded.</p> <p>BACKGROUND: The property is owned by JL Northern Ventures, LLC. The applicant is Tyler Meal, PE, Meals & Myers Engineering & Surveying LLC. The property is generally located northeast of Dalley Street and Frey Street. It is zoned R2-M (Moderate Density Residential) Zoning District. The preliminary plat was approved by the Planning and Zoning Commission on November 5, 2018.</p> <p>The applicant submitted a final plat on April 6, 2021; however, it was not approved and has expired.</p> <p>REQUEST:</p> <ol style="list-style-type: none"> 1. Siena Court Garden Homes Final Plat includes 25 residential lots and 4 open space lots on 5.468 acres. The gross density is 4.56 residential lots per acre. 2. The plat includes a total of 2.04 acres of open space divided into 4 lots. Lot 100 is a private street (1.383 acres); Lot 101 is reserved for open space (0.067 acres); Lots 102 is reserved for open space & utility easement (0.066 acres); and Lot 103 is reserved for open space & private drainage easement (0.524 acres). 3. The subdivision access will be from Siena Court which is a private local neighborhood street and will connect to Frey Street which is a public collector street. 4. The plat includes a right-of-way dedication of 0.0133 acres to the City of Boerne along Frey Street. 5. Water, sewer, and natural gas services are provided by the City of Boerne.
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	<p>ANALYSIS:</p> <p><u><i>Development Master Plan, Zoning, and Preliminary Plat:</i></u></p> <ul style="list-style-type: none"> • The City's Future Land Use Plan designates this property as Transitional Residential, and the preliminary plat aligns with the Comprehensive Plan's objectives for cohesive neighborhood residential development with compatible densities. • The zoning for the property is R2-M, which specifies a minimum lot size of 4,000 SF. All lots meet the dimensional standards for R2-M. The smallest residential lot is 5,010 SF (0.115 acres). <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none"> • The plat identifies 0.657 acres of open space and 2 Heritage trees. The open space corresponds to the drainage and utility easements listed in the next section. <p><u><i>Roads, Utilities, Drainage, and Floodplain:</i></u></p> <ul style="list-style-type: none"> • All necessary right-of-way dedications for Frey Street are included with the plat. • Lot 101 is reserved for open space (0.067 acres); Lots 102 is reserved for open space & utility easement (0.066 acres); and Lot 103 is reserved for open space & private drainage easement (0.524 acres). • The proposed plat is not located within the SARA floodplain or a City of Boerne Drainage Protection Zone (DPZ). A portion of the property is located within the Lower Glenrose boundary; the remainder of the property is located within the Lower Glenrose buffer area. • Public improvement installation began in 2022. Due to the age of the infrastructure, the absence of existing testing documentation, and work that occurred without a permit, there are several items that will need to be addressed prior to acceptance of the infrastructure. Stipulations have been included to address these issues. <p>FINDINGS:</p> <ul style="list-style-type: none"> • The Final Plat is consistent with the Comprehensive Master Plan.
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- The Final Plat is consistent with the Preliminary Plat.
- The Final Plat meets the requirements of the applicable subdivision regulations.

RECOMMENDATION:

The Planning and Zoning Commission 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 stipulation(s):

1. The recorded plat shall substantially conform to the final plat date stamped October 20, 2025.
2. Prior to final acceptance, permits shall be submitted, reviewed, and approved for all improvements not included in the public infrastructure plans including but not limited to gates that cross utility easements and repair of the perimeter wall,
3. Prior to final acceptance of the public improvements the developer must conduct all required testing of the water, sewer, and gas infrastructure and make any repairs necessary to meet City Specifications as determined by the City Engineer. This includes, but is not limited to:
 - a. Repaving the entire cul-de-sac
 - b. Repairing/improving drainage for the inlet intercepting the stormwater runoff leaving the Cottages on Oak Park detention facilities.
4. A 2-year, 20% warranty bond shall be provided at final acceptance.
5. Prior to recordation, finance guarantee shall be provided for the current cost of streets, drainage, and utilities improvements if these improvements have not been accepted by the City.
6. The Final Plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.

MOTIONS FOR CONSIDERATION:

The following motions are provided to assist the Commission's decision.

I move that the Planning and Zoning Commission accept the findings and **APPROVE** the proposed final plat subject to the stipulations recommended by staff.

OR

I move that the Planning and Zoning Commission **DENY** 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.).
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this 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 plat. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Environmental Constraints Map Attachment 4 – Proposed Major Subdivision Final Plat Attachment 5 – Approved Preliminary Plat Attachment 6 – Applicant Response Letter to November 3, 2025, P&Z action.

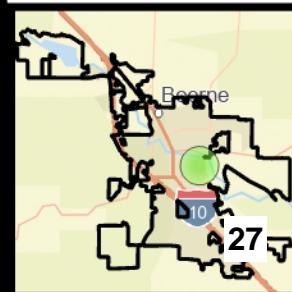
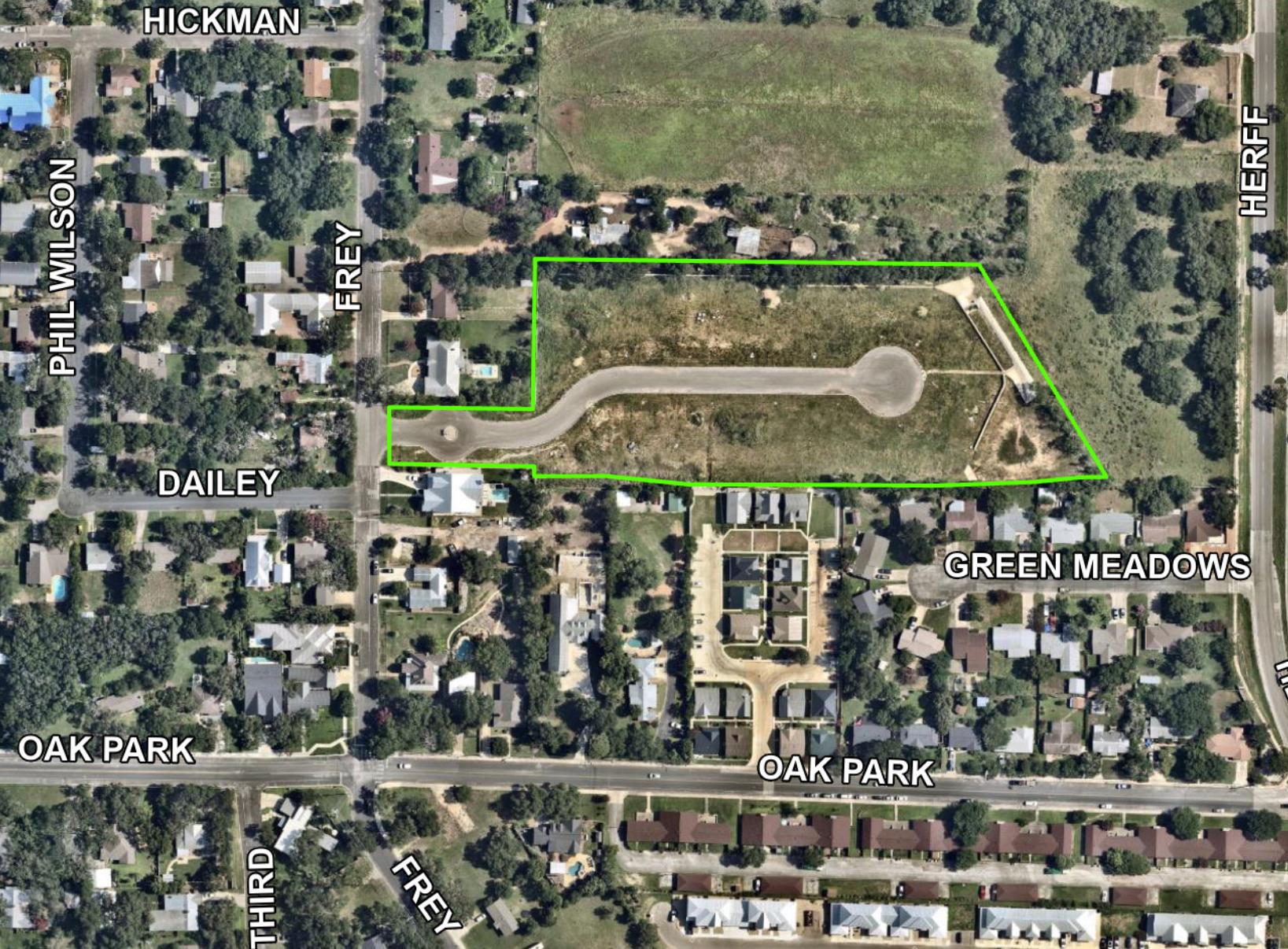


SUBJECT PROPERTY

Siena Court
Garden Homes

Legend

SUBJECT PROPERTY





SUBJECT PROPERTY

Siena Court
Garden Homes

Legend

SUBJECT PROPERTY

Future Land Use

Neighborhood Commercial

Neighborhood Residential

Transitional Residential



N



SUBJECT PROPERTY

Siena Court
Garden Homes

Legend

- SUBJECT PROPERTY
- DPZ 1
- DPZ 2
- SARA FLOODPLAIN
- SARA FLOODWAY
- Lower Glenrose Buffer
- Lower Glenrose Boundary

PHIL WILSON

HICKMAN

FREY

DAILEY

OAK PARK

THIRD

FREY

GREEN MEADOWS

OAK PARK

HERFF

HERFF

0 0.04 0.07 0.14 Miles



GENERAL NOTES

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.125 ACRES.
- THIS SUBDIVISION CONTAINS 5.481 TOTAL ACRES WITH 25 RESIDENTIAL LOTS FOR A GROSS DENSITY OF 4.56 LOTS PER ACRE.
- NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83(93), US SURVEY FEET.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490".
- ALL DISTANCES HEREON ARE SURFACE. THE GRID TO SURFACE CONVERSION FACTOR IS 1.00017 (1.00017*GRID=SURFACE).
- THE TOPOGRAPHIC INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- THE AREA OF OPEN SPACE IS 0.657 ACRES.
- THE SIENA COURT GARDEN HOMES SUBDIVISION IS LOCATED WITHIN THE CITY OF BOERNE CITY LIMITS.
- TOTAL ACREAGE OF RIGHT OF WAY IS 1.397 ACRES.

EASEMENT NOTES

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
- THE GRANTEE SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TX.

UTILITY EASEMENT

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER (DOMESTIC AND RECLAIM), GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES"). TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE CITY (AND/OR DISTRICT) SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY (AND/OR DISTRICT) WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S (AND/OR DISTRICT) USUAL AND CUSTOMARY PRACTICES.

PLAT NOTES

SETBACKS IN THE CITY LIMITS

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTOAGE REQUIREMENTS FOR THE LOT CATEGORY.

FENCE NOTES

GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

LANDSCAPE NOTE

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO, OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNED REPRESENTATIVE (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

SIDEWALK NOTE

FIVE-FOOT WIDE (OR LARGER WHERE REQUIRED) REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED IN THE SIDEWALK EASEMENT WHERE PROVIDED OR ADJACENT TO PROPERTY LINE WHERE NO SIDEWALK EASEMENT IS PROVIDED, OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

IMPACT FEE ASSESSMENT NOTE

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2023-18, SECTION 1.10(5).

TAX CERTIFICATE NOTE

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

HERITAGE TREE NOTE

THERE ARE 2 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

FLOODPLAIN NOTE

ACCORDING TO COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 16, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), NO PART THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN.

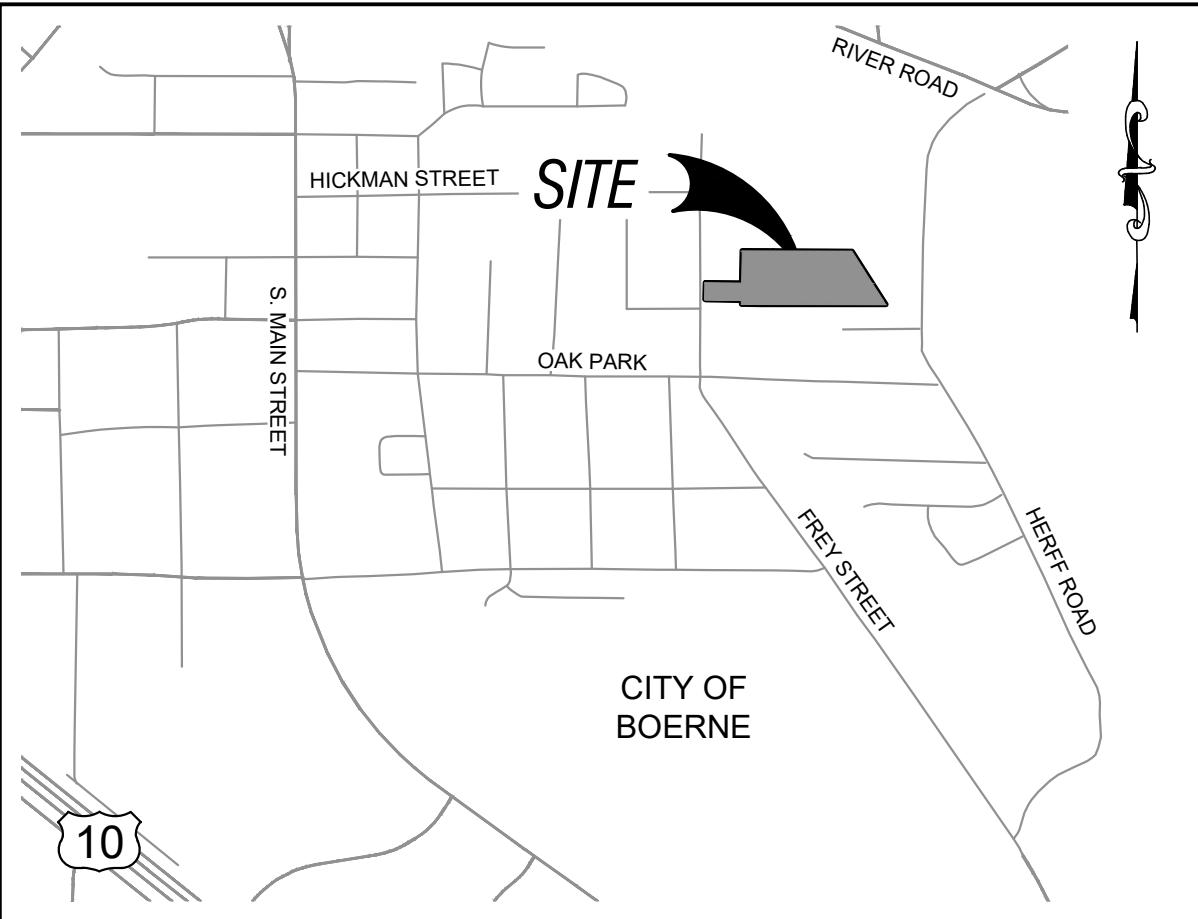
COMMON AREA MAINTENANCE NOTE

THE MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS, SHARED USE EASEMENTS, WATER QUALITY EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF BOERNE.

FINAL PLAT ESTABLISHING SIENA COURT GARDEN HOMES

A 5.468 ACRE TRACT OF LAND LYING IN THE J. SMALL SURVEY NUMBER 183, ABSTRACT NUMBER 441, KENDALL COUNTY, TEXAS, SAID 5.481 ACRE TRACT BEING A PORTION OF LOT 3 AND ALL OF LOT 4 OF THE FAIR VIEW ADDITION, A SUBDIVISION RECORDED IN VOLUME 37, PAGE 172, DEED RECORDS OF KENDALL COUNTY, TEXAS, ALSO BEING ALL OF THAT TRACT OF LAND DESCRIBED AS 5.48 ACRES OF LAND AS RECORDED IN VOLUME 653, PAGE 355, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

25 RESIDENTIAL LOTS / 3 OPEN SPACE LOTS 0.657 ACRES OF OPEN SPACE



LOCATION MAP
N.T.S.

STATE OF TEXAS \$
COUNTY OF KENDALL \$

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 202____ AT _____ M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____. TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 202____.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

THIS PLAT OF SIENA COURT GARDEN HOMES HAS BEEN SUBMITTED TO AND
CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE,
TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, _____.

BY:
CHAIRMAN

BY:
SECRETARY

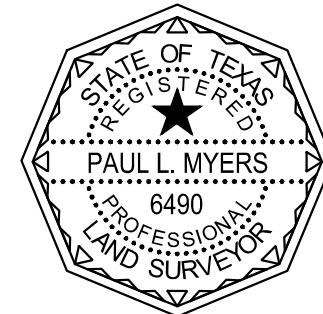
STATE OF TEXAS \$
COUNTY OF KENDALL \$

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

Boerne Utilities
10/21/2025 2:55:28 PM

No Comments.



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____.

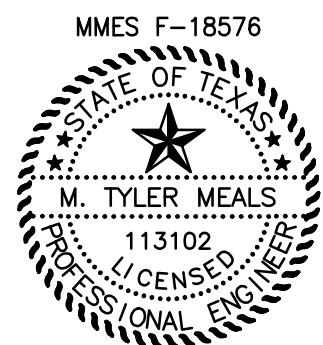
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

LAND SURVEYOR

STATE OF TEXAS \$
COUNTY OF KENDALL \$

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

M. TYLER MEALS
REGISTERED PROFESSIONAL ENGINEER NO. 113102



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

ENGINEER

STATE OF TEXAS \$
COUNTY OF KENDALL \$

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER OR DULY AUTHORIZED AGENT:
DAVE LUCIANI
SIENA COURT DEVELOPMENT, LLC
37535 IH-10 WEST, UNIT C
BOERNE, TX 78006

STATE OF TEXAS \$
COUNTY OF KENDALL \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN COSLIK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

REVIEWED BY CITY OF BOERNE
PLANNING DEPARTMENT
FL
Approved
10/27/2025

REVIEWED BY CITY OF BOERNE
DEVELOPMENT ENGINEERING
FL
Approved
10/27/2025
NO OBJECTION

REVIEWED BY CITY OF BOERNE
Engineering & Mobility
Approved
10/24/2025
No Comments

OWNER

SHEET 01 of 02



10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 931-1269
TBPE No. F-18576 | TBPLS No. 101942291

OCTOBER 2025 MMES JOB #18040

LEGEND	
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
○	SET MONUMENT
C1	CURVE NUMBER
L1	LINE NUMBER
ESM'T	EASEMENT
R.O.W.	RIGHT-OF-WAY
DRN.	DRAINAGE
P.R.K.C.	PLAT RECORDS OF KENDALL COUNTY, TEXAS
O.R.K.C.	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
—	RIGHT-OF-WAY LINE
—	PROPERTY LINE
—	LOT LINE
—	EASEMENT LINE
—	ADJOINING PROPERTY LINE
—	ADJOINING PROPERTY LOT LINE
○	HERITAGE LEGACY TREE
TAG #	

FINAL PLAT ESTABLISHING SIENA COURT GARDEN HOMES

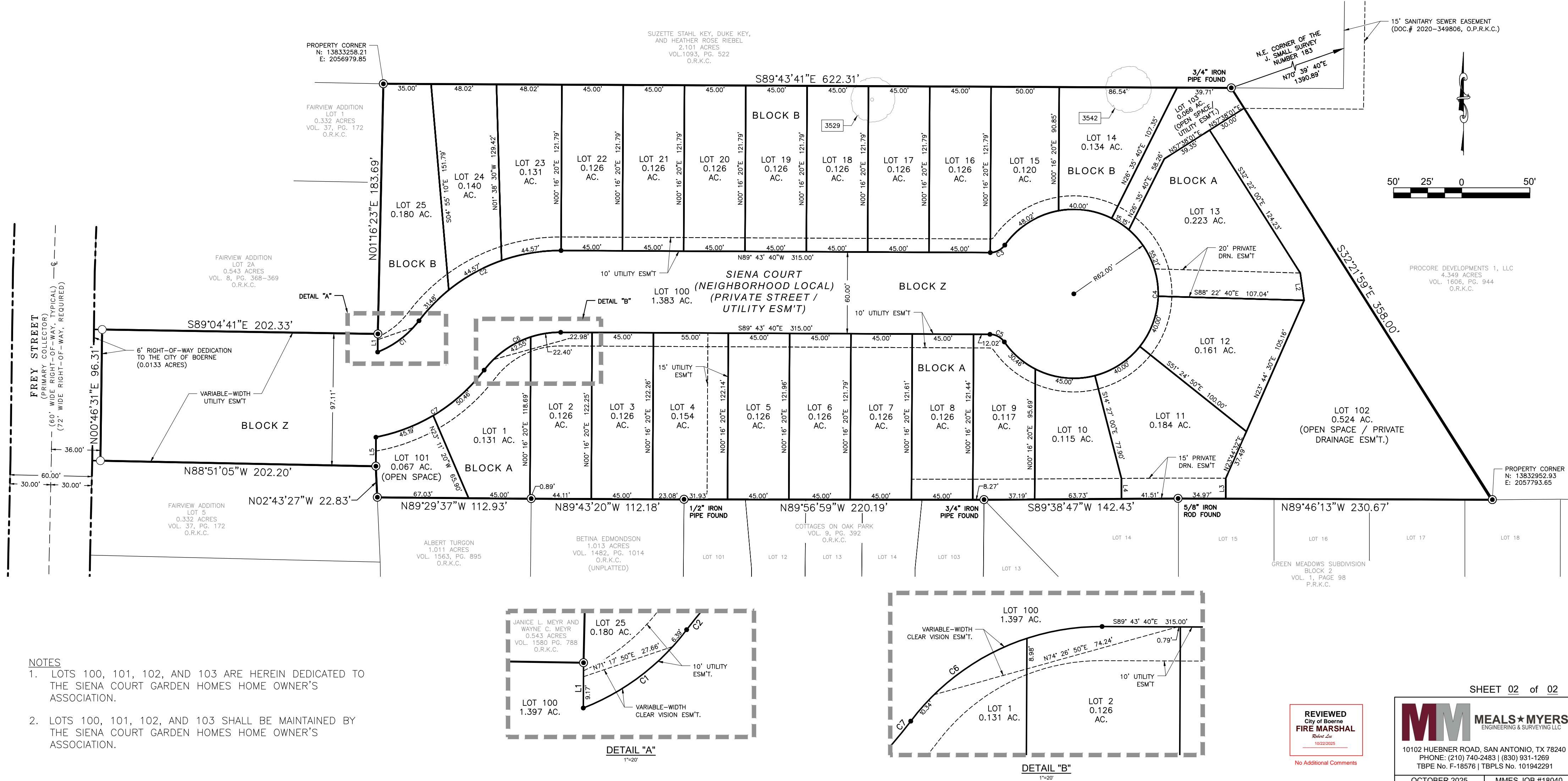
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CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	31°31'34"	38.52'	70.00'	S52°52'32"W	38.03'
C2	53°09'35"	120.62'	130.00'	S63°41'32"W	116.34'
C3	55°01'01"	12.48'	13.00'	S62°45'49"W	12.01'
C4	290°02'02"	313.85'	62.00'	N00°16'19"E	71.09'
C5	55°01'01"	12.48'	13.00'	S62°13'10"E	12.01'
C6	53°09'35"	64.95'	70.00'	N63°41'32"E	62.64'
C7	42°09'17"	95.65'	130.00'	N58°11'23"E	93.50'

TREE TABLE		
TAG NO.	TC (IN)	SPECIES
3529	89.5	POST OAK
3542	92.5	POST OAK
Z	100	1895.8

BLOCK TABLE		
BLOCK	LOTS	PERIMETER LENGTH (FT)
A	1-13, 101-103	2081.5
B	14-25	1461.5
Z	100	1895.8

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°16'19"E	13.28'
L2	N07°56'46"W	20.28'
L3	N00°13'44"E	15.00'
L4	S00°21'13"E	15.00'
L5	N00°16'19"E	21.29'



NOTES

- LOTS 100, 101, 102, AND 103 ARE HEREIN DEDICATED TO THE SIENA COURT GARDEN HOMES HOME OWNER'S ASSOCIATION.
- LOTS 100, 101, 102, AND 103 SHALL BE MAINTAINED BY THE SIENA COURT GARDEN HOMES HOME OWNER'S ASSOCIATION.

REVIEWED
City of Boerne
FIRE MARSHAL
Robert Lee
10/22/2025
No Additional Comments

MM MEALS★MYERS
ENGINEERING & SURVEYING LLC
10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 742-2483 | (830) 931-1269
TBPE No. F-18576 | TBPLS No. 101942291
OCTOBER 2025 | MMES JOB #18040

LEGEND	
◎	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
B.S.L.	BUILDING SETBACK LINE
C1	CURVE NUMBER
L1	LINE NUMBER
ESMT	EASEMENT
R.O.W.	RIGHT-OF-WAY
DRN.	DRAINAGE
P.R.K.C.	PLAT RECORDS OF KENDALL COUNTY, TEXAS
O.R.K.C.	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
—	RIGHT-OF-WAY LINE
—	PROPERTY LINE
—	LOT LINE
—	EASEMENT LINE
—	BUILDING SETBACK LINE
—	ADJOINING PROPERTY LINE
—	ADJOINING PROPERTY LOT LINE
—	EXISTING 1' CONTOUR LINE
—	EXISTING 5' CONTOUR LINE
—	HERITAGE LEGACY TREE

PRELIMINARY PLAT ESTABLISHING

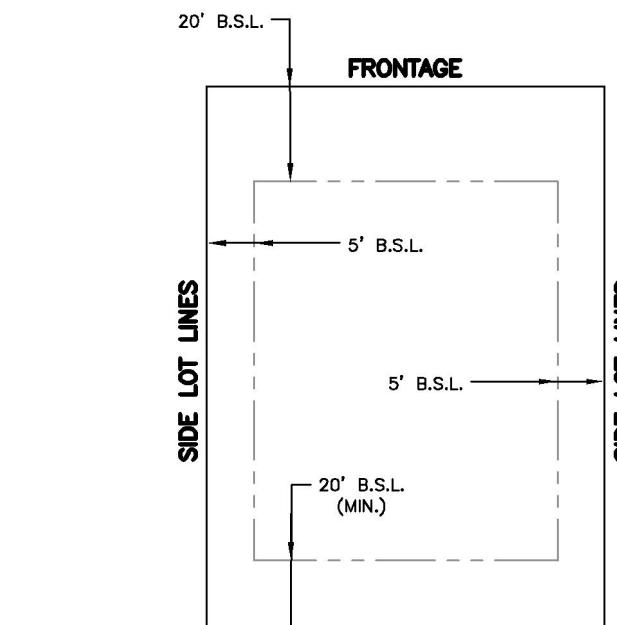
SIENA COURT

GARDEN HOMES

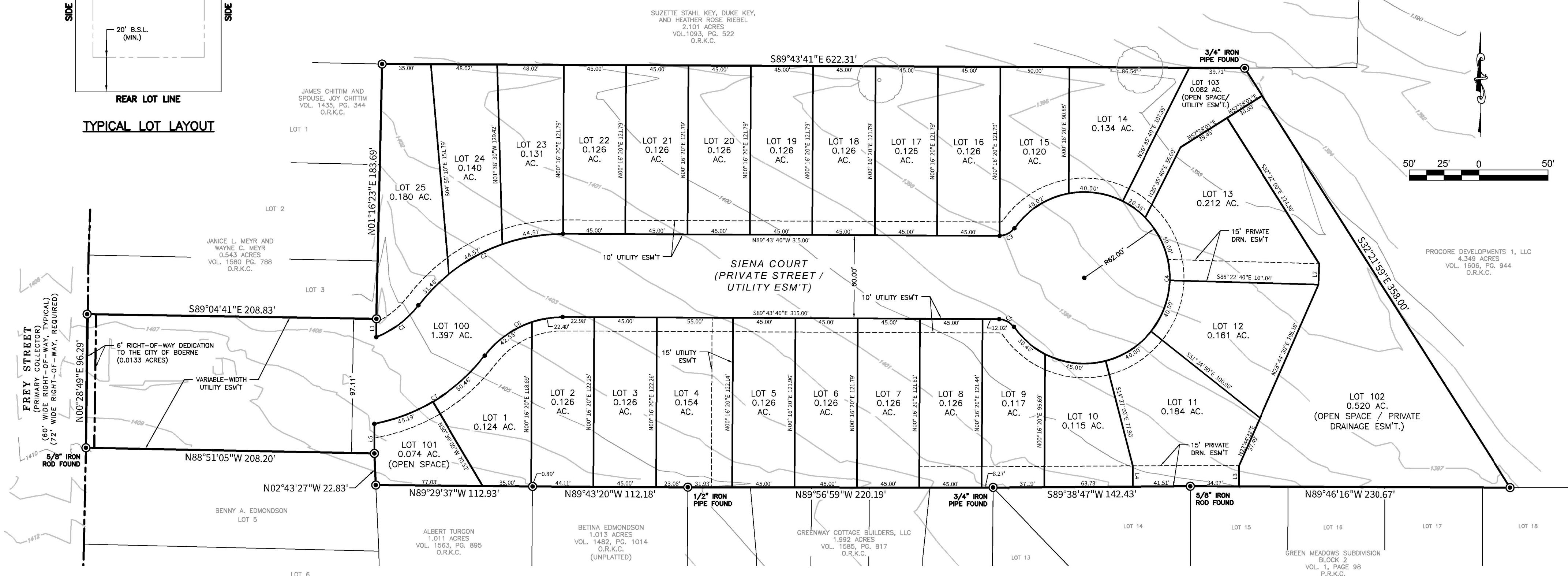
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L3	N00°13'44"E	15.00'
L4	S00°21'13"E	15.00'
L5	N00°16'19"E	21.29'



TYPICAL LOT LAYOUT



NOTES

- LOTS 100 – 103 ARE HEREIN DEDICATED TO THE SIENA COURT GARDEN HOMES HOME OWNER'S ASSOCIATION.
- LOTS 100 – 103 SHALL BE MAINTAINED BY THE SIENA COURT GARDEN HOMES HOME OWNER'S ASSOCIATION.

SHEET 02 of 02

JL Northern Ventures, LLC

December 23, 2025

Planning and Zoning Commission
City of Boerne
447 N. Main Street
Boerne, TX 78006

RE: Siena Court Garden Homes – Project Update

To Whom it May Concern:

Please consider this letter in response to the disapproval of the final plat for the Siena Court subdivision by the Planning and Zoning Commission (P&Z) on November 3, 2025. We wanted to take this opportunity to both respond to the disapproval and to provide an overall project update.

P&Z disapproved the final plat for the Siena Court subdivision due to the following deficiency:

Non-conformity with City of Boerne's Comprehensive Plan. Performance standards fail to achieve envisioned character of the area. (Boerne Master Plan, page 87).

While we understand the concerns regarding the prolonged project timeline and the concerns expressed by the surrounding citizens, we find the cited deficiency to be overly vague and do not believe it applies to this development. The proposed subdivision layout (i.e., lot size, lot layout, open space, etc.) conform with the current Zoning District "R-2M", therefore we cannot see how it fails to meet "performance standards". Further, we question how a development can be judged to fail to meet "performance standards" before it has been completed.

That being said, we do acknowledge the complex history of this development, and would like to provide the following updates and action items that our team is undertaking:

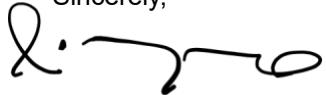
- The original ownership group with multiple individuals has been dissolved, and now the sole owner of the development is me, Jesse Moreno, under a new entity, JL Northern Ventures, LLC. I will represent the project from this point forward.
- We've been communicating with some of the neighboring property owners who have expressed concern about this development. We've heard about many of their concerns, have provided them with a project update, and have provided them with some of the action items we intend to take (mentioned herein). We will continue to be in communication with those neighbors.
- We've engaged a structural engineer to assess the partially constructed perimeter stone walls and on-site retaining walls. Once we have their recommendations, we will develop a repair/replacement plan and properly permit the work.
- We've reviewed the drainage concerns for the inlet intercepting the stormwater runoff leaving The Cottages on Oak Park detention facility and have revised the construction drawings to better direct runoff into the inlet.
- We've reviewed the current pavement condition of the private street and see that some repairs are necessary. Once the final plat is approved and Construction Release Permit (CRP) has been issued, we'll coordinate with the City of Boerne Engineering and Mobility department on the extents of the repairs.
- We have met with City of Boerne Utility Department to review the status of the underground utilities that have been constructed and are working with them to determine the extents of what they need to review to consider the project "Substantially Complete" and ultimately have the utilities accepted by the City of Boerne.

JL Northern Ventures, LLC

Based on the information provided above, we ask that P&Z reconsider approval of this final plat.

We look forward to continuing working with you on this project, and please feel free to call with any questions.

Sincerely,



Jesse Moreno | Owner
JL Northern Ventures LLC