



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	February 2, 2026
<b>Requested Action</b>	Consider approval for Buc-ee's #41A Major Subdivision Plat, containing a portion of the "IH-10 Surplus North" tract, generally located at 33365 Interstate 10 W, Boerne, Texas, 78006.
<b>Contact Person</b>	Francesca "Franci" Linder, AICP - Assistant Planning Director (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. Robert Lewis, P.E. of Kimley-Horn 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. City Council approved an amendment to the 380 Economic Development Agreement on January 27, 2026.</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 Minor Master Development Plan was administratively approved on December 4, 2025.</p> <p>The property is zoned C-3 (Community Commercial). The zoning was ratified following Planning and Zoning Commission recommendation for approval on December 1, 2025, and City Council approval after public hearings on January 13, 2026 (first reading) and January 27, 2026 (second reading).</p> <p>The plat was re-submitted on January 22, 2026. Per UDC Sec. 2-6.A. 8.h. fifteen day review period expires on February 6, 2026.</p>

	<p><b>REQUEST:</b></p> <ol style="list-style-type: none"> <li>1. The request is to consider approval of a proposed plat that contains 2 commercial lots across 3.976 acres of land. This represents an average density of 1.988 acres per lot.</li> <li>2. The plat contains 1.19 acres of drainage and 0.3835 acres of utility easement.</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 a primary collector on the City's Thoroughfare Plan and in the Development Agreement.</li> <li>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.</li> </ol> <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 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 plat is consistent with the terms of the original and 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 larger lot (Lot 4) is 2.982 acres and represents the core of the proposed development. Lot 5 in the southeastern corner is the smaller lot (0.997 acres) and mostly consists of a drainage easement.</li> <li>• There are 9 Heritage Legacy trees identified on the plat.</li> </ul> <p><u><i>TIA, Utilities, Drainage and Floodplain:</i></u></p>
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- 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 1.19 acres of drainage easements total, with 0.4194 acres within Lot 4 and 0.7715 acres within Lot 5.
- There is no Floodplain or Drainage Protection Zones on the subject property.
- 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 were approved by the City on January 21, 2026.

**FINDINGS:**

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

- The plat is consistent with the Comprehensive Master Plan.
- The plat is consistent with the Development Agreement Development Agreement and Amendment.
- The plat has been reviewed by all pertinent departments and is consistent with the applicable subdivision regulations.

**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

1. The recorded plat shall substantially conform to the plat date stamped January 22, 2026.
2. The 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 plat subject to the stipulation recommended by staff.

	<p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the proposed 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 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>	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Future Land Use Map</p> <p>Attachment 3 – Zoning Map</p> <p>Attachment 4 – Environmental Constraints Map</p> <p>Attachment 5 – Proposed Buc-ee's #41A Major Subdivision Plat</p>