

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, October 6, 2025 – 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. [2025-500](#) CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 8, 2025.

Attachments: [Minutes.25.0908 P&Z](#)

5. REGULAR AGENDA:

- A. [2025-501](#) HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A SPECIAL USE PERMIT (SUP) FOR AN ACCESSORY DRIVE-THRU LOCATED AT 31500 INTERSTATE 10 (SCOOTER’S COFFEE).
- Attachments:** [AIS Special Use Permit - Scooter's Coffee - 31500 Interstate 10](#)
 [Attachment 1 - Aerial Map](#)
 [Attachment 2 - Future Land Use Map](#)
 [Attachment 3 - Zoning Map](#)
 [Attachment 4 - Environmental Constraints](#)
 [Attachment 5 - Project Narrative & Exhibits](#)
 [Attachment 6 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)
- B. [2025-502](#) CONSIDER A VARIANCE REQUEST TO CHAPTER 2.12.2, DRIVEWAY THROAT LENGTH, OF THE ENGINEERING DESIGN MANUAL.(902 River Road, Lot PT-3, Block 7)
- Attachments:** [AIS - 902 River Road 4 Variances](#)
 [Attachment 1 - Aerial View Map](#)
 [Attachment 2 - Future Land Use Map](#)
 [Attachment 3 - Zoning Map](#)
 [Attachment 4 - Environmental Constraints Map](#)
 [Attachment 5 - Site Plan](#)
 [Attachment 6 - Variance Application](#)
- C. [2025-503](#) CONSIDER A VARIANCE REQUEST TO CHAPTER 5.2 (B)(2)(C), ACCESS AND ON-SITE CIRCULATION, OF THE UNIFIED DEVELOPMENT CODE. (902 River Road, Lot PT-3, Block 7)
- Attachments:** [AIS - 902 River Road 4 Variances](#)
 [Attachment 1 - Aerial View Map](#)
 [Attachment 2 - Future Land Use Map](#)
 [Attachment 3 - Zoning Map](#)
 [Attachment 4 - Environmental Constraints Map](#)
 [Attachment 5 - Site Plan](#)
 [Attachment 6 - Variance Application](#)

- D. [2025-504](#) CONSIDER A VARIANCE REQUEST TO CHAPTER 5.6(B)(3)(B),
ON-SITE PARKING FOR NONRESIDENTIAL PROPERTIES, OF THE
UNIFIED DEVELOPMENT CODE.(902 River Road, Lot PT-3, Block
7)

Attachments: [AIS - 902 River Road 4 Variances](#)
[Attachment 1 - Aerial View Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constraints Map](#)
[Attachment 5 - Site Plan](#)
[Attachment 6 - Variance Application](#)

- E. [2025-505](#) CONSIDER A VARIANCE REQUEST TO CHAPTER 7.5(A)(2),
ROADWAY ACCESS DESIGN STANDARDS, OF THE UNIFIED
DEVELOPMENT CODE.(902 River Road, Lot PT-3, Block 7)

Attachments: [AIS - 902 River Road 4 Variances](#)
[Attachment 1 - Aerial View Map](#)
[Attachment 2 - Future Land Use Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Environmental Constraints Map](#)
[Attachment 5 - Site Plan](#)
[Attachment 6 - Variance Application](#)

6. DISCUSSION ITEMS:

- A. [2025-511](#) PRESENTATION OF PROPOSED UPDATES TO THE UNIFIED
DEVELOPMENT CODE.
- B. [2025-532](#) DARK SKY PRESENTATION

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

8. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 30 day of
September, 2025 at 5:00 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, September 8, 2025 – 6:00 p.m.

Present **7 -** Chairman Tim Bannwolf, Vice Chair Lucas Hiler, Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Cody Keller, Commissioner Bill Bird, and Commissioner Carlos Vecino

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the meeting to order at 6:00 p.m.

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

2. CONFLICTS OF INTEREST

Commissioner Keller declared a conflict of interest on agenda item 5A and stated that he would recuse himself from both the discussion and vote. He further noted, for transparency, that he is a member of the congregation associated with the property to be discussed under item 5C. However, he clarified that he is not required to recuse himself on that item as advised by the City Attorney.

Commissioner Hiler also stated that he is a member of the same congregation related to agenda item 5C.

3. PUBLIC COMMENTS:

Chairman Bannwolf received a consensus from the Commission to move to agenda 5A to receive a presentation from the Planning Director before hearing public comments.

- A. HOLD A PUBLIC HEARING AND 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.

Commissioner Keller stepped away from the dais.

Chairman Bannwolf called on Planning Director Nathan Crane to present details of the agenda item. Director Crane displayed a map of the property under consideration and provided background information, including the zoning history of the location. He emphasized that the agenda item pertained solely to the 5.155-acre tract zoning designation.

City Attorney Mick McKamie clarified that the item was administrative in nature, noting that staff's evaluation was consistent with the prior B-2 district rules and that the purpose of the action was to correct the zoning map.

Discussion followed regarding clarification of applicable law and issues that arose between the July 7th Planning and Zoning meeting and the present. Additional discussion focused on the proposed use of the 5.155-acre tract for parking, drainage and water retention.

Chairman Bannwolf opened the Public Comments at 6:14 p.m.

Amelia Andrews, 108 Kingston expressed concerns with the Buc-ee's development.

Linda Plevak, 319 Deer Creek expressed concerns with the Buc-ee's development.

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

development.

Kelly Kuhl, 635 Menger Springs expressed concerns with the Buc-ee's development.

Tanji Patton, 634 Menger Springs expressed concerns with the Buc-ee's development.

Kristy Ackerman, 623 Menger Springs expressed concerns with the Buc-ee's development.

Alex Rudd, 68 La Cancion expressed concerns with the Buc-ee's development.

Brian Russell, 157 Bitter Springs expressed concerns with the Buc-ee's development.

Lance Kyle, 26 Cascade Caverns Road expressed concerns with the Buc-ee's development.

John McNamara, 17827 Handies Peak, spoke regarding the Buc-ee's development.

Eric Munoz, 137 Hampton Cove expressed concerns with the Buc-ee's development.

Josh Andrews, 108 Kingston Court expressed concerns with the Buc-ee's development.

Sherry Leighton, 129 Kitty Kat Lane expressed concerns with the Buc-ee's development.

Kristy Ackerman, 623 Menger Springs expressed concerns with the Buc-ee's development.

Chairman Bannwolf closed the Public Comments at 6:56 p.m.

Chairman Bannwolf opened the Public Hearing at 6:57 p.m.

Dana Mathes, 164 Creek Springs questioned the number of parcels included in the 5.155 acres and if there was a letter from TxDOT regarding the zoning.

Linda Plevak, 319 Deer Creek stated she does not want Buc-ee's at this location.

John McNamara, 17827 Handies Creek clarified that agenda item is not a rezoning for Buc-ee's. The location on the highway is commercial. Director Crane explained the process for determining zoning.

Alex Rudd, 68 La Cancion spoke regarding impervious cover and potential run-off during rain events causing groundwater contamination.

Amelia Andrews, 108 Kingston clarified that when Buc-ee's purchased the property it was zoned B-2. Any commercial use would be allowed in a C-3 zone.

Tanji Patton, 634 Menger Springs noted that the city would give Buc-ee's sales tax revenue when the property was going to be pad sites.

John Waldron, 200 Madrone Trail stated that this item is purely procedural but not procedurally correct.

Chairman Bannwolf closed the Public Hearing at 7:06 p.m.

Chairman Bannwolf asked if there were any questions or comments from the Commissioners. Discussion followed covering several topics, including: zoning remaining with the property; the final traffic study; vesting; Chapter 2.45 of the Development Agreement; permitted uses within the C-3 zoning district; the Buc-ee's site and parking lot being designed for a 100-year rain event; dark sky compliance; ensuring fair treatment of the applicant; signage; the absence of a legal document outlining Buc-ee's commitments; clarification that the City, not Buc-ee's, is the applicant for the request; the City Council's role in making the final decision; the allowance of a gas station as a proper use under the zoning designation, which is why a public hearing was not required; and the concept of down zoning.

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER FRIAR, TO TABLE THE REQUEST FOR 90 DAYS 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.

VICE CHAIR HILER WITHDREW HIS MOTION FOR FURTHER DISCUSSION. COMMISSIONER FRIAR WITHDREW THE SECOND.

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER FRIAR, TO TABLE THE REQUEST FOR 60 DAYS 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. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Abstain: 1 - Commissioner Keller

Commissioner Keller returned to the dais.

Commissioner Cates asked for a short pause in the meeting.

Chairman Bannwolf convened the Commissioners to a recess at 8:10 p.m.

Chairman Bannwolf reconvened the Commissioners into Open Session at 8:20 p.m.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COMMISSIONER FRIAR, SECONDED BY COMMISSIONER BIRD TO APPROVED THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 7- Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

A. CONSIDER THE APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2025.

THE MINUTES WERE APPROVED.

5. REGULAR AGENDA:

B. HOLD A PUBLIC HEARING AND CONSIDER A PROPOSED PLANNED UNIT DEVELOPMENT (PUD) FOR A 6.46 ACRE TRACT OF LAND, LOCATED AT 727A JOHNS ROAD.

Chairman Bannwolf called on Tyler Holyoak to present the request for a Planned Unit Development (PUD).

Ms. Holyoak displayed a map of the property under consideration and provided background information. She noted that the item had previously been discussed by the Planning and Zoning Commission on April 7, 2025, and again as a rezoning request at the June 2, 2025 meeting. At that time, the request was for a 30-duplex subdivision, but it was withdrawn during the meeting.

The applicant has now submitted a new proposal for a PUD. Ms. Holyoak explained that a PUD allows consideration of unique factors while still providing for a cohesive design of the property, with specific deviations from code standards highlighted on the screen. A conceptual rendering of the project was also displayed.

Discussion followed regarding drainage, emergency access, landscaping, and roadway easements. Applicant representative Daniel Wetzel, 101 Woods of Boerne, stated that the HOA for Villas at Hampton Place would not permit the proposed emergency access. Jeff Carroll, Engineering and Mobility Director, clarified how emergency access is handled in other locations around Boerne

and displayed a map indicating a potential emergency access location. Additional discussion followed on the possibility of a deed restriction and the proposal to file a five-foot non-access easement along the south property line.

Chairman Bannwolf opened the Public Hearing at 8:51 p.m.

Kirk Riggs, 537 Johns Road, expressed concern about additional traffic.

Ramiro Guerrero, Director of Operations for BISD, stated that the district has not had discussions regarding the PUD and expressed concerns for health and safety related to the school.

Daniel Wetzel responded that they had met with BISD in 2024. Mr. Guerrero stated he had not met with anyone but was willing to do so. Mr. Wetzel added that he had met with Mark Stahl in October of last year.

Karen Graves, 112 Hampton Way, speaking on behalf of her subdivision, stated she supported the non-access easement but felt there were still many unanswered questions.

Eric Munoz, 137 Hampton Cove, stated there was still no resolution or clear commitment.

Brenda Alexander, 226 Hampton Run, HOA Board member, expressed concern about ensuring an access point is available at all times.

Chairman Bannwolf closed the Public Hearing at 9:11 p.m.

He then asked for comments or discussion from the Commissioners. Discussion ensued regarding emergency access, obtaining a commitment from BISD, the requirement for annexation prior to zoning, and clarification on the number of lots proposed in the development.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER BIRD, TO APPROVE A PROPOSED PLANNED UNIT DEVELOPMENT (PUD) FOR A 6.46 ACRE TRACT OF LAND, LOCATED AT 727A JOHNS ROAD. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 7 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

C. CONSIDER A REQUEST FOR A VARIANCE TO CHAPTER 2.11.10(A), LEFT TURN LANES, OF THE ENGINEERING DESIGN MANUAL FOR A PROPERTY LOCATED AT 109 AMMANN ROAD (KCAD 310823 AND 11864).

Chairman Bannwolf called on Jeff Carroll, Engineering and Mobility Director, to present the request for a turn lane on Ammann Road. Mr. Carroll displayed a map of the location and explained that the property lies outside the city limits but within the city's ETJ. He noted that the speed limit along this rural roadway is 45 mph and that there are no curbs or sidewalks. A Traffic Impact Analysis (TIA) conducted in February indicated approximately 1,800 vehicles on a Sunday. The proposed use of the property is for a 54,000 square foot church. Based on the TIA, peak hour projections showed 256 vehicles making a right turn into the site and 13 vehicles making a left turn.

Rob Killen, attorney with the law firm of Killen Griffin and Fairmont in San Antonio, addressed the Commission, noting that the traffic concern occurs only on Sunday mornings between 9:00 a.m. and 11:00 a.m. He explained that the church is currently operating at a temporary location on Herff Road, with Ammann Road intended to serve as its permanent home. Mr. Killen also addressed a letter from Kendall County expressing disagreement with the engineer's findings, stating that the church plans to use Sheriff's Deputies to help control traffic.

Matthew Matney, engineer for the development, clarified the traffic study findings, noting that installing a turn lane could result in a heavier impact on nearby residents. Pastor Jared Patrick asked the Commission to consider the stewardship of the church's financial resources. Jonathan Collins, an Elder of the church, stated that the church has not received any complaints nor

experienced any vehicle accidents at its current location.

Discussion ensued regarding the need to address traffic in the area beyond Sunday mornings, safety concerns for both the congregation and nearby residents, and whether it was fair to require the church to make a significant infrastructure investment for use only one day per week. Commissioners also discussed potential alternatives and mechanisms to require an updated Traffic Impact Analysis in the future.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY VICE CHAIR HILER, APPROVE A REQUEST FOR A VARIANCE TO CHAPTER 2.11.10(A), LEFT TURN LANES, OF THE ENGINEERING DESIGN MANUAL FOR A PROPERTY LOCATED AT 109 AMMANN ROAD (KCAD 310823 AND 11864). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, and Commissioner Keller

Nay: 3 - Commissioner Friar, Commissioner Bird, and Commissioner Vecino

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

Chairman Bannwolf asked for updates for a future Planning and Zoning Commission meeting from the 89th legislative session pertaining to municipalities. He also acknowledged Tyler Holyoak resigning from the city and moving out of state. He acknowledged City Attorney Mick McKamie on receiving the 2025 Amicus Award by the International Municipal Lawyers Association. He is one of the 55 recipients nationwide who received the award.

A. Texas APA Conference October 21st and 22nd in Bryan/College Station.

Director Crane reminded the Commissioners of the Texas Chapter of the American Planning Association conference on October 21st and 22nd in Bryan-College Station. If you are interested in attending, please let us know as

soon as possible so we can get you registered.

B. Agenda posting deadline update.

Director Crane stated that effective September 1, 2025 state law requirements for public meeting agenda posting is now three business days instead of 72 hours. The three business days does not include day of posting and day of meeting and excludes holidays.

7. ADJOURNMENT

Chairman Bannwolf adjourned the meeting at 10:19 p.m.

Approved:

Chairman

Attest:

Planning Director



AGENDA ITEM SUMMARY

Agenda Date	October 6, 2025
Requested Action	Hold a public hearing and consider a request for a special use permit (SUP) for an accessory drive-thru located at 31500 Interstate 10 (Scooter's Coffee).
Contact Person	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov
Background Information	BACKGROUND: The property is an undeveloped 0.721-acre tract located at 31500 Interstate 10 (BDSP - Scenic Loop Rd Lot 1). It is owned by Brazos de Santos Partners LTD, and the applicant is Andrew Davis for Texas Coffee Holdings. The property is designated Auto-Oriented Commercial on the Future Land Use Map. The property is located within the city limits, zoned C3 – Community Commercial and falls within the Scenic Interstate Corridor Overlay District. The Scenic Interstate Corridor Overlay District, as detailed in UDC Chapter 3, Section 3.17, establishes additional design and development standards to minimize the visual and environmental impacts of auto-oriented development on the natural landscape Accessory drive-thrus are permitted in the C3 Zoning District subject to review and approval of a Special Use Permit (SUP) (UDC Sec. 3.7). A Boerne Neighborhood Discussion (BND) was held on August 19, 2025, to gather input for the proposed Scooter's Coffee drive-thru SUP at 31500 IH-10 . No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts. REQUEST: 1. The applicant, Texas Coffee Holdings, LLC (Scooter's Coffee), requests a Special Use Permit (SUP) to allow a 668-square-foot

	Scooter's Coffee with a drive-thru at 31500 IH-10, zoned C3–Community Commercial within the Scenic Interstate Corridor Overlay District. 2. The proposed drive-thru is designed to accommodate up to 14 vehicles in the queue and provides an escape lane. 3. The site plan identifies five on-site spaces, including one ADA stall, with an additional ten shared spaces available, for a total of fifteen. A bicycle rack is also proposed, providing accommodation for alternative transportation. 4. The hours of operation are 5:30 AM to 8:00 PM, seven days a week. ANALYSIS: The Planning and Zoning Commission must determine whether the proposed use meets the requirements of Section 2.5.D.4 of the UDC prior to making a recommendation on the Special Use Permit. The applicant bears the responsibility of demonstrating compliance. Below is a summary of staff analysis: <u><i>Compatibility and Consistency with Comprehensive Master Plan</i></u> • The subject property is designated Auto-Oriented Commercial on the Land Use Map of the Comprehensive Master Plan. The Auto-Oriented Commercial category is intended for high-traffic corridor uses such as restaurants and supports businesses that primarily serve the automobile while requiring enhanced landscaping, buffering, signage, and pedestrian accessibility. The proposed Scooter's Coffee drive-thru is compatible with this vision. • The site is a vacant pad within a commercial subdivision along IH-10. While it has been used informally for overflow parking by adjacent businesses, it is not developed or permitted for that purpose. Its planned use as a drive-thru coffee shop is consistent with the areas intended retail and service-based development pattern. <u><i>Compatibility with Zoning District, and UDC</i></u> • The site is located between Valero, NAPA Auto Parts, and Bill Miller Bar-B-Q near the intersection of IH-10 and Scenic Loop Road. Bill Miller already operates an accessory drive- thru at this location, and the proposed Scooter's Coffee drive-thru use is consistent with the surrounding commercial tenants in terms of
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	scale, intensity, and hours of operation. The proposed use is consistent with C3 zoning when approved with an SUP (UDC 3-7.B.2). • The proposed site design complies with Scenic Interstate Corridor Overlay requirements (UDC Sec. 3.17), which include enhanced landscaping and buffering, such as the required 30-foot landscape buffer along IH-10, restrictions on signage type and scale, and compliance with dark-sky lighting standards. <u><i>Evaluation of Design, Configuration, and Operation</i></u> • The project proposes a 668-square-foot building designed as a drive-thru coffee shop with no indoor seating. • The drive-thru is designed for a 14-car queue stack with a bypass lane. Average service time is estimated at two minutes per vehicle, based on comparable store performance as provided by the applicant. • A walk-up service window with ADA-accessible pedestrian connection is included, linking to the public sidewalk within the IH-10 right-of-way access road. • Dumpster facilities will be fully screened and landscaping meets overlay requirements. • Hours of operation are 5:30 AM to 8:00 PM, seven days a week. • Noise, lighting, and activity levels are consistent with adjacent commercial uses, and staff may assist with queue management during peak periods. <u><i>Access, Circulation, and Parking</i></u> • Access to the site is provided via Interstate 10 W frontage road. The site will utilize one entry and two exit driveways, with cross-access provided through existing commercial drives serving the subdivision. No new curb cuts are required. • Per UDC Section 5.6.G.1, restaurant uses require one bicycle space for every 20 vehicle parking spaces. Based on seven required vehicle spaces, one bicycle space is required. The site plan provides two bicycle spaces, exceeding the minimum requirement. • A Peak Hour Traffic (PHT) Generation Worksheet was submitted, showing 57 PM peak-hour trips, which does not exceed the threshold requiring a Traffic Impact Analysis (TIA). • Per UDC Section 5.6.B.6, restaurant uses require one parking space per 100 square feet of gross floor area. For the proposed
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	664-square-foot building, seven spaces are required. The site plan provides five on-site spaces, including one ADA-compliant stall, with the remaining two spaces satisfied through a shared parking agreement with Bill Miller’s. A bicycle rack is also included, providing accommodations for alternative transportation. <u>Environmental Considerations</u> • The subject property lies within the Lower Glenrose Buffer, which typically requires submission of a Geological Assessment Report to identify potential aquifer recharge features. In this case, the requirement has been waived because the site has already been graded, and no significant natural features remain. • The property is also located within Development Protection Zone 2 (DPZ 2). DPZ areas highlight environmentally sensitive lands where additional review is recommended to minimize aquifer recharge and stormwater impacts. The proposed mitigation measures—including a bioretention/LID feature, xeriscape/native landscaping, and the 30-foot IH-10 buffer—are consistent with the intent of DPZ guidance. • The site plan incorporates a bioretention/low impact development (LID) feature for stormwater quality management in accordance with UDC Ch. 8; final compliance will be verified at the site development permit stage. • Landscaping incorporates xeriscape/native plantings and meets the 30-foot buffer requirement along IH-10, consistent with nonresidential landscaping standards and the Scenic Interstate Corridor Overlay District. • The applicant submitted a photometric plan demonstrating dark-sky compliant lighting in accordance with UDC Appendix D. <u>Utilities</u> • The site includes existing utility connections, and the proposed use will not significantly increase water or sewer demand. There is existing capacity to serve the proposed use. FINDINGS: • The proposed SUP is consistent with the Comprehensive Master Plan. • The proposed SUP is compatible with existing uses and the future land use plan. • The proposed SUP is consistent with the approval criteria listed Section 2.5.D of the UDC.
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	RECOMMENDATION: The Planning and Zoning Commission should hold a public hearing and determine if the request meets the requirements of UDC Section 2-5.D Special Use Permits. If the Commission chooses to recommend approval, staff recommends the inclusion of the following conditions: 1. Final design and installation of the proposed bioretention/low impact development (LID) feature shall be subject to staff approval to ensure compliance with UDC Chapter 8 Environmental Design requirements. 2. Final design and installation of escape lane shall be subject to staff approval to ensure compliance with UDC access and circulation standards. 3. The proposed use shall conform to the narrative and site plan date stamped September 24, 2025. 4. In accordance with UDC Sec, 2-5.D.8.a.iii, the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued. MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Commission’s decision. I move that the Planning and Zoning Commission recommend APPROVAL of the request for a Special Use Permit to allow a 668-square-foot Scooter’s Coffee with a drive-thru at 31500 IH-10, zoned C3–Community Commercial within the Scenic Interstate Corridor Overlay District subject to the four stipulations recommended by staff. OR I move that the Planning and Zoning Commission recommend DENIAL a Special Use Permit based on the following findings: (The Commission will need to state the reasons for denial, referencing the criteria in Section 2-5.D of the UDC.)
Strategic Alignment	
Financial Considerations	N/A

Citizen Input/Board Review	A BND meeting for this request was held on August 19, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project. No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts. Notice of the Planning & Zoning Commission public hearing was published in the Boerne Star on September 21, 2025. Letters were sent to 15 property owners within 500 feet, and a public notice was posted on the property on September 24, 2025. No responses were received.
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 request. 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 – Zoning Map Attachment 4 – Environmental Constraints Attachment 5 – Project Narrative& Exhibits Attachment 6 – UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria



SUBJECT PROPERTY
31500 IH10

Legend

 Parcels



CASCADE CAVERNS



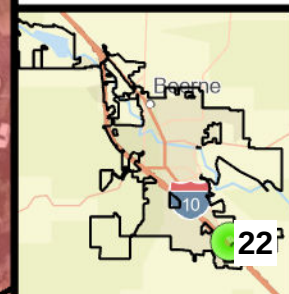
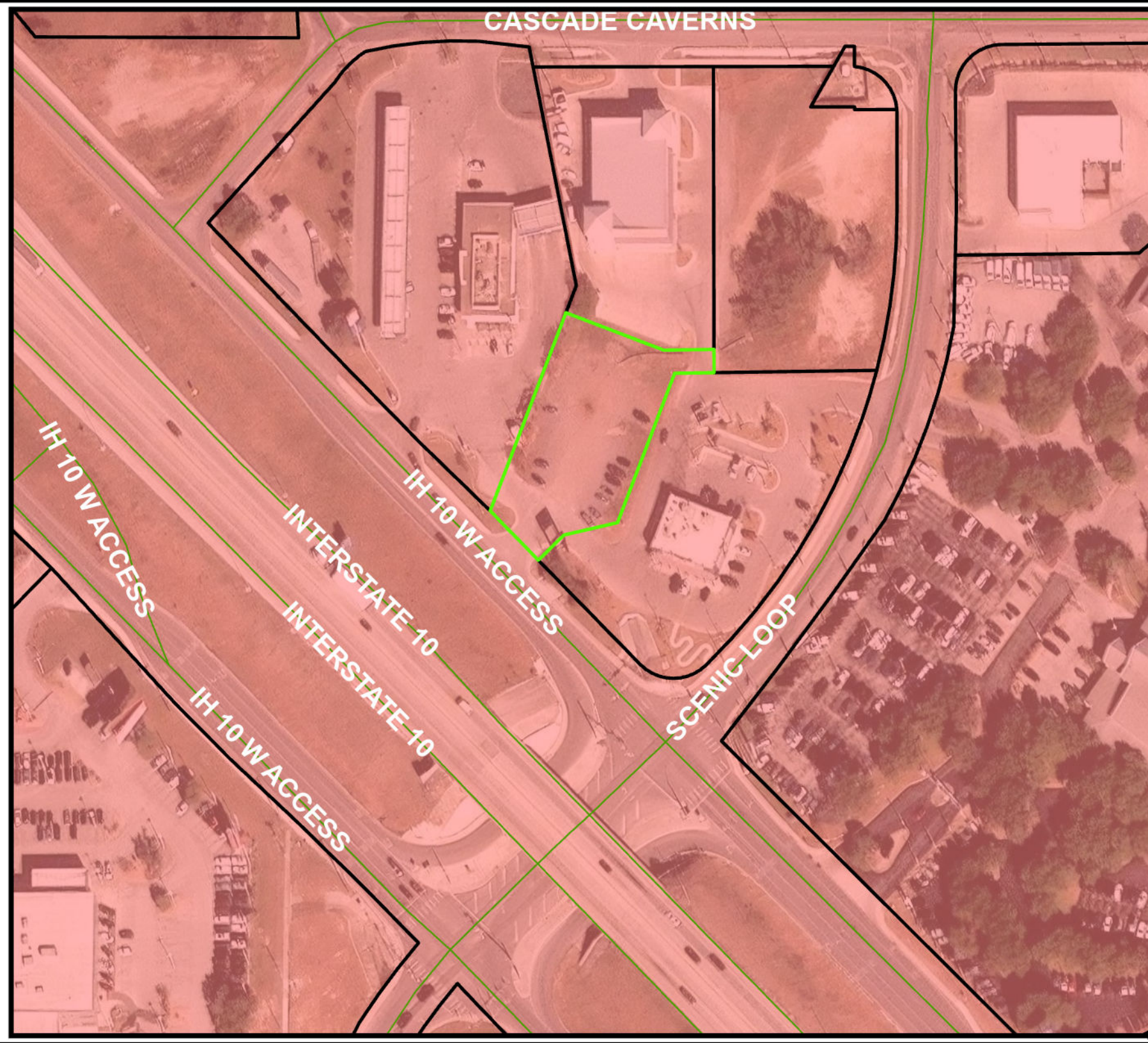
SUBJECT PROPERTY
31500 IH10

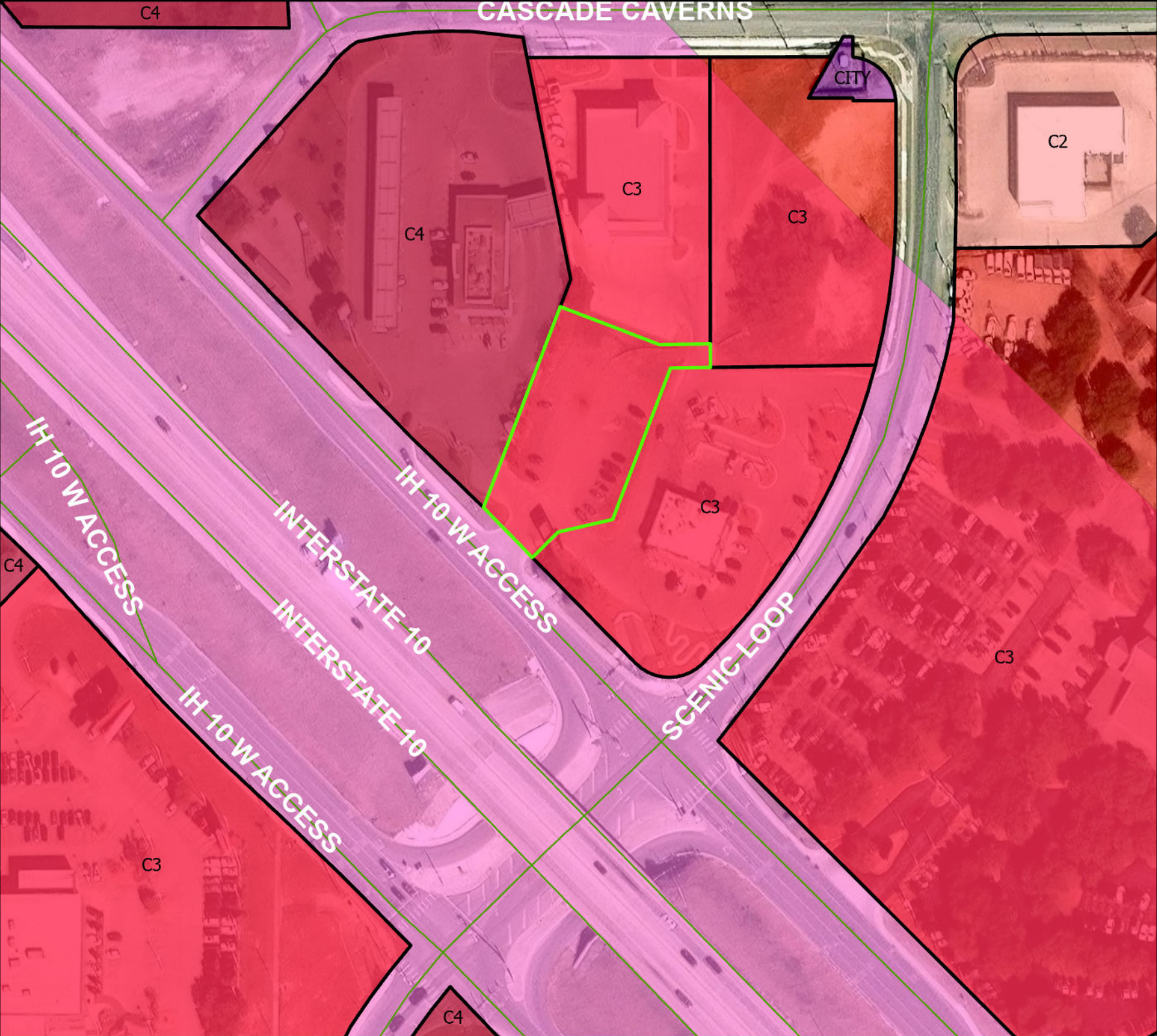
Legend

 Parcels

Future Land Use

 Auto-Oriented
Commercial





N



SUBJECT PROPERTY
31500 IH10

Legend

 Parcels

Zoning

-  C2
-  C3
-  C4
-  CITY

Overlay Districts

-  Scenic Interstate Corridor



CASCADE CAVERNS



SUBJECT PROPERTY
31500 IH10

Legend

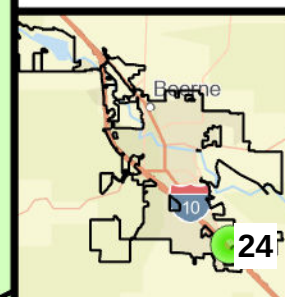
- Parcels
- SARA Floodplain
- SARA Floodway
- DPZ 2
- DPZ 1
- Lower Glenrose Buffer
- Lower Glenrose Boundary
- Camp Bullis 5mi

IH 10 W ACCESS

INTERSTATE 10

IH 10 W ACCESS

SCENIC LOOP



 CITY OF BOERNE
PLANNING DEPARTMENT
09/26/2025
REVIEWED BY: JA
OK/NO COMMENTS

SCOOTER'S COFFEE

BOERNE, TX

REVIEWED
CITY OF BOERNE
UTILITIES DEPARTMENT

09/24/2025
NO COMMENTS

REVIEWED
CITY OF BOERNE
DEVELOPMENT ENGINEERING
BY:  09/26/2025

no comment

SPECIAL USE PERMIT (SUP) APPLICATION



PREPARED BY:

MM
MEALS★MYERS
ENGINEERING & SURVEYING LLC

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

PROJECT NARRATIVE

PROJECT NARRATIVE

The purpose of this Project Narrative is to serve as a companion document to a Special Use Permit (SUP) application for a proposed Scooter's Coffee site in Boerne, TX developed by Texas Coffee Holdings, LLC. The proposed site will be constructed on Lot 1 of the BDSP – Scenic Loop Subdivision located at 31500 IH-10 Frontage Road, Boerne, TX 78006. The tract can be most quickly identified as the empty lot between the Valero gas station, the Napa Auto Parts building, and the Bill Miller Bar-B-Q restaurant located on the north corner of the intersection of IH-10 and Scenic Loop.

The Boerne Unified Development Code (UDC) for Special Use Permits (Chapter 2, Section 2-5.D.3.b.ii) identifies a list of factors to be evaluated for special use projects that could potentially impact neighboring properties. Those factors include community safety, traffic, parking, loading, driveways, building setbacks, access and curb cuts, development density, hours of operation, property values, viewshed protection, impervious cover, noise, light, vibration, hazardous or flammable materials, special solid waste disposal requirements, discharge/water contamination, and other. Some of these factors do not apply for the proposed drive-through coffee shop, however, this Narrative identifies and addresses a number of those factors that should be evaluated in the ensuing sections.

A. Land Use Designation

The site is zoned as C3 – Community Commercial and within the Scenic Interstate Corridor overall district in keeping with the City of Boerne Comprehensive Master Plan, which identifies the site as “Auto Oriented Commercial”. The proposed use of a coffee shop fits within the acceptable land uses for the zoning district and appears to further the City's general guidelines and objectives for development of the area.

B. Compatibility with Adjacent Land Uses

The proposed Scooter's Coffee should be very compatible with the adjacent and nearby land uses. The subject tract was intended for commercial use and is located within a commercial subdivision which is interconnected with an internal access drive connecting the tracts on all sides. Given the intention of commercial use, proposed vehicular access/circulation, parking availability, and pedestrian access, the proposed development does not appear to be detrimental to persons residing or working in the area, the adjacent properties, the neighborhood, or the public welfare in general. Additionally, the proposed use as a coffee shop does not conflict with the uses of the neighboring tracts (i.e., fuel/convenience store, restaurant with a drive-thru, and auto parts retailer).

C. Site Size and Shape

Lot 1 of the BDSP – Scenic Loop Subdivision is approximately 0.721-acres in a somewhat rectangular shape. The proposed Scooter's Coffee building is 668-sf GFA and requires at least seven (7) parking stalls. The site plan will also include a dumpster (within enclosure), a drive-thru lane with a bypass to queue at least eleven (11) vehicles on-site, a walk-up order window, an internal access drive, ADA and pedestrian access, landscaping per the Boerne UDC, bioretention (LID feature), bicycle parking facilities, etc. As demonstrated on the site plan attached herein, there is adequate space on the tract for all design elements mentioned above.

Additionally, the Scenic Interstate Corridor overlay district requires an “IH-10 landscape buffer” of at least thirty (30) feet along the property's IH-10 frontage, exclusive of utility easements. This site plan accounts for the required buffer by setting the building at least thirty (30) feet from the nearest easement along the lot's frontage.

D. Access to Public Streets

There is an existing commercial TxDOT driveway on the subject tract accessing the IH-10 frontage road, which provides access to all lots within the commercial subdivision. Additionally, there are internal driveways within the commercial subdivision that provide cross access to each adjoining tract, and additional access to both Scenic Loop and Cascade Cavern.

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) identifies the Scooter's Coffee use as a "Coffee Shop with drive-through (no indoor seating)" (ITE Code 938), which generates a peak number of trips. As indicated on the City of Boerne – Peak Hour Trip Generation Form included herein the estimated peak hour trips for the proposed facility (668 SF GFA) would be 57 Peak Hour Trips on a standard weekend morning. This trip generation does not warrant further traffic studies and there exists adequate capacity on the adjacent public streets (i.e., IH-10 frontage, Scenic Loop, and Cascade Cavern) to carry the type and volume of traffic anticipated for this development.

E. Adequate Conditions

The only potential adverse effects created by this development would be the pollutants generated by the net increase to the site's impervious cover. To mitigate this adverse effect, this site plan provides adequate conditions to incorporate a bioretention area as a Low Impact Development (LID) feature to treat the stormwater runoff before leaving the site. The LID feature will be designed in accordance with the Boerne UDC for Watershed Protection (Chapter 8, Section 8-2.B) to provide removal of both total suspended solids (TSS) and bacteria load.

F. Site and Building Design

A typical Scooter's Coffee restaurant is a 668-sf GFA building finished with a color palette to match Scooter's corporate color scheme. Included herein are preliminary building elevations and a sample 3D rendering for the proposed Scooter's Coffee.

The proposed signage for this location will include wall signage and logo, a monument sign, a menu board, directional signage, a clearance bar, and a menu board canopy. The location of each signage element is shown on the attached Site Plan and within the attached Signage Package.

Aside from the monument sign, all others are in compliance with the Boerne UDC – Chapter 9. Due to the limited frontage of the subject tract (~74') and the proximity to nearby signage, the proposed monument sign location does not comply with the UDC. The owner has applied for a variance to allow for location, and the review of the variance is currently underway at the time of this SUP application.

As mentioned in "Section C – Site Size and Shape" above, the design of the site's design will incorporate the building, parking stalls, a dumpster (within enclosure), a drive-thru lane with a bypass to queue at least eleven (11) vehicles on-site, a walk-up order window, an internal access drive, ADA and pedestrian access, landscaping per the Boerne UDC, bioretention (LID feature), bicycle parking facilities, etc. As demonstrated on the site plan attached herein, there is adequate space on the tract for all design elements mentioned above.

G. Ingress and Egress

The site is approximately 265' northwest of the intersection of the IH-10 frontage road and Scenic Loop Road, and approximately 500' southeast of the intersection of the IH-10 frontage road and Cascade Cavern. Additionally, as mentioned in "Section D – Access to Public Streets" above, there is an existing commercial TxDOT driveway on the subject tract accessing the IH-10 frontage road, which provides access to all lots within the

commercial subdivision. Additionally, there are internal driveways within the commercial subdivision that provide cross access to each adjoining tract, and additional access to both Scenic Loop and Cascade Cavern.

H. Internal Vehicular Circulation

The site plan for this Scooter's location provides for one-way access via a proposed access driveway off an existing internal drive aisle on the site's frontage. All traffic (i.e., customers intending to utilize the drive-thru, customers intending to park and utilize the walk-up order window, employees, trash collection, deliveries, maintenance, etc.) will enter through the one-way access and may exit the site through one of two "Exit Only" driveways. The first exit driveway for most users (not including the drive-thru customers) will access an existing drive aisle on the Bill Miller tract to the east, where the driver will have the option to exit the commercial subdivision via Scenic Loop to the east, Cascade Cavern to the north, or IH-10 frontage to the south. The second exit driveway (intended for drive-thru customers) will access an existing drive aisle to the south, where the driver will again have the option to exit the commercial subdivision via Scenic Loop to the east, Cascade Cavern to the north, or IH-10 frontage to the south. The proposed internal driveway will be constructed with enough width and sufficient turning radii to accommodate parking and backing motions for the parking stalls, dumpster access for the larger trash vehicles, delivery access, and emergency vehicle access to the site without conflicting with the proposed drive-thru lane.

The drive-thru customers utilizing the drive-thru lane will access the site via the same one-way entrance as all other vehicles, and then immediately enter the drive-thru lane on the left. The site plan proposes fourteen (14) stacking spaces and historic data from other Scooter's locations predict a wait time average between two (2) and three (3) minutes per customer from the time they reach the ordering station to the time they receive their order. This fast and efficient turn-around time will help prevent the drive-thru lane from over-stacking. Additionally, in the event of an emergency, or a customer simply wants to forego the wait, they may at any point leave the drive-thru lane and enter the "escape" lane running in parallel with the drive-thru lane.

I. Pedestrian and Alternative Vehicle Considerations

In addition to vehicular access to the drive-thru facility and walk-up order window, the site plan for this Scooter's location provides for pedestrian/ADA access from the existing sidewalk along the IH-10 frontage road to the walk-up order window. The proposed ADA parking stall included on the site plan also adjoins the accessible route. Additionally, this site plan also includes a bike rack to accommodate up to four (4) bicycles for customers choosing to cycle to the shop.

J. Volume and Character of Traffic

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) identifies the Scooter's Coffee use as a "Coffee Shop with drive-through (no indoor seating)" (ITE Code 938), which generates a peak number of trips. As indicated on the City of Boerne – Peak Hour Trip Generation Form included herein the estimated peak hour trips for the proposed facility (668 SF GFA) would be 57 Peak Hour Trips on a standard weekend morning. Most of the traffic anticipated will be standard passenger vehicles.

K. Off-Street Parking and Loading

The Boerne UDC for On-Site Parking for Nonresidential Properties (Chapter 5, Section 5-6.B) indicates no less than one (1) parking stall for each 100 square feet of gross floor area (GFA). The proposed building is 668-sf GFA, thus at least seven (7) parking stalls are required. The proposed site plan includes a total of fifteen (15) parking stalls, ten (10) of which will be constructed with direct access from the existing drive aisle on the Bill

Miller property and will serve as shared parking for both the Scooter's and Bill Miller facilities.

In addition to the parking requirements, the City of Boerne Engineering Design Manual (EDM) (Chapter 2, Section 2.12.1) provides minimum requirements for "*Drive-Thru Facilities and Stacking Space*". The EDM dictates that there must be enough queue length to provide a minimum of eleven (11) stacking spaces and an "escape" lane with a minimum of ten (10) foot width. Of the eleven (11) stacking spaces, at least six (6) vehicles may stack at or before the order station, at least four (4) vehicles may stack between the order station and pick-up window, and at least one (1) vehicle after the last transaction window. The proposed site plan provides fourteen (14) stacking spaces with seven (7) vehicles at or before the order station, six (6) vehicles between the order station and pick-up window, and one (1) vehicle after the last transaction window. Additionally, the site plan also includes a ten (10) foot width escape lane around the stacked vehicles.

L. Impact on Public Services

There are existing utilities available to this site, which include electricity (Bandera Electric Co-Op), water (City of Boerne), and sewer (City of Boerne). These services are currently stubbed to the subject tract, thus there are no anticipated public utility extensions. Additionally, there are no adverse impacts anticipated to nearby schools or recreational facilities.

M. Screening and Buffering

There are no proposed parking facilities immediately adjacent to the IH-10 frontage, thus no parking lot screening is anticipated. The site plan does, however, include a dumpster within an enclosure. The enclosure will be constructed with materials in accordance with the Boerne UDC for Screening and Buffers (Chapter 5, Section 5-8.B.4.e).

Additionally, the Scenic Interstate Corridor overlay district requires an "*IH-10 landscape buffer*" of at least thirty (30) feet along the property's IH-10 frontage, exclusive of utility easements. This site plan accounts for the required buffer by setting the building at least thirty (30) feet from the nearest easement along the lot's frontage.

N. Outdoor Activities and Storage

There are no proposed outdoor activities or storage proposed for this development.

O. Hours of Operation

The hours of operation will be seven days per week from 5:30am to 8:00pm.

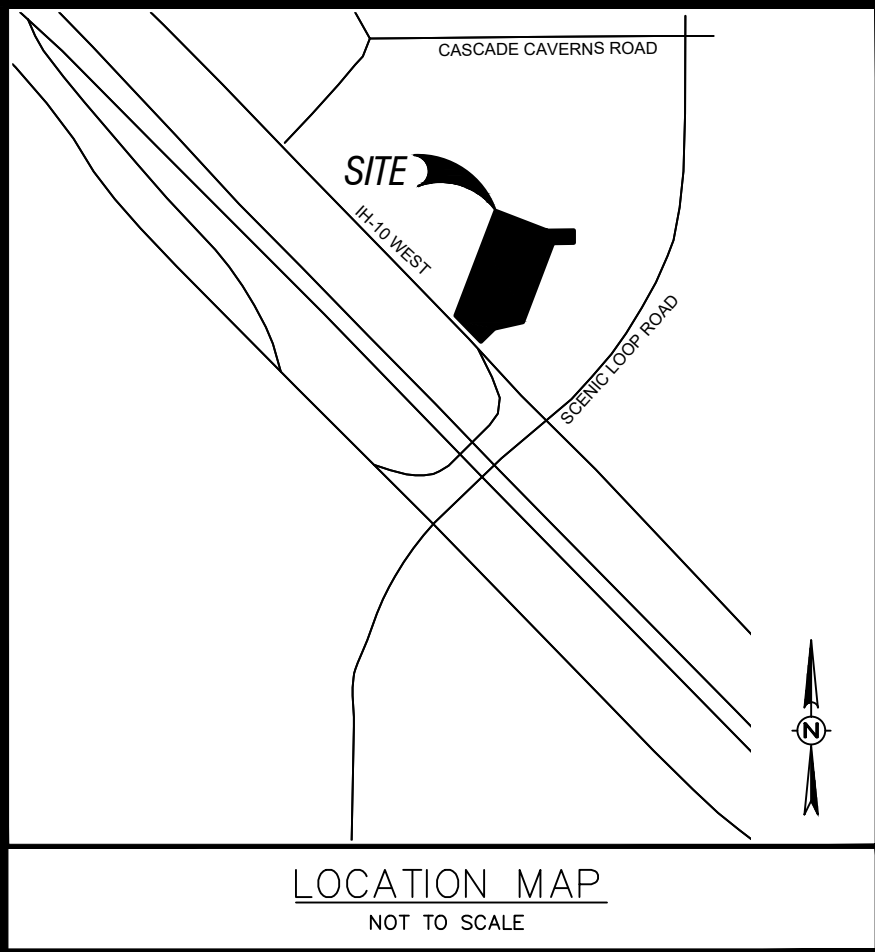
P. Exterior Lighting

The site will include limited exterior lighting, however, will be subject to Boerne UDC for Dark Sky Regulations (Chapter 9, Appendix D) which limits the light trespass onto adjacent properties as demonstrated on the Photometric Plan included herein.

Q. Noise, Smoke, Odor, Dust, Vibration, or Illumination Created

Under normal business operations, this Scooter's Coffee location will not create above-average noise, smoke, odor, dust, vibration, or illumination.

EXHIBITS



ALTA/NSPS SURVEY
OF

LOT 1 OF THE BDSP – SCENIC LOOP RD, ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, CITY OF BOERNE, KENDALL COUNTY, TEXAS,
RECORDED IN DOCUMENT NUMBER 2021-353459, PLAT RECORDS OF KENDALL COUNTY, TEXAS,

SURVEYORS NOTES:

1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. 52291, EFFECTIVE MAY 19, 2025, ISSUED MAY 29, 2025.
3. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR AND THOSE MARKED THROUGH TEXAS 811 TICKET NUMBERS 2565646430 AND 2565528765, ARE SHOWN HEREON.
4. RECORD CALLS TAKEN FROM DOCUMENT NUMBER 2021-353459, PLAT RECORDS OF KENDALL COUNTY, TEXAS.
5. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF INTERSTATE HIGHWAY 10.
6. DISTANCES SHOWN HEREON ARE SURFACE.
7. FIELD WORK WAS COMPLETED IN JUNE 2025.
8. THE 20' UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 377507, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, IS APPROXIMATE AND BASED ON MARKINGS ESTABLISHED VIA TEXAS 811.

TABLE A NOTES:

2. SUBJECT TRACT HAS A PROPERTY ADDRESS OF 31500 INTERSTATE HIGHWAY 10, BOERNE, TEXAS 78015
3. THE SUBJECT TRACT LIES WITHIN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 482580415F, DATED DECEMBER 17, 2010.
ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
7. NO BUILDINGS OR STRUCTURES WERE OBSERVED AT THE TIME OF THIS SURVEY (SHOWN HEREON).
8. SUBSTANTIAL FEATURES SHOWN HEREON.
9. THERE ARE NO PARKING SPACES ON SUBJECT TRACT.
- 11(a,b.). UTILITY FEATURES VISIBLE AT THE DATE OF THE SURVEY ARE SHOWN HEREON.
16. NO EVIDENCE OF EARTH WORK OR BUILDING CONSTRUCTION AT THE DATE OF THIS SURVEY.
17. MMES HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS.

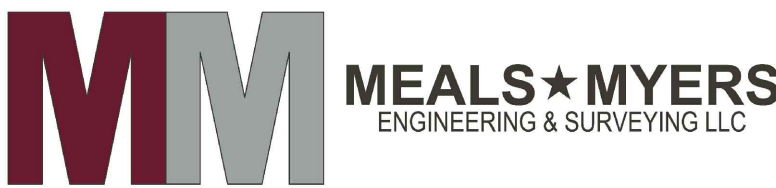
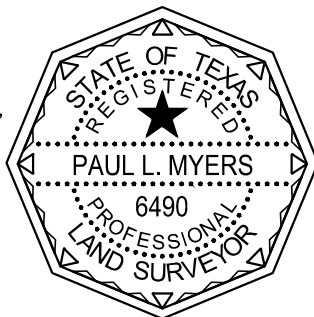
SCHEDULE B, ITEM 10:

- a. EASEMENTS TO BANDERA ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 215, PAGE 691 AND IN DOCUMENT NUMBER 377507, KENDALL COUNTY OFFICIAL RECORDS, (VOLUME 215, PAGE 691 MAY AFFECT SUBJECT TRACT, NOT ABLE TO LOCATE GRAPHICALLY, BLANKET EASEMENT) (DOCUMENT NUMBER 377507 AFFECTS SUBJECT TRACT, SHOWN HEREON)
- b. SANITARY CONTROL EASEMENT RECORDED IN VOLUME 562, PAGE 428, KENDALL COUNTY OFFICIAL RECORDS. (MAY AFFECT SUBJECT TRACT – NO WELL OBSERVED ON SUBJECT TRACT)
- c. UTILITY AND DRAINAGE EASEMENTS AND RIGHTS RELATED THERETO AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- d. IMPACT FEE ASSESSMENT AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- e. TxDOT NOTES AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- f. SETBACK NOTE AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- g. UTILITY EASEMENTS FIFTEEN FEET (15') WIDE AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- h. VARIABLE WIDTH UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- i. ACCESS EASEMENT FIFTY-FIVE FEET (55') WIDE AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- j. VARIABLE WIDTH ACCESS EASEMENT AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- k. TERMS AND CONDITIONS SET FORTH IN CROSS-ACCESS AGREEMENT RECORDED IN DOCUMENT NUMBER 354628, KENDALL COUNTY OFFICIAL RECORDS. (AFFECTS SUBJECT TRACT)

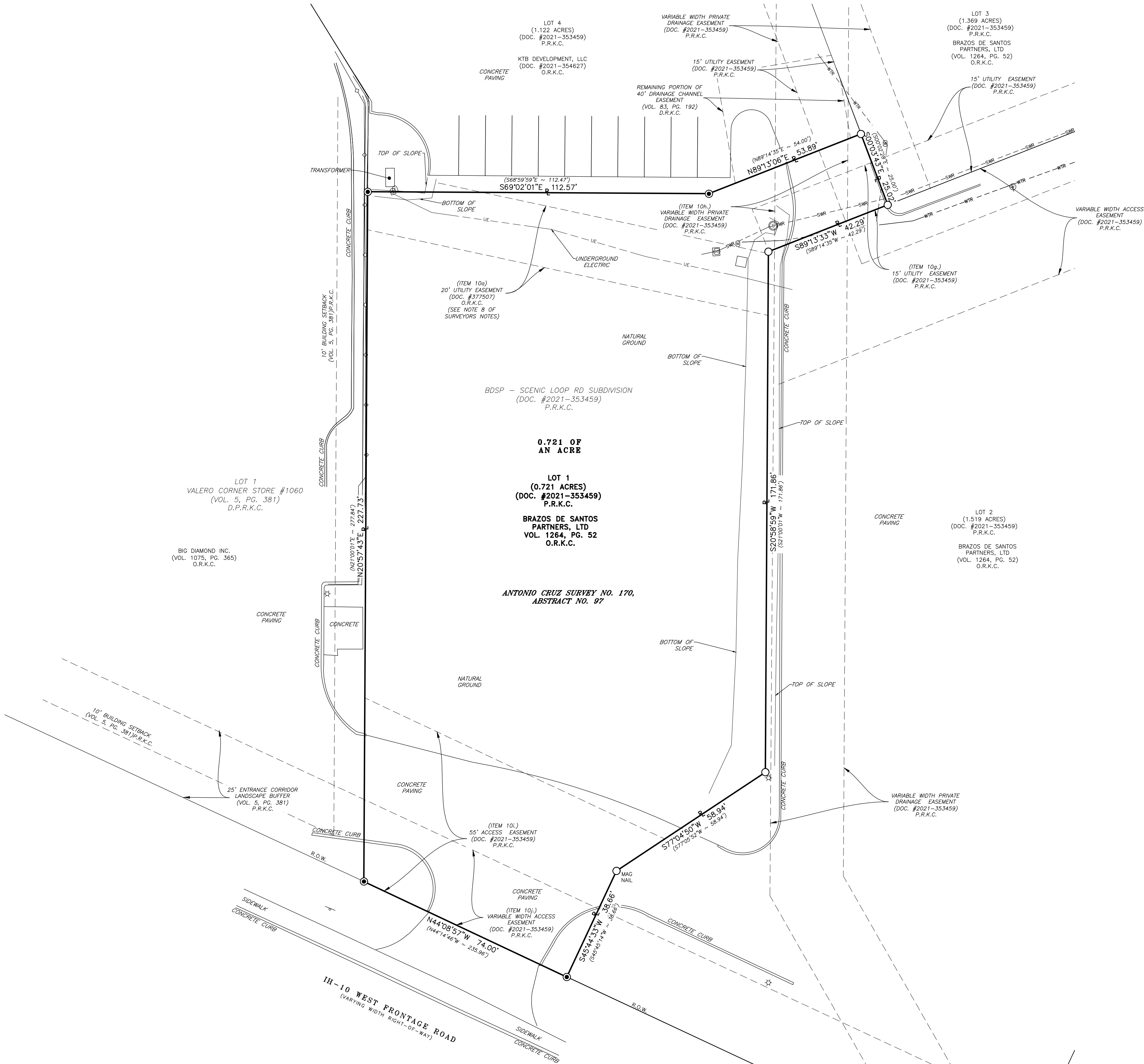
TO: TEXAS COFFEE HOLDINGS, LLC, BRAZOS DE SANTOS PARTNERS, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDED ITEMS OF 1, 2, 3, 4, 7(a), 8, 9, 11(ONLY THOSE VISIBLE AND MARKED VIA TEXAS 811), 13, 16, 17, AND 18 TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 17, 2025.

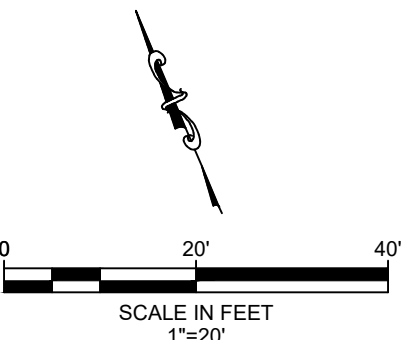
PAUL L. MYERS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490
DATE OF MAP: 06/20/2025



10102 HUEBNER ROAD
SAN ANTONIO, TX 78240
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-18576
TBPLS #10194291



- LEGEND
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES PROP. COR" UNLESS OTHERWISE NOTED
 - SS SANITARY SEWER
 - PROPERTY LINE
 - R.O.W. RIGHT-OF-WAY
 - () RECORD CALLS
 - TRANSFORMER POLE
 - POWER POLE
 - SERVICE POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - OVERHEAD ELECTRIC
 - D.R.B.K. DEED RECORDS OF KENDALL COUNTY, TEXAS
 - D.P.R.K.C. DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
 - P.R.K.C. PLAT RECORDS OF KENDALL COUNTY, TEXAS
 - O.R.K.C. OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS



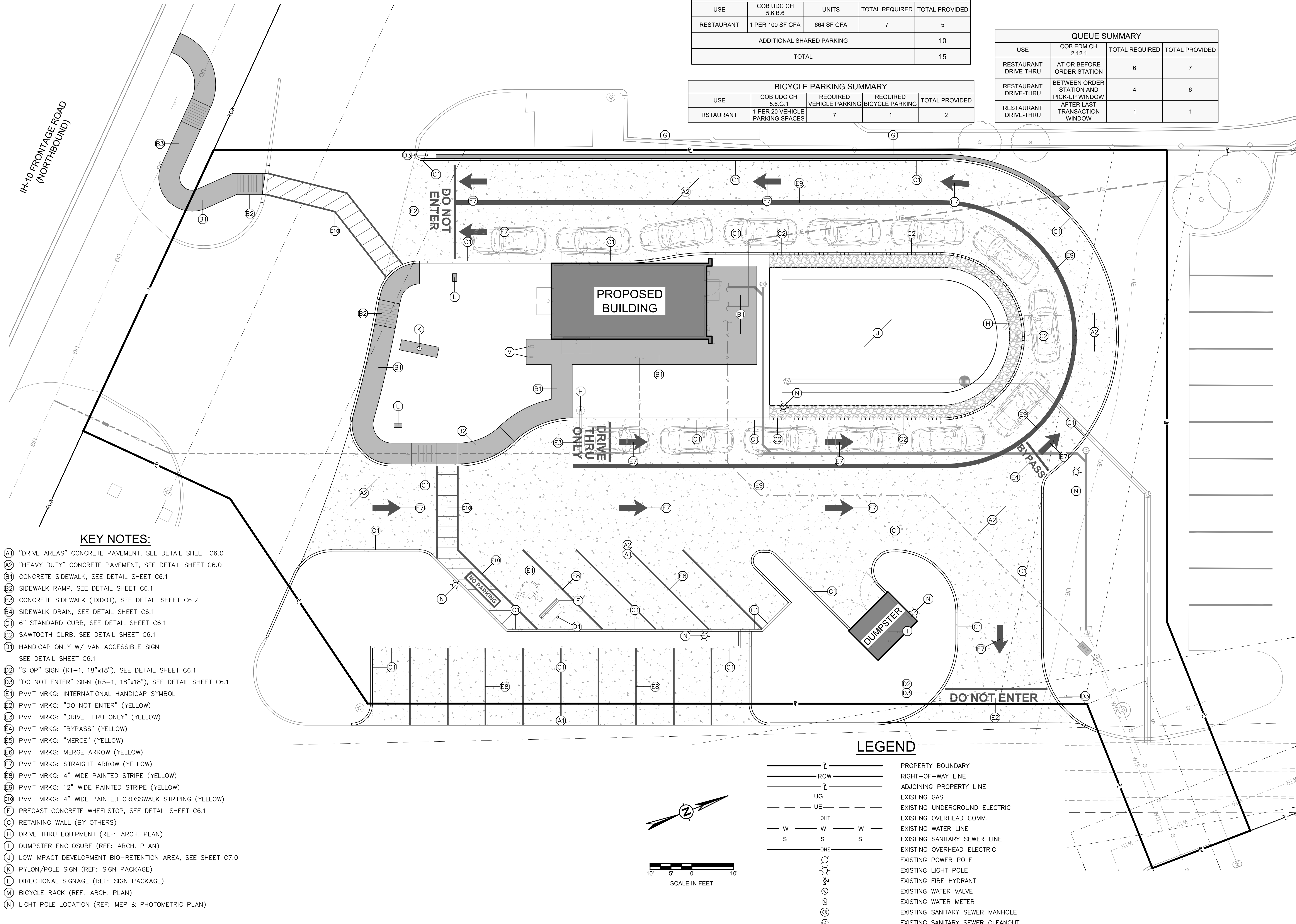
"This document is released for the purpose of interim review under the authority of M. Tyler Meals, P.E. 113102 on 9/24/25. It is not to be used for construction, bidding or permit purposes."



SCOOTER'S COFFEE
31500 IH-10
BOERNE, TX 78006

QUEUE SUMMARY			
USE	COB EDM CH 2.12.1	TOTAL REQUIRED	TOTAL PROVIDED
RESTAURANT DRIVE-THRU	AT OR BEFORE ORDER STATION	6	7
RESTAURANT DRIVE-THRU	BETWEEN ORDER STATION AND PICK-UP WINDOW	4	6
RESTAURANT DRIVE-THRU	AFTER LAST TRANSACTION WINDOW	1	1

BICYCLE PARKING SUMMARY				
USE	COB UDC CH 5.6.G.1	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING	TOTAL PROVIDED
RSTaurant	1 PER 20 VEHICLE PARKING SPACES	7	1	2



KEY NOTES:

- (A) "DRIVE AREAS" CONCRETE PAVEMENT, SEE DETAIL SHEET C6.0
- (B) "HEAVY DUTY" CONCRETE PAVEMENT, SEE DETAIL SHEET C6.0
- (B1) CONCRETE SIDEWALK, SEE DETAIL SHEET C6.1
- (B2) SIDEWALK RAMP, SEE DETAIL SHEET C6.1
- (B3) CONCRETE SIDEWALK (TXDOT), SEE DETAIL SHEET C6.2
- (B4) SIDEWALK DRAIN, SEE DETAIL SHEET C6.1
- (C) 6" STANDARD CURB, SEE DETAIL SHEET C6.1
- (C2) SAWTOOTH CURB, SEE DETAIL SHEET C6.1
- (D1) HANDICAP ONLY W/ VAN ACCESSIBLE SIGN
SEE DETAIL SHEET C6.1
- (D2) "STOP" SIGN (R1-1, 18"x18"), SEE DETAIL SHEET C6.1
- (D3) "DO NOT ENTER" SIGN (R5-1, 18"x18"), SEE DETAIL SHEET C6.1
- (E) PVMT MRKG: INTERNATIONAL HANDICAP SYMBOL
- (E2) PVMT MRKG: "DO NOT ENTER" (YELLOW)
- (E3) PVMT MRKG: "DRIVE THRU ONLY" (YELLOW)
- (E4) PVMT MRKG: "BYPASS" (YELLOW)
- (E5) PVMT MRKG: "MERGE" (YELLOW)
- (E6) PVMT MRKG: MERGE ARROW (YELLOW)
- (E7) PVMT MRKG: STRAIGHT ARROW (YELLOW)
- (E8) PVMT MRKG: 4" WIDE PAINTED STRIPE (YELLOW)
- (E9) PVMT MRKG: 12" WIDE PAINTED STRIPE (YELLOW)
- (E19) PVMT MRKG: 4" WIDE PAINTED CROSSWALK STRIPING (YELLOW)
- (F) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C6.1
- (G) RETAINING WALL (BY OTHERS)
- (H) DRIVE THRU EQUIPMENT (REF: ARCH. PLAN)
- (I) DUMPSTER ENCLOSURE (REF: ARCH. PLAN)
- (J) LOW IMPACT DEVELOPMENT BIO-RETENTION AREA, SEE SHEET C7.0
- (K) PYLON/POLE SIGN (REF: SIGN PACKAGE)
- (L) DIRECTIONAL SIGNAGE (REF: SIGN PACKAGE)
- (M) BICYCLE RACK (REF: ARCH. PLAN)
- (N) LIGHT POLE LOCATION (REF: MEP & PHOTOMETRIC PLAN)

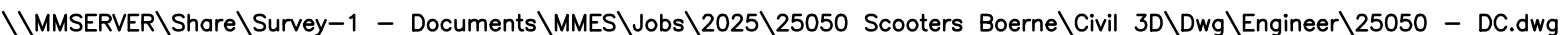
LEGEND

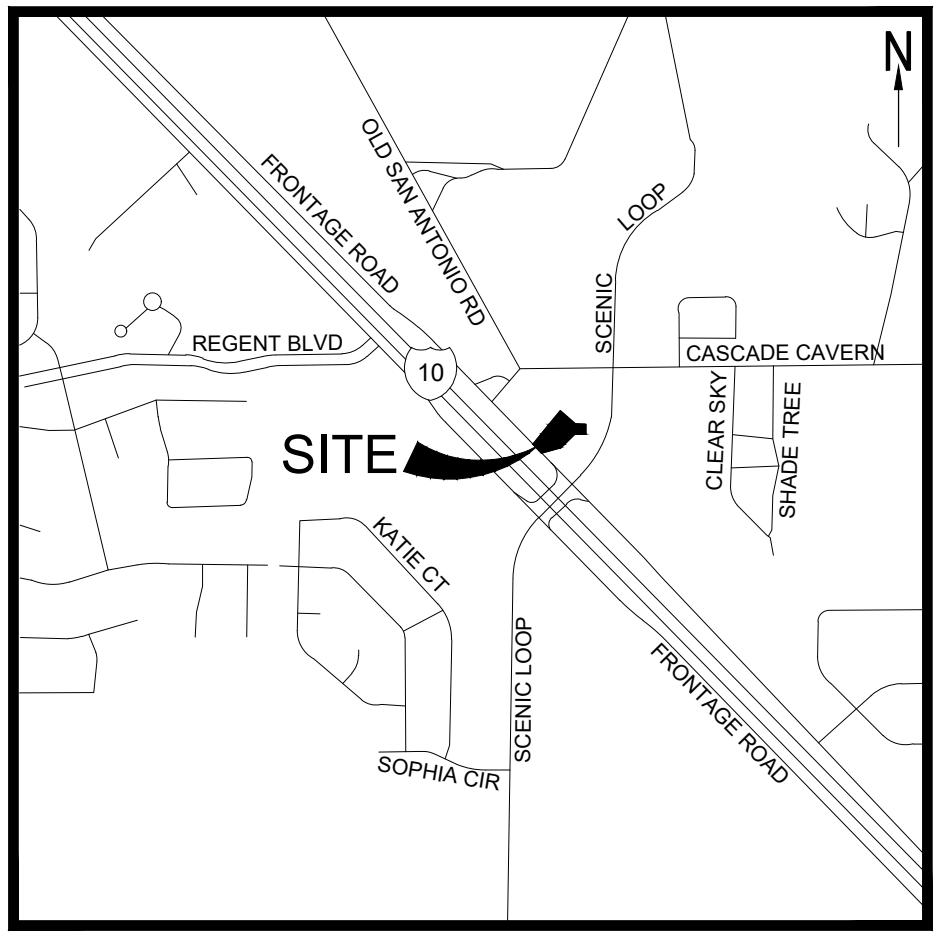
- | | |
|--|----------------------------------|
| | PROPERTY BOUNDARY |
| | RIGHT-OF-WAY LINE |
| | ADJOINING PROPERTY LINE |
| | EXISTING GAS |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING OVERHEAD COMM. |
| | EXISTING WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING POWER POLE |
| | EXISTING LIGHT POLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING WATER METER |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER CLEANOUT |

[illegible]

DIMENSIONAL CONTROL PLAN

C4.0





LOCATION MAP

SCALE: NTS

CITY OF BOERNE REQUIREMENTS

FRONT & SIDE LANDSCAPE SETBACK (10%)

TOTAL FRONT/SIDE (SF) = 15,907 SF
LANDSCAPE AREA REQUIRED = 1,591 SF
LANDSCAPE AREA PROVIDED = 3,887 SF
PERCENT = +100%

(2) TREES PER 100 LF OF FRONTAGE:
IH-10 FRONTAGE ROAD: 74LF
(2) TREES REQUIRED

PARKING LOT REQUIREMENTS (1 TREE PER 12 SPACES)

TOTAL PARKING = 15
TREES REQUIRED = 2
TREES PROVIDED = 2

IRRIGATION

- IRRIGATION SYSTEM PROVIDED REF. IRRIGATION DRAWING(S).

!!! CALL BEFORE YOU DIG !!!

CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REMEDIATED BETWEEN SAID CONFLICTING UTILITY AND CONTRACTOR.

TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP AND CALL

TEXAS ONE CALL SYSTEM
(800) 265-4548 OR
www.onecalltexas.com

PLANT SCHEDULE

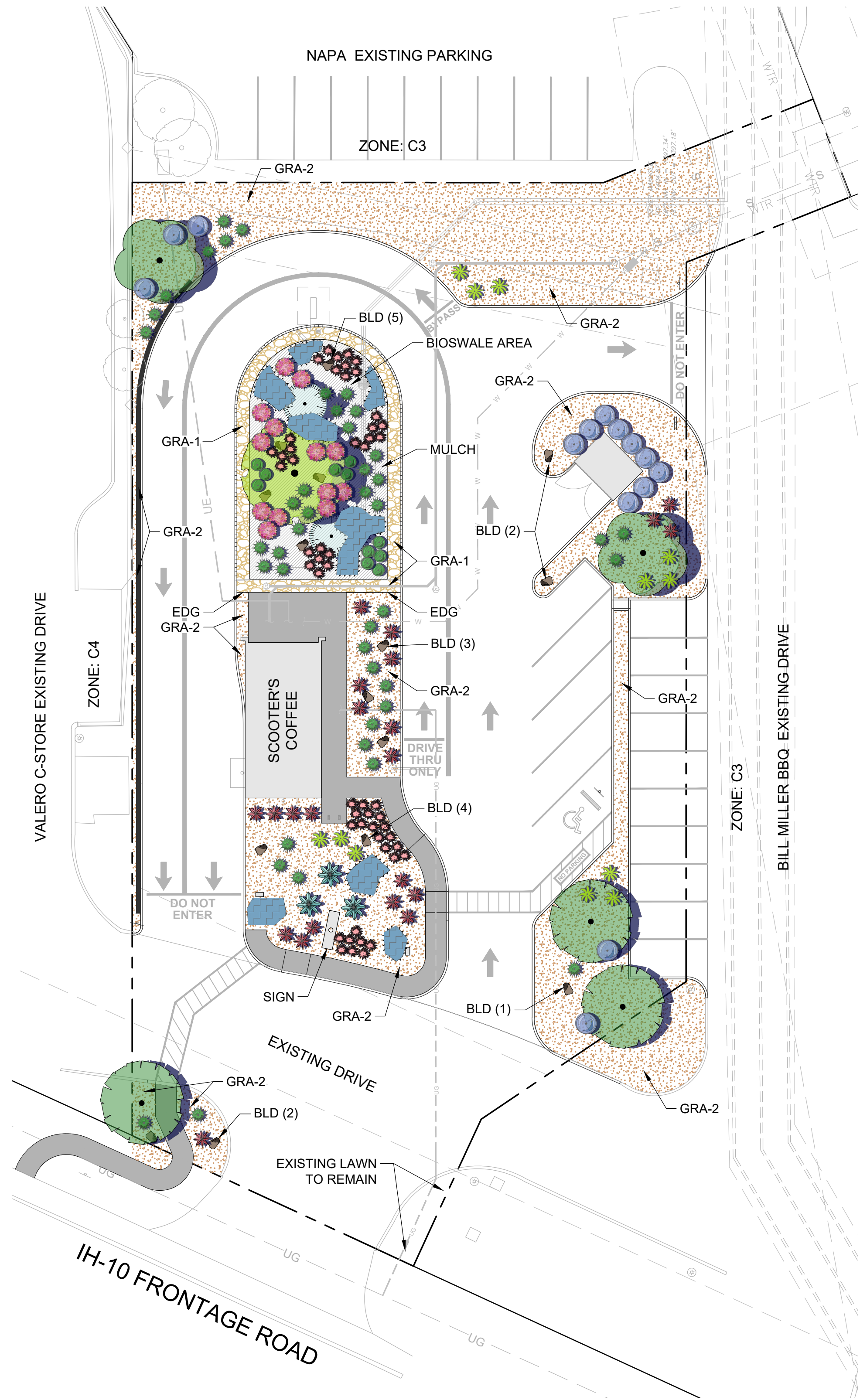
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	BC	1	BALD CYPRESS / TAXODIUM DISTICHUM MATCHING SPECIMENS	CONT.	3" CAL	10'-12" H, 5'-6" S
	CE	3	CEDAR ELM / ULMUS CRASSIFOLIA MATCHING SPECIMENS	CONT.	3" CAL	10'-12" H, 5'-6" S
	QM	2	CHINKAPIN OAK / QUERCUS MUEHLENBERGII MATCHING SPECIMENS	CONT.	3" CAL	10'-12" H, 5'-6" S
	EN	2	EVE'S NECKLACEPOD / SOPHORA AFFINIS MULTI-TRK.	CONT.	1.5" CAL	4'-6" H, 3'-4" S

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
SHRUBS					
	BM	43	BIG LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI 'BIG' FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	AA	3	CENTURY PLANT / AGAVE AMERICANA FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	TS	14	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'COMPACTA' FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	WM	11	DWARF WAX MYRTLE / MYRTICA CERIFERA 'PUMILA' FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	PM	53	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS FULL, WELL ROOTED	1 GAL	12"-18" H, 12"-18" S
	HP	22	RED FLOWERING YUCCA / HESPERALOE PARVIFLORA FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	SL	12	SOFT LEAF YUCCA / YUCCA RECURVIFOLIA FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	TC	13	TURK'S CAP / MALVAVISCUS DRUMMONDII FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING
SHRUB AREAS						
	DS	439	SILVER FALLS DICHONDRA / DICHONDRA ARGENTEA 'SILVER FALLS' FULL, WELL ROOTED.	4" POT	2"-4" H, 5"-8" S	12" o.c.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
	BLD	MEDIUM MOSS-ROCK BOULDERS	3'X3' TO 4'X4', BOULDERS TO BE WIDER THAN THEY ARE TALL & BURIED AT WIDEST POINT REFERENCE DETAIL X/ SHT. LX
	GRA-1	CRUSHED LIMESTONE RIP-RAP	4"-6" DIA. 4" DEPTH, WASHED OVER 5oz. FILTER FABRIC REFERENCE DETAIL X/ SHT. LX
	GRA-2	TEXAS BLEND RIVER GRAVEL	2"-4" DIA., 4" DEPTH, WASHED, OVER 5oz. FILTER FABRIC REFERENCE DETAIL X/ SHT. LX



LANDSCAPE PLAN

0 20 40 60 feet
1" = 20'

#	DRAWN BY:



FOR INTERIM REVIEW ONLY

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LANDSCAPE PLAN

SCOOTERS #2157
31500 IH-10
BOERNE, TEXAS 78006

DRAWN BY:	TR
CHECKED BY:	JL
APPROVED BY:	JL
PROJECT NUMBER:	25-033
FILE LOCATION:	COOPER_25
DATE:	9/22/2025

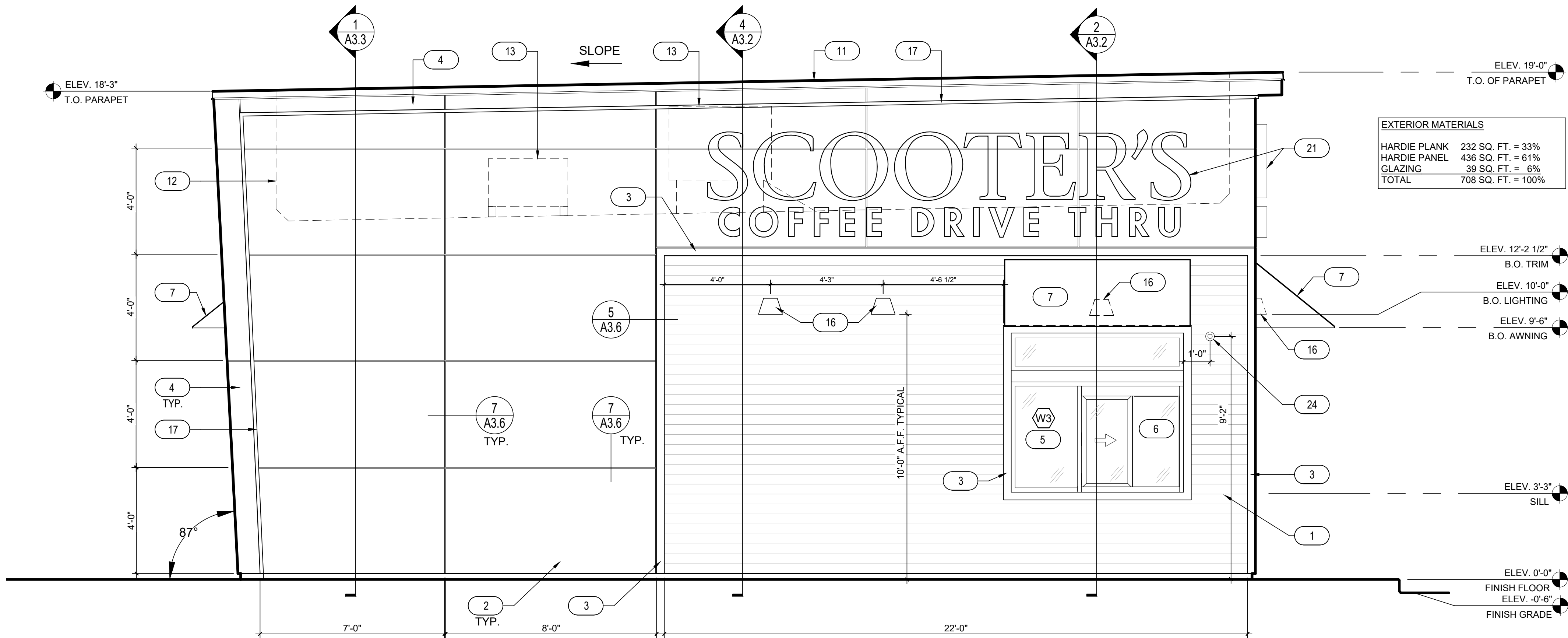
SHEET

L1

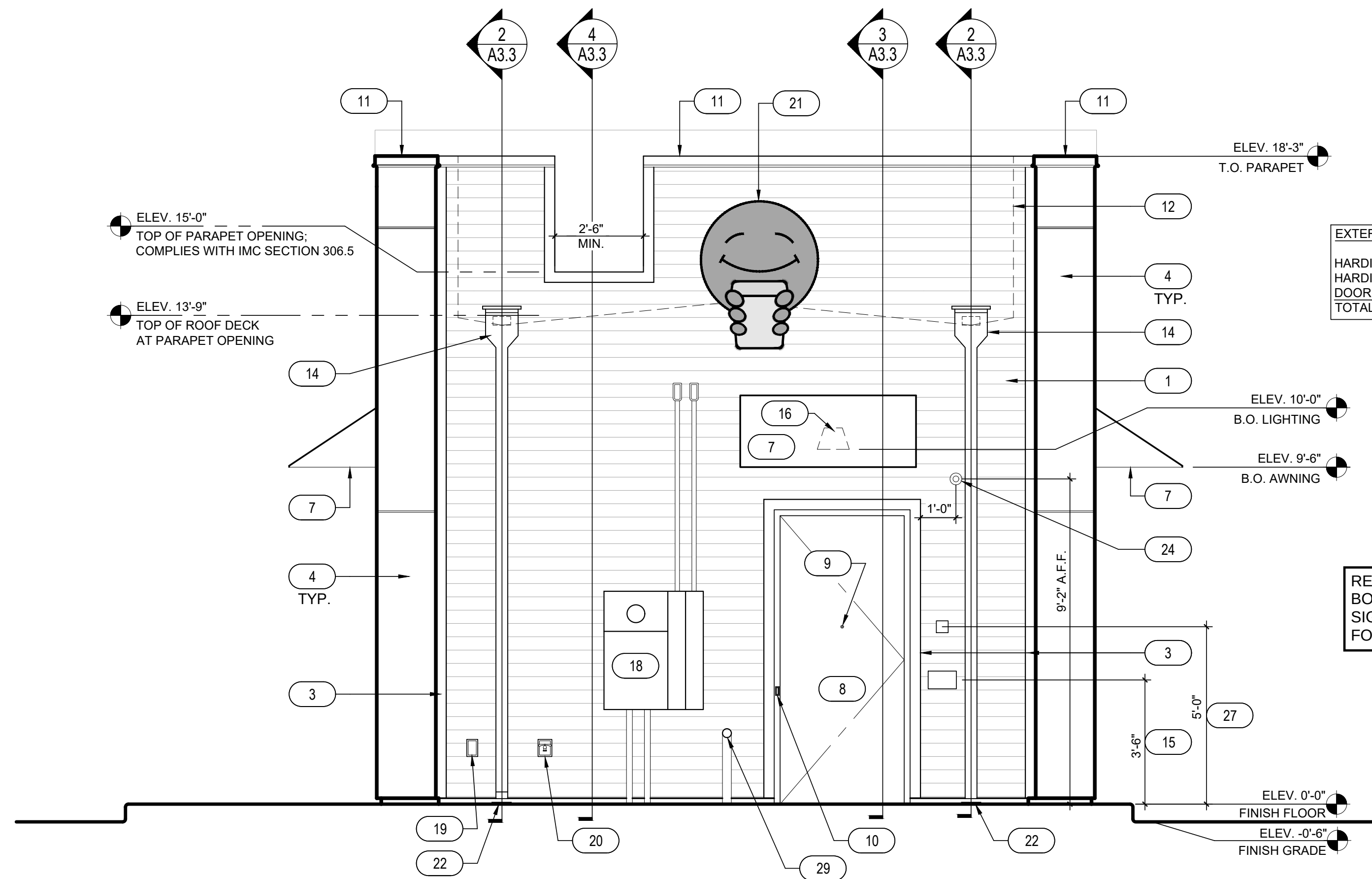
1 OF 1 SHEETS

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.





2 WEST ELEVATION
SCALE: 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

KEYNOTES

- HARDIE PLANK LAP SIDING CEDARMILL 6-1/4", REFER TO EXTERIOR FINISH DETAILS ON SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
- 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6
COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
- INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED. AWNINGS ARE UNDER SEPARATE SUBMITTAL AND PERMIT.
- INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- PEEP HOLE, BY DOOR MANUFACTURER
- DOOR BELL
- 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
- LINE OF ROOF BEYOND
- ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
- ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
- CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBRALTAR WALL MOUNTED METAL BOX
- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS. PAINT TO MATCH EXTERIOR FINISH.
- ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
- HOSE BIBB, SEE PLUMBING DRAWINGS
- SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
- SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASH BLOCK
- SPANDREL GLASS; REFER TO WINDOW SCHEDULE
- NEW SECURITY CAMERA BY OTHERS
- OWNER PROVIDED SIGN PANELS.
- APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
- KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
- GAS METER; REFER TO PLUMBING PLANS.
- SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

EXTERIOR MATERIALS	
HARDIE PLANK	279 SQ. FT. = 76%
HARDIE PANEL	62 SQ. FT. = 17%
DOOR	24 SQ. FT. = 6%
TOTAL	365 SQ. FT. = 100%

REFER TO SIGNAGE BRAND BOOK FOR INFORMATION ON SIGNAGE AREA PERCENTAGE FOR EACH EXTERIOR WALL

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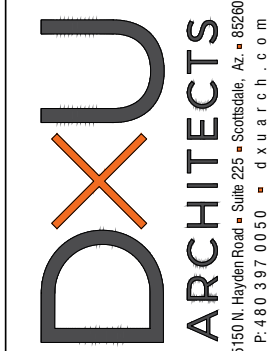


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BOERNE, TX 78015

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DATE OF SIGNATURE: _____



ARCHITECT

CONSULTANTS

REVISIONS

Project Number: 255-294

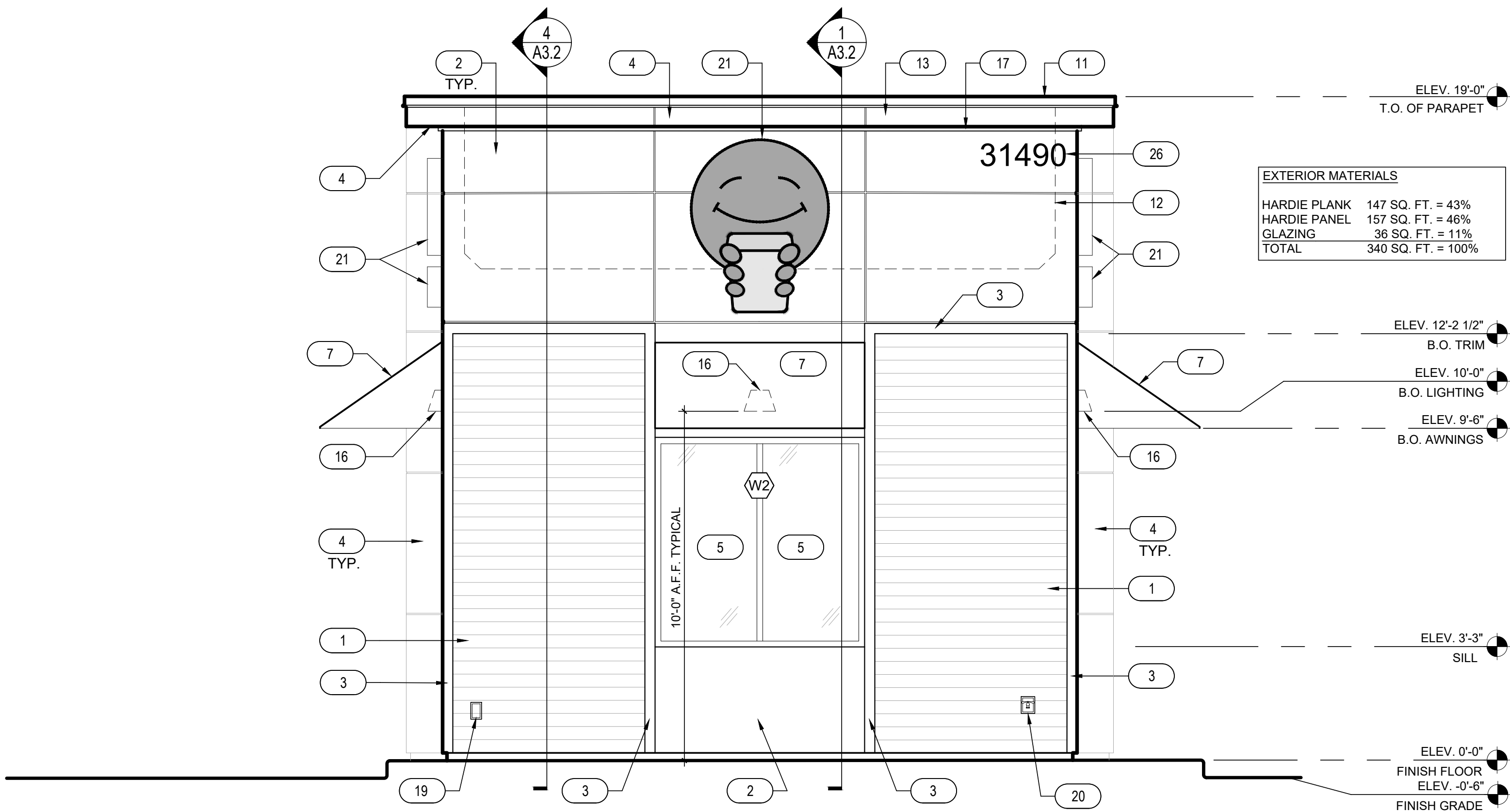
No. Issue Date

SHEET TITLE & NUMBER

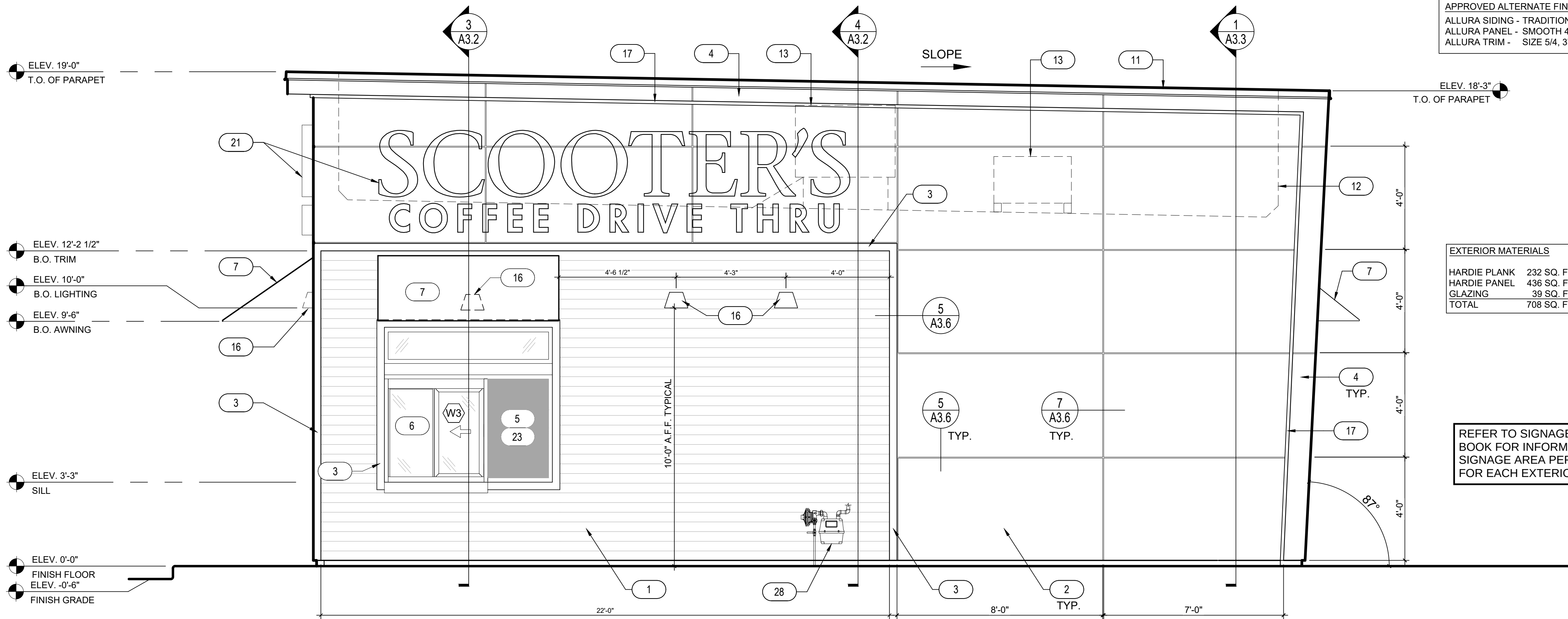
EXTERIOR
ELEVATIONS

A2.1

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2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

KEYNOTES

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- 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
- 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6
COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
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- DOOR BELL
- 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
- LINE OF ROOF BEYOND
- ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
- ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
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- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS. PAINT TO MATCH EXTERIOR FINISH.
- ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
- HOSE BIBB, SEE PLUMBING DRAWINGS
- SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
- SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASH BLOCK
- SPANDREL GLASS; REFER TO WINDOW SCHEDULE
- NEW SECURITY CAMERA BY OTHERS
- OWNER PROVIDED SIGN PANELS.
- APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
- KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
- GAS METER; REFER TO PLUMBING PLANS.
- SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

EXTERIOR MATERIALS
HARDIE PLANK 232 SQ. FT. = 33%
HARDIE PANEL 436 SQ. FT. = 61%
GLAZING 39 SQ. FT. = 6%
TOTAL 708 SQ. FT. = 100%

REFER TO SIGNAGE BRAND BOOK FOR INFORMATION ON SIGNAGE AREA PERCENTAGE FOR EACH EXTERIOR WALL

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1550 N. Highway 101, Suite 222, San Antonio, TX 78208
P: 214.337.0850 • E: info@dxuarch.com

ARCHITECT

CONSULTANTS

REVISIONS

Project Number: 255-294

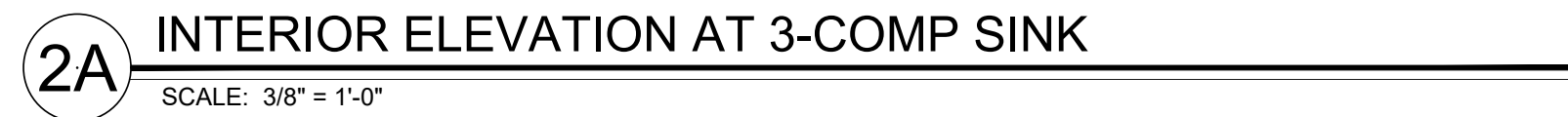
No. Issue Date

SHEET TITLE & NUMBER

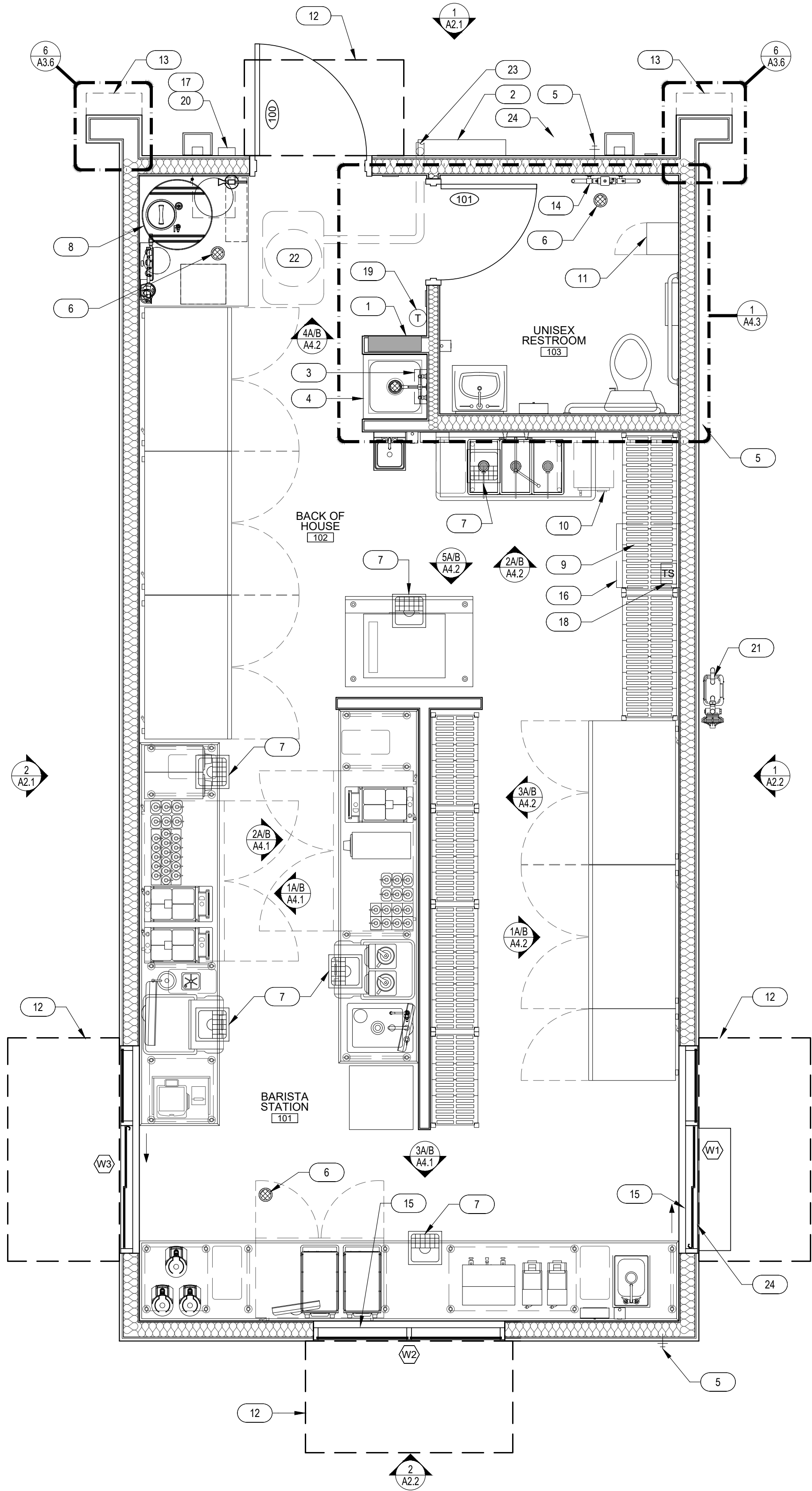
EXTERIOR
ELEVATIONS

A2.2

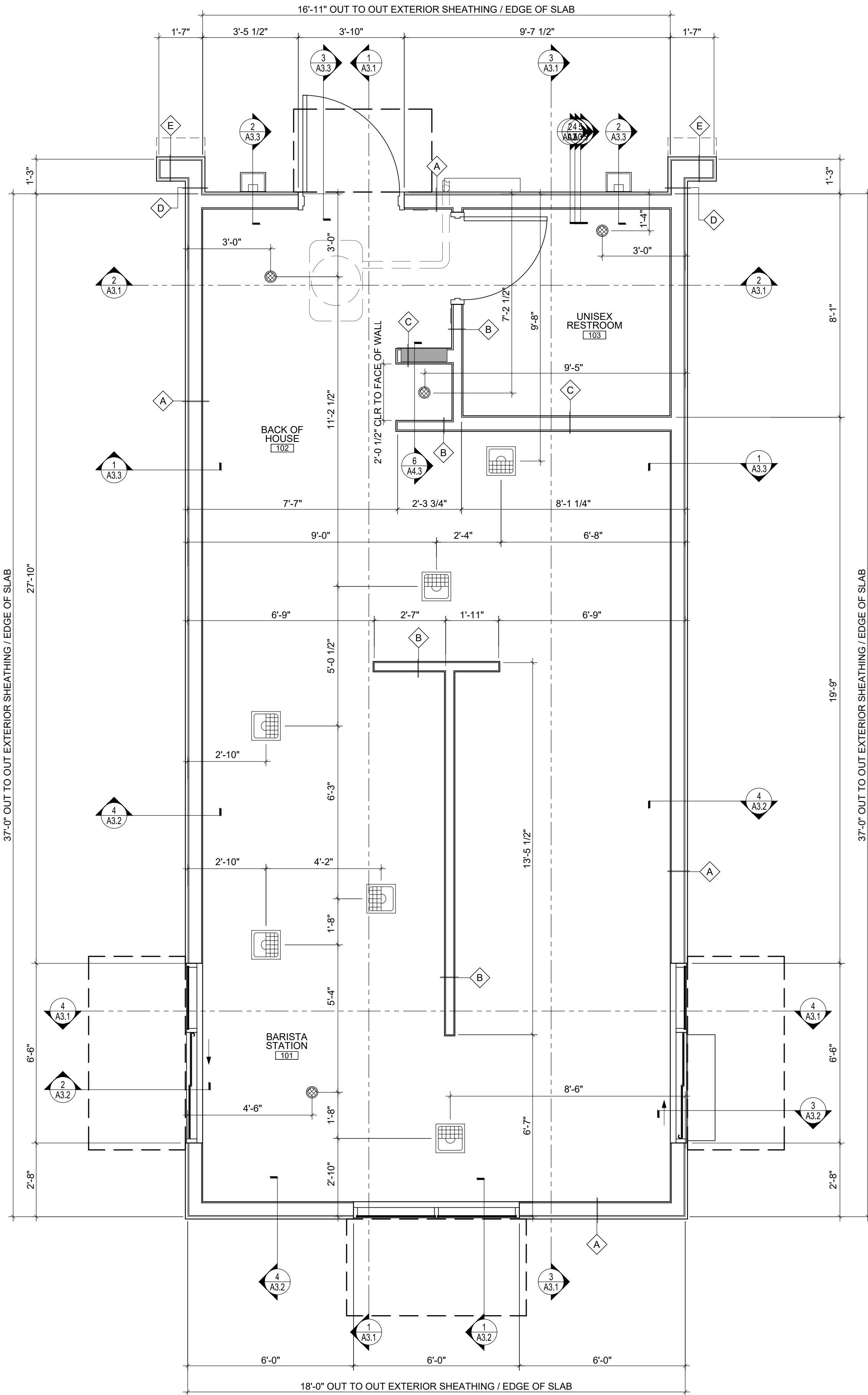
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PLOT DATE: 7/31/2023 2:55 PM PLOTTED BY: MICHAEL RISTOW



2 FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 DIMENSION PLAN
SCALE: 3/8" = 1'-0"

GENERAL NOTES

- PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
- GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5LB MULTIPURPOSE DRY CHEMICAL (2A/10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 125'-0" FOR PLACEMENT.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
- SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES, SHEET A1.2.
- SEE EQUIPMENT PLAN FOR EQUIPMENT INFORMATION, SHEET A1.3.
- GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALER SPECIFICATIONS.
- ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
- AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE.
- THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
- ALL DOORS ARE 4" OFF ADJACENT WALLS UNO.
- ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS WILL BE 2%.
- PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
- ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.

WALL LEGEND

FRAMING / DIMENSIONING NOTE:

ALL DIMENSIONS ARE TO FACE OF SLAB AND FACE OF STUD.

- A** EXTERIOR WALL:
EXTERIOR: EXTERIOR FINISH (PER BUILDING SECTIONS) OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C.
INTERIOR: 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 5/8" PLYWOOD FRP PANEL TO 10'-6" A.F.F., PROVIDE R-19 BATT INSULATION IN WALLS, PER BUILDING SECTIONS.
- B** INTERIOR PARTITION WALL: FULL HEIGHT
2x4 WOOD STUDS @ 16" O.C., 1/2" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 1/2" PLYWOOD & FRP PANEL TO 10'-6" A.F.F., BOTH SIDES. PROVIDE R-19 ACOUSTICAL BATT INSULATION AT RESTROOM.
- C** PLUMBING PARTITION: FULL HEIGHT
2x6 WOOD STUDS @ 16" O.C. 1/2" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 1/2" PLYWOOD & FRP PANEL TO 10'-6" A.F.F., BOTH SIDES. PROVIDE R-19 ACOUSTICAL BATT INSULATION AT RESTROOM.
- D** EXTERIOR WING WALL:
EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x6 WOOD STUDS @ 16" O.C.
- E** EXTERIOR WING WALL:
EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x6 WOOD STUDS @ 16" O.C.

KEYNOTES - FLOOR PLAN

- ELECTRICAL PANEL; REFER TO ELECTRICAL DRAWINGS.
- ELECTRICAL SERVICE ENTRANCE; REFER TO ELECTRICAL DRAWINGS. COORDINATE FINAL LOCATION TO ENSURE LOCATION DOES NOT INTERFERE WITH OTHER ITEMS.
- TANKLESS WATER HEATER ABOVE; REFER TO PLUMBING DRAWINGS.
- MOP SINK; REFER TO PLUMBING DRAWINGS.
- HOSE BIBB; REFER TO PLUMBING DRAWINGS.
- FLOOR DRAIN; REFER TO PLUMBING DRAWINGS.
- FLOOR SINK; REFER TO PLUMBING DRAWINGS.
- R.O. SYSTEM; REFER TO PLUMBING DRAWINGS.
- MANAGER'S STATION.
- FLOOR SAFE BY OWNER, BOLTED TO FLOOR BY G.C.
- 6-DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY G.C.
- LINE OF AWNING ABOVE; BY OTHERS.
- DASHED LINE REPRESENTS ANGLED WING WALL ABOVE.
- DOMESTIC WATER SERVICE; REFER TO PLUMBING DRAWINGS.
- OPEN SIGN, BY OWNER.
- DATA RACK ABOVE; REFER TO ELECTRICAL DRAWINGS.
- KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
- THERMOSTAT SENSOR; REFER TO MECHANICAL DRAWINGS.
- THERMOSTAT; REFER TO MECHANICAL DRAWINGS.
- MAILBOX (BY OWNER) LOCATED UNDER KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
- PROPOSED GAS METER; REFER TO PLUMBING DRAWINGS.
- UNDERSLAB GREASE TRAP; REFER TO PLUMBING DRAWINGS.
- SCHIER PUMP-OUT PORT KIT (PP3). ROUTE PLUMBING UNDER SLAB TO OUTSIDE OF EXTERIOR WALL AT 24" ABOVE GRADE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- WALK-UP SERVICE WINDOW W/ TRANSACTION SHELF.

WINDOW LEGEND

WINDOW TAG. REFER TO SCHEDULE ON SHEET A5.1

DOOR LEGEND

DOOR TAG. REFER TO SCHEDULE ON SHEET A5.2

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DXU
ARCHITECTS
1520 N. Highway 704 • Suite 202 • San Antonio, TX 78208
P: 482.327.0850 • F: 482.327.0850

ARCHITECT

CONSULTANTS

REVISIONS

Project Number: 255-294

No. Issue Date

SHEET TITLE & NUMBER

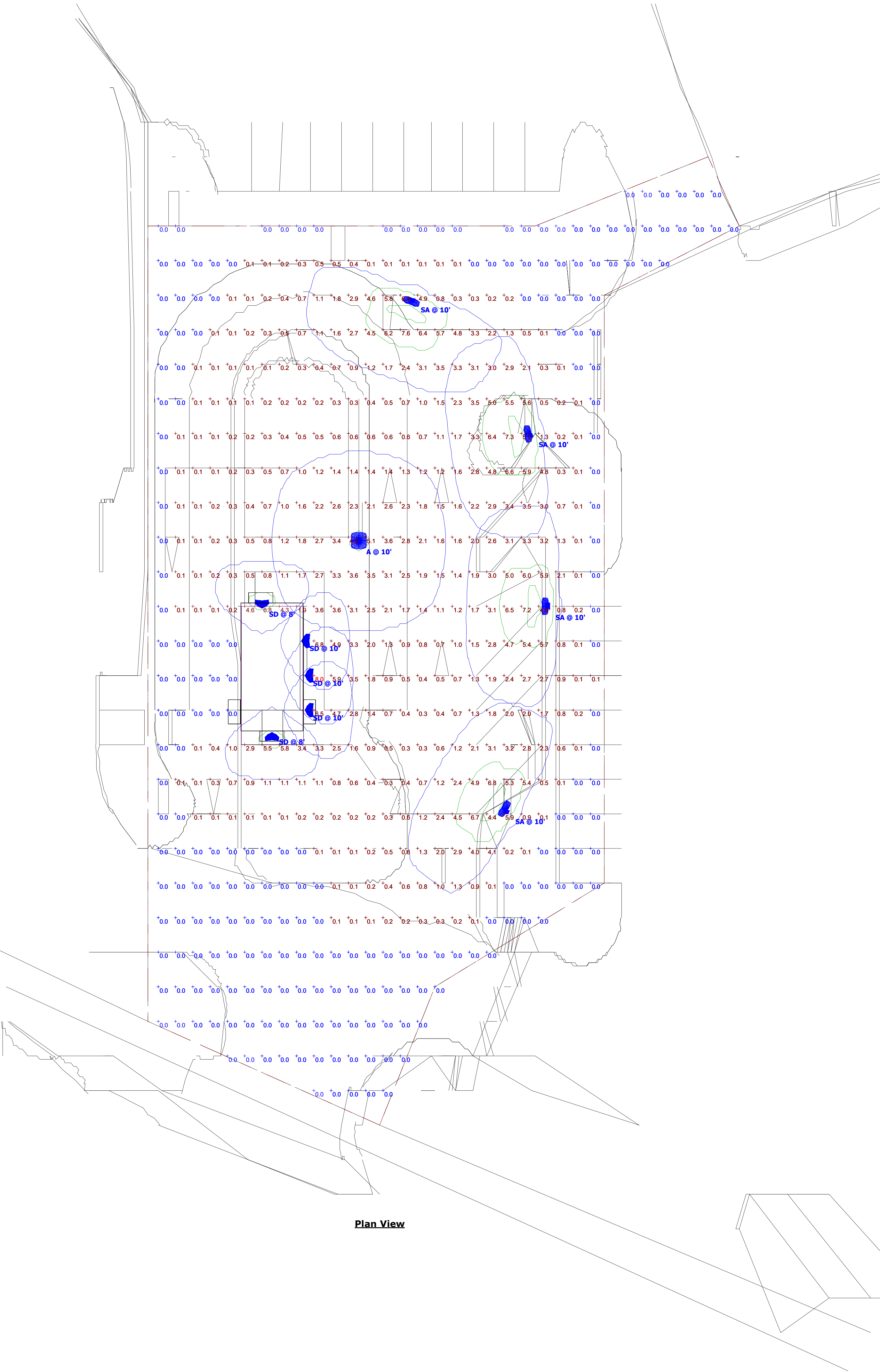
DIMENSION PLAN
& FLOOR PLAN

A1.1

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Schedule								
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	SA	4	PRV-PA1A-730-U-T3-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	24	212	1	54
	SB	0	PRV-PA1A-730-U-T3	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	24	288	1	54
	SD	5	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49
	A	1	PRV-PA1A-730-U-5WQ	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	24	297	1	54

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	8.0 fc	0.0 fc	N/A	N/A



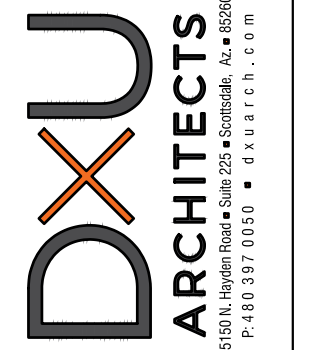
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BOERNE, TX 78015

SEAL
LICENSE EXPIRES ON: _____
DATE OF SIGNATURE: _____



ARCHITECT
CONSULTANTS

REVISIONS

Project Number: 255-294		Date	
No.	Issue		

SHEET TITLE & NUMBER

PHOTOMETRIC
SITE PLAN

E0.4

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D. SPECIAL USE PERMITS

1. Purpose and Applicability

A Special Use Permit (SUP) allows for certain uses that are not permitted in a particular base zoning category by right, but which may be permitted under certain circumstances and application of certain conditions. SUPs require individual, discretionary review of location, design, configuration and operation in order to demonstrate compatibility with neighboring uses, adequate mitigation or resolution of negative impact, consistency with the Comprehensive Master Plan, and adequate offsets of any disproportionate burden upon the public infrastructure systems of the City.

2. Special Use Permits

An owner of real property, or that owner's authorized representative, may initiate a SUP for that property by filing an application with the Planning Department. The SUP request may, upon owner's discretion, be included as a part of an overall zoning or rezoning application, provided that all of the requirements of this Chapter are met. SUPs will be processed and considered in accordance with the procedures described in Section 2.6.

3. Pre-Application Meeting

The owner or owner's authorized representative shall meet with the Planning Director or designated staff prior to submittal of the SUP application. At this pre-submittal meeting, the owner will present a preliminary, non-binding plan (conceptual or sketch plan) to the Planning Director, for discussion purposes only. The official will provide the owner or owner's authorized representative with a checklist of submittal requirements for the SUP application, including impact mitigation factors that should be addressed. The particular requirements for impact mitigation will depend on the special use being proposed, the scale of the project, and the location of the property in question. Staff may make recommendations for the presented plan based on similar projects submitted for consideration by the Commission.

a. Application Contents

- i. General Content Required for All Zoning Applications
- ii. The SUP application shall be organized into the sections defined for all zoning applications. Project Checklist, provided at the pre-application meeting, shall be included
- iii. Letter of Justification
The applicant shall include in the SUP Application, in accordance with the SUP Application Checklist, a Letter of Justification that describes the proposed project. The letter should be a summary of application content, and should include, at a minimum:
 - (a) Project owner and/or developer
 - (b) Project description
 - (c) Benefits of the proposed project to neighboring properties and to the community at large
 - (d) Description of consistency with the Comprehensive Master Plan
 - (e) Description of consistency with the other Comprehensive Master Plans of the City, including thoroughfares, utilities, parks and economic development
 - (f) Measures taken to ensure compatibility of the proposed project with surrounding (existing) uses

b. Development Impact

- i. Each SUP application shall also include information indicating how potential impacts of the requested special use will be addressed, according to the particular land use district in which the property is located, in order to promote the character, intent and right of use of neighboring properties. These potential impacts will be identified during the pre-submittal meeting and provided as a part of the checklist of application requirements and will be included in the application. For more information, see the SUP Application Checklist.
- ii. The potential impacts of special use projects on neighboring properties will be selected from the list of factors below and identified on the submittal checklist that the applicant receives from the City at the pre-submittal conference. It is the property owner's responsibility to demonstrate adequate treatment of these issues either through design or operation of the proposed special use. Council reserves the right to accept, reject, or require modification to any measures proposed in the application.
 - (a) Community safety;
 - (b) Traffic;
 - (c) Parking;
 - (d) Loading;

- (e) Driveways;
- (f) Building setbacks;
- (g) Access and curb cuts;
- (h) Development density (may include footprint, height, people dwelling onsite, or other factors);
- (i) Hours of operation;
- (j) Property values;
- (k) Viewshed protection;
- (l) Impervious cover;
- (m) Noise;
- (n) Light;
- (o) Vibration;
- (p) Hazardous or flammable materials;
- (q) Special solid waste disposal requirements;
- (r) Discharge/water contamination; and
- (s) Other

c. Application copies

The application package shall be submitted digitally. A paper copy of the document will also be required when certified documents are included. The application check list will indicate the number of paper copies required.

4. Criteria for Approval

- a. Planning and Zoning Commission may recommend, and City Council may approve the application for a Special Use Permit if:
 - i. the proposed special use is determined to comply with the intent of all applicable requirements of the Code and with adopted plans and policies of the City;
 - ii. the application demonstrates mitigation of potential impacts; and
 - iii. the following general criteria are met:
 - (a) The use complies with the purpose and intent of the zoning classification of the property, as well as any applicable supplemental regulations as required by Council.
 - (b) The use is consistent with the Comprehensive Master Plan.
 - (c) The establishment, maintenance, or operation of the proposed use shall not endanger or be detrimental to the public health, safety, morals, comfort, or general welfare of the community.
 - (d) The use shall have no more adverse effects on health, safety, or comfort of persons living or working in neighboring properties or shall be no more injurious to neighboring properties than would any other use generally permitted under the same categorical zoning designation.
 - (e) The use will not result in traffic volumes or circulation patterns that negatively affect streets and intersections likely to be used by traffic to and from the proposed development without approved mitigation of impact;
 - (f) The proposed use shall not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.
 - (g) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted therein.
 - (h) The use will not create detrimental operational impacts, through hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use on the site, on neighboring properties.
 - (i) The use will not create detrimental health and safety impacts, such as noise, emissions, or vibrations, through functions within the proposed site.
 - (j) The use will not create detrimental impacts on the potential for future development of neighboring properties; and
 - (k) The public interest and welfare supporting the use shall be sufficient to outweigh the individual interests that are adversely affected by the establishment of the proposed use.

5. Public Hearings and Decisions

a. The Planning and Zoning Commission and the City Council shall hear applications for Special Use Permits.

b. Public hearings shall be held for applications for Special Use Permits.

c. Notice of Public Hearings

Notice required for a public hearing before the Planning and Zoning Commission or the City Council shall be in accordance with the requirements for public notice established by this Chapter.

d. Hearing and Recommendation by the Planning and Zoning Commission

The Planning and Zoning Commission shall hold a public hearing on the Special Use Permit application at the next meeting following notification requirements as stated in this Code. After the public hearing, the Commission shall recommend to approve, approve with conditions, approve in part, deny or deny in part the application. Where the Commission fails to render its decision at the required public hearing, the decision shall be deemed to have been rendered as a recommendation for denial of the applicant, unless the applicant has agreed in writing or on the record to an extension of time.

e. Negative Recommendation of Planning and Zoning Commission

If the Planning and Zoning Commission recommends denial of a Special Use Permit application, the permit application shall require approval by a super majority vote by City Council.

f. Hearing and Action by City Council

City Council shall hold a public hearing on the Special Use Permit application within forty-five (45) days of the Planning and Zoning Commission's action on the application. After the public hearing, Council shall act to approve, approve with conditions, approve in part, deny or deny in part the application, within forty-five (45) days of the council hearing, or the next scheduled meeting in which public notice can be made. In taking action, the City Council shall consider the criteria for approving a Special Use Permit. Where Council fails to render its decision within the period specified by this subsection, or fails to hold the required public hearing within forty-five (45) days from the date of the decision of the Planning and Zoning Commission, the decision shall be deemed to have been rendered in denial of the applicant, unless the applicant has agreed in writing or on the record to an extension of time. When a decision is rendered in denial of the applicant because of the failure of Council to meet or render a decision as hereinabove provided, the Planning Director shall give public notice of said decision within ten (10) days of expiration of the forty-five (45) days following the council hearing.

g. Requirements for Approval by Three-fourths Vote

The affirmative vote of three-fourths of the members of the City Council is required for approval of a proposed Special Use Permit if:

- i. The proposed Special Use is protested in writing by the owners of at least 20% of the area of land that is either included in the proposed zoning classification or at least twenty percent (20%) of the area of land immediately adjoining the area included in the proposed zoning classification and extending 200 feet from that area. In computing the percentage of land area, the area of streets and alleys shall not be included in the computation.
- ii. Written protests must be received by the City Manager no later than 12:00 p.m. of the previous business day prior to the posted date and time for the zoning hearing on the city council's agenda.

- iii. If the written protests appear to be at least twenty percent (20%) of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending two hundred (200) feet there from, the applicant shall be entitled to, but is not required to, request a continuance if all members of the City Council are not present.

6. Subsequent Applications

a. When an application has been withdrawn

An application for a SUP may be withdrawn at any time. If the application has been advertised in compliance with State Law, an application requesting substantially the same use on all or part of the same described land shall not be reconsidered within three months of withdrawal.

b. When an application has been denied

In the event that the City Council denies an application for a Special Use Permit, a similar application shall not be refiled within one year from the date of the denial, unless the Planning and Zoning Commission, upon petition by the applicant, determines that significant physical, economic or land use changes have taken place within the immediate vicinity, or a significant zoning regulation text change has been adopted, or when the reapplication is for a different use than the original request. The applicant shall submit a statement in detail setting out those changes which he or she deems significant and upon which he or she relies for refiled the application.

7. Scope of Approval

- a. Once a SUP has been granted, the approved use may only be enlarged, extended, increased in intensity or relocated under the conditions of a major or minor amendment, unless, in approving the initial application for a SUP the City specifically established an alternative procedure for future expansion or enlargement. The provisions for nonconforming uses and vested rights do not supersede this requirement, unless the specially permitted use is no longer a use permitted by right or as a special use in the assigned zoning category.
- b. The terms of approval shall be set by City Council. Special Use Permits are granted to the property, and not to the landowner. Therefore, the Permit shall be transferable upon sale.

8. Expiration of Approval of Special Use Permits

- a. A Special Use Permit shall automatically lapse and become null and void if:
 - i. the applicant fails to satisfy any condition that was imposed as part of the approval of the SUP or that was made under the terms of any development agreement, within the time limits established for satisfaction of such condition or term;
 - ii. the applicant fails to submit a subsequent development application required by the Code within the time so required. If no time limit for satisfaction of conditions is specified in the decision on the development application, the time shall be presumed to be one year from the date the decision was made;
 - iii. the Special Use involves physical improvements that have not been substantially initiated within one (1) year of the date of approval or authorization approval of the SUP;
 - iv. after starting construction, the construction is discontinued for a period of one (1) year or more; or
 - v. No physical improvements are made, and a Certificate of Occupancy is not issued for the Special Use within two (2) years of the date of approval or authorization.
- b. Effect of Expiration

- i. No Certificate of Occupancy shall be issued after approval lapses unless the approval or authorization is renewed.
 - ii. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed.
 - iii. Upon the expiration of a SUP, all previously approved permits for the same land also shall expire on the expiration date if (1) the expired permit is subordinate to such previously approved permits and (2) the filing of an application for or approval of the expired permit was required to avoid expiration for the previously approved permit or permits. Thereafter, a new application for each permit deemed expired under this Section must be approved subject to regulations in effect at the time the new application is accepted for filing.
- c. Renewal after lapse

The City Council may renew its approval of a SUP for which approval has lapsed, provided that no more than one (1) year has elapsed since the date of expiration of the original approval or, in the case of discontinuance of work, since the date of discontinuance. Renewal shall require formal action, but it shall not require public notice or hearings. Renewal shall have the same effect as the original approval. If no renewal is granted with the one-year period allowed for renewals, the original approval shall be void and no further effect. Occupancy Permits shall be automatically renewed coincidentally with and for the same time periods and limitations as prescribed for SUP renewals.

9. Minor SUP Amendments

A SUP amendment is a request for any enlargement, expansion, increases in intensity, relocation, or modification of any condition of a previously approved and currently valid SUP. Amendments shall be processed as follows: shifts in on-site location and changes in size, shape, intensity, or configuration of less than 5 percent, or a 5 percent or less increase in either impervious surface or floor area over what was originally approved, may be authorized by the Planning Director, provided that such minor changes comply with the following criteria:

- i. No previous minor modification has been granted pursuant to this section;
- ii. There will be no detrimental impact on any adjacent property caused by significant change in the appearance or use of the property or any other contributing factor;
- iii. Nothing in the currently valid SUP precludes or otherwise limits such expansion or enlargement; and
- iv. The proposal conforms to all applicable requirements of Title XV and is in keeping with the spirit and intent of the Comprehensive Master Plan.

10. Major SUP Amendments

All amendments, other than those amendments provided for in this Section, shall be considered major SUP amendments and shall require approval in the same manner and under the same procedures as are applicable to the issuance of the original SUP approval.



AGENDA ITEM SUMMARY

Agenda Date	October 6, 2025
Requested Action	Consider four (4) separate requests for variances for a property Located at 902 River Road (KAD 50151), listed as: 1. Consider a variance request to Chapter 2.12.2, Driveway Throat Length, of the Engineering Design Manual; 2. Consider a variance request to Section 5.2(B)(2)(C), Access and On-Site Circulation, of the Unified Development Code; 3. Consider a variance request to Section 5.6(B)(3)(B), On-Site Parking for Nonresidential Properties, of the Unified Development Code; 4. Consider a variance request to Section 7.5(A)(2), Roadway Access Design Standards, of the Unified Development Code.
Contact Person	Abigail Knott – City Engineer
Background Information	The applicant requests a variance to the City’s Engineering Design Manual (EDM) and Unified Development Code for the property at 902 River Road to remove the requirements for (1) minimum driveway throat length; (2) vehicle access width limitations; (3) minimum width for drive aisles; and (4) lot access point minimum separation. Each variance request will be considered individually. BACKGROUND: In February 2021, City Council adopted the Engineering Design Manual concurrent with the Unified Development Code (UDC). The items pertaining to driveway and street design were included and approved to improve safety, reduce congestion, provide better access, and confirm long-term benefits. ANALYSIS: The site is located at the northeast corner of the intersection of Aransas Pass and River Road (State Highway 46). This location is part of the River Road Overlay district. Aransas Pass is classified as a local street. River

	Road is classified as an arterial street in the 2023 Boerne Master Thoroughfare Plan and is owned by TxDOT. The parcel is a 0.098 acres (4,269 square feet) and the proposed use is a 1,060 square foot office space with 2 parking spaces. The proposed peak hour trip for the small office is 1 trip. (1) In April 2023, City Council adopted amendments to the Engineering Design Manual, including revised minimum driveway throat lengths. The current EDM requires a 40-foot minimum throat length for non-residential developments with less than 200 peak hour trips. A City Manager’s administrative exception is allowed for no less than 20 feet. Driveway throat length is important for safe and efficient traffic operation on the site and the adjacent roadway. The driveway throat needs to be of sufficient length so that the vehicles may enter, exit, and circulate on the site without interference with each other or with through traffic on the adjacent roadway. It prevents vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. (2) The current UDC requires a driveways for vehicle access to lots for secondary or support streets shall be limited in width to no more than twenty-five (25) percent and up to a maximum of thirty (30) feet wide on a single lot frontage within the first fifty (50) feet of lot depth from the property line. Limiting driveway width helps control access, provide uniform frontage on a street, and controls stormwater runoff. (3) The current UDC requires on-site parking facilities include adequate maneuvering room, which includes drive aisles at a minimum of twenty-six (26) feet wide. Drive aisles provide safe and efficient vehicle maneuvering in the parking lot, ensuring pedestrian and vehicular safety. (4) The current UDC requires minimum separation of driveways to intersections of local street intersections as 100 feet. Lot access points shall be separate from other access points along a single block face and from the street edge of intersection streets. The distance between driveways and intersections is crucial for traffic safety and efficiency by managing access. Proper driveway placement ensures visibility (adequate site distance) and accessibility for vehicles and pedestrians, reducing the risk of
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	collisions and minimizing conflict points. VARIANCE REQUEST: The applicant seeks a variance to all four requirements together, though each must be voted on separately. Approval of this variance shall be contingent upon approval of all other variances and required permits associated with the proposed development at 902 River Road. If any related variances are denied by the Planning and Zoning Commission, this variance shall be considered null and void. <u>MOTIONS FOR CONSIDERATION:</u> The following four (4) motions are provided to assist the Commission’s decision. (1) - I move that the Planning and Zoning Commission APPROVE the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. (2)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. (3)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. (4)_____
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	- I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections.
Strategic Alignment (Example: C2 – Customer Feedback, B1 – Data Driven Decision)	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial View Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Site Plan Attachment 6 – Variance Application



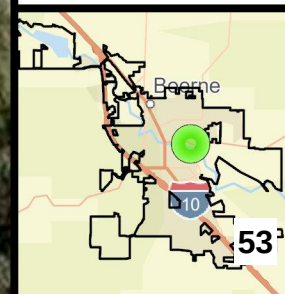
SUBJECT PROPERTY
902 River Rd

Legend

ARANSAS ARANSAS

DIETERT DIETERT

RIVER RIVER



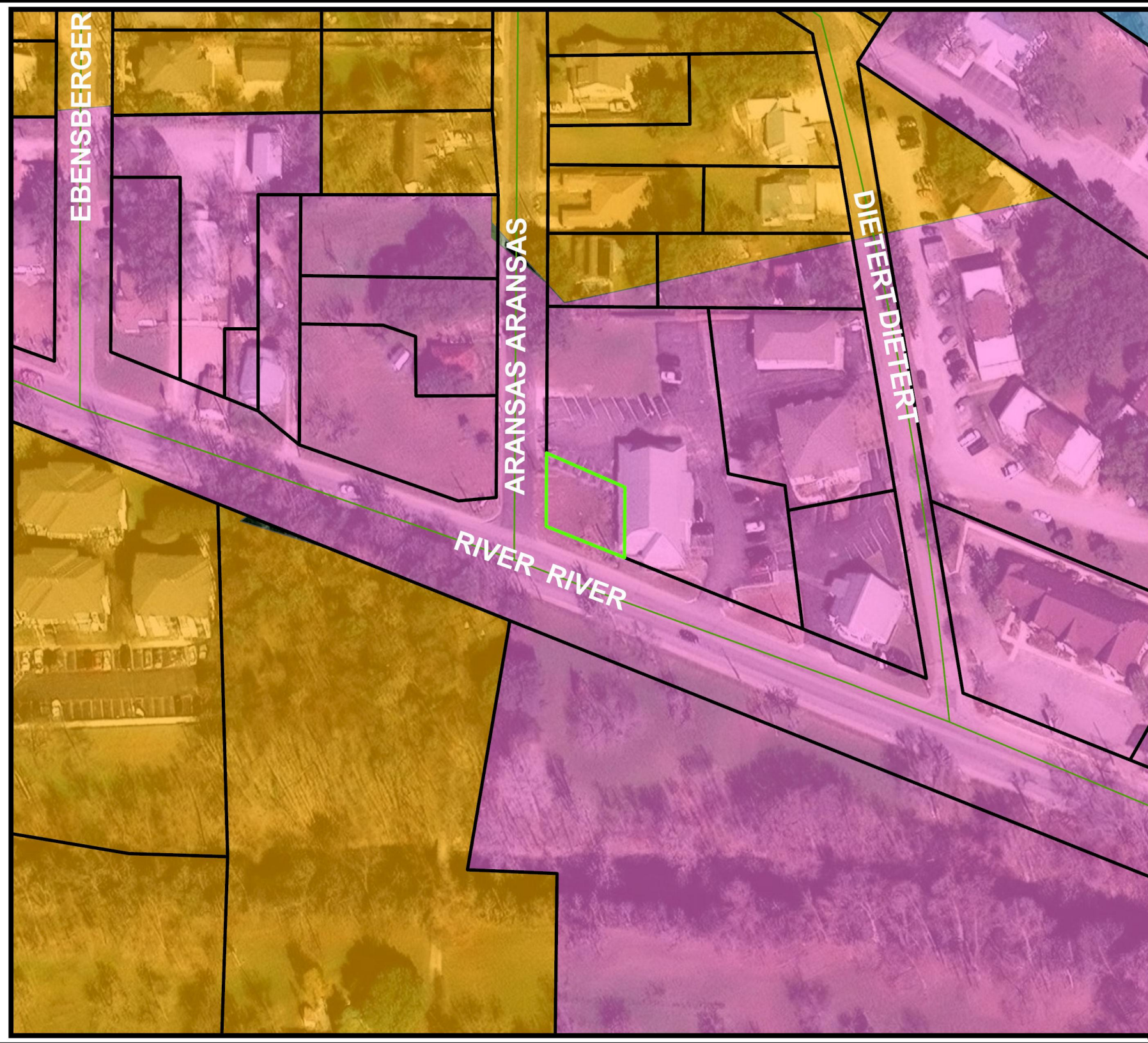
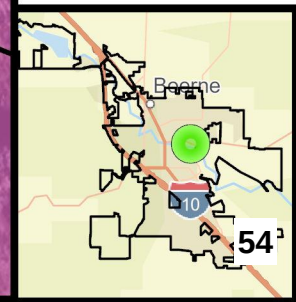


SUBJECT PROPERTY
902 River Rd

FUTURE LAND USE

Legend

- Parcels
- road_centerline
- Future Land Use**
 - Neighborhood Commercial
 - Public and Institutional
 - Transitional Residential





SUBJECT PROPERTY
902 River Rd

ZONING

Legend

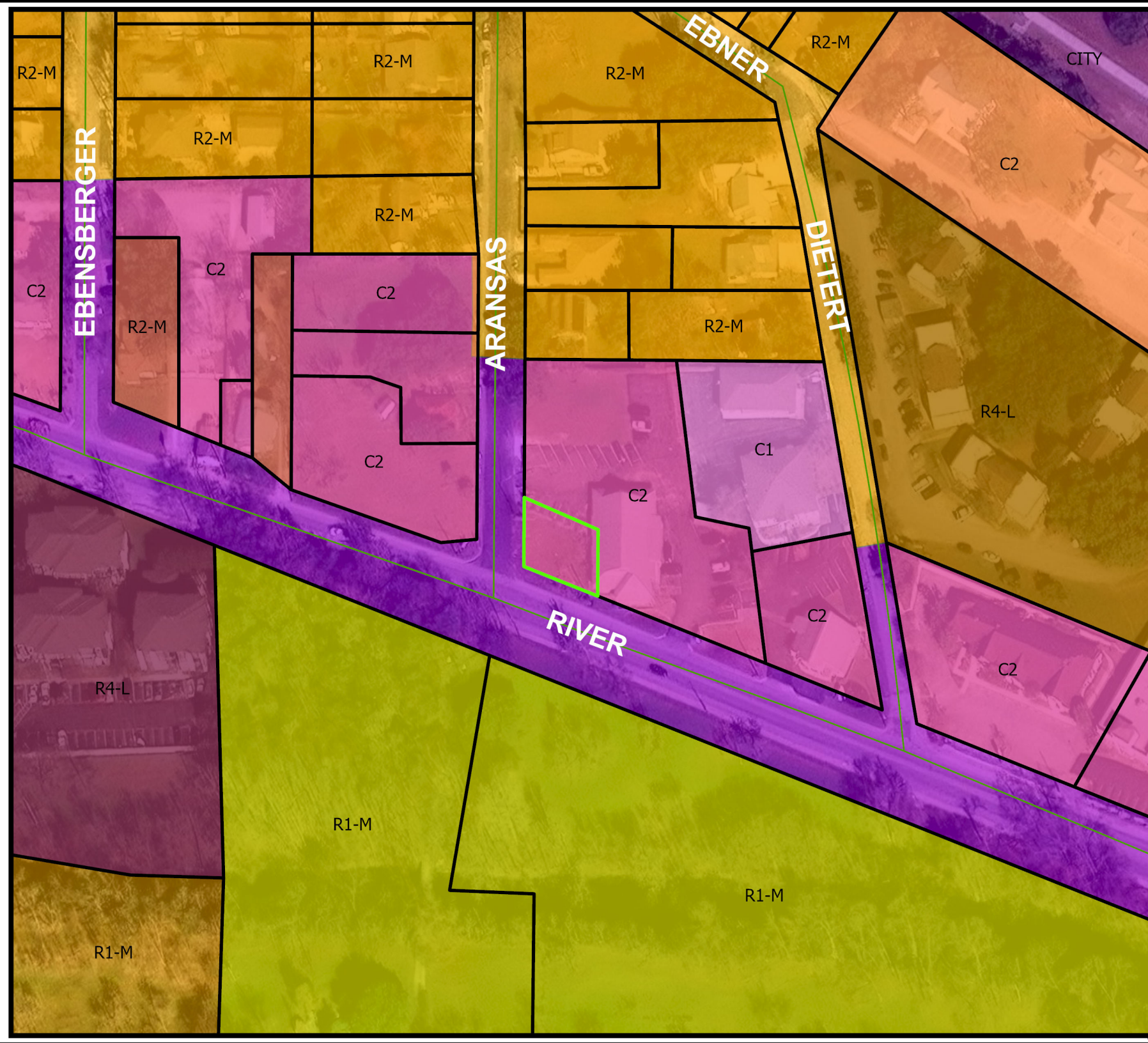
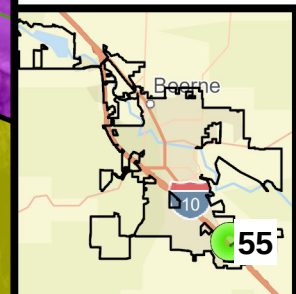
- Parcels
- road_centerline

Zoning

- C1
- C2
- CITY
- R1-M
- R2-M
- R4-L

Overlay Districts

- Downtown Community
- Heritage Corridor
- River Road



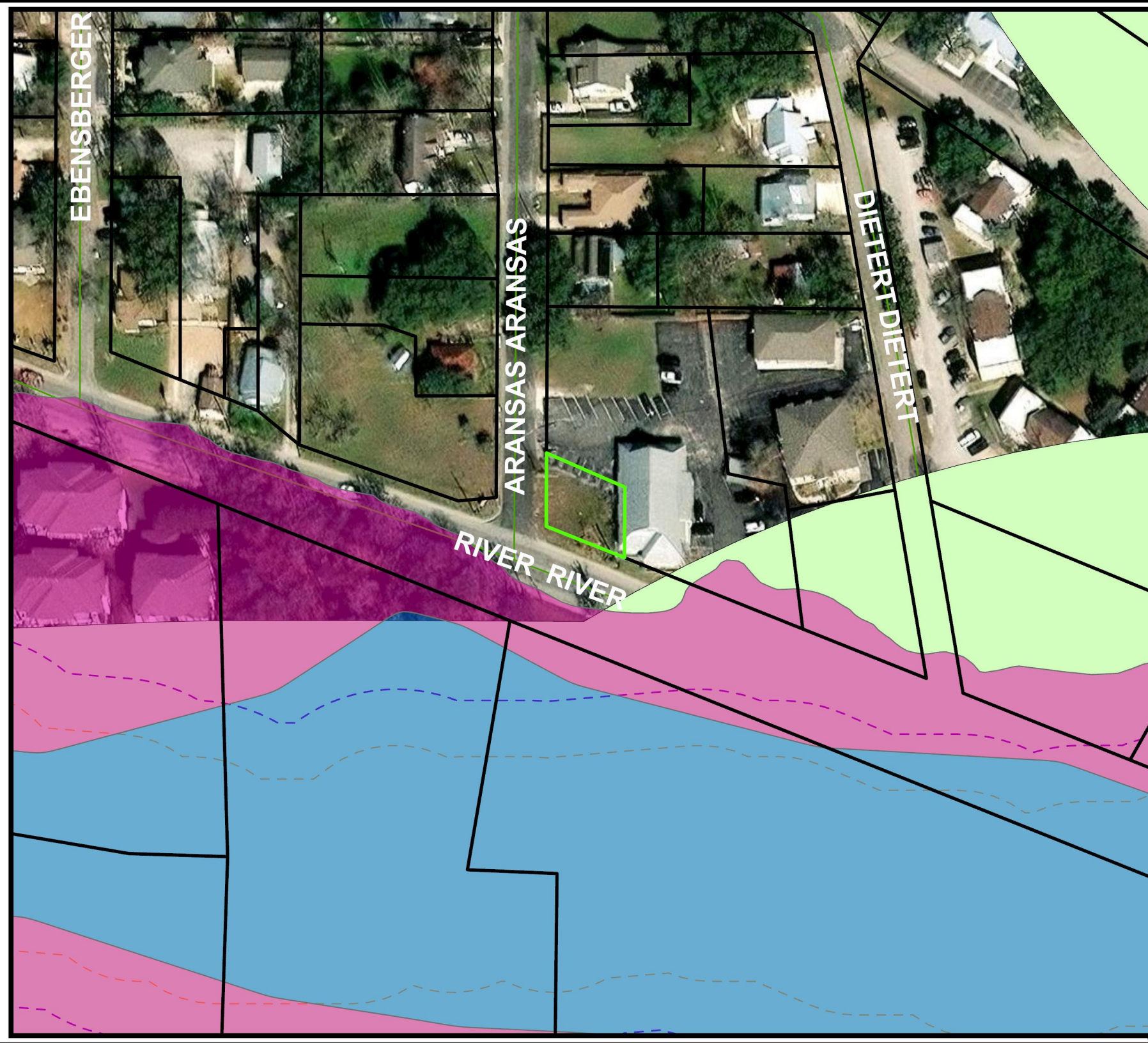
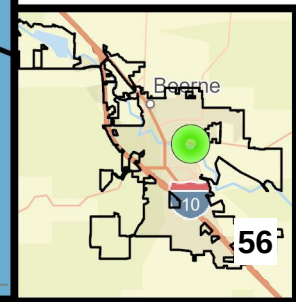


SUBJECT PROPERTY
902 River Rd

ENVIRONMENTAL CONSTRAINTS

Legend

- Parcels
- SARA Floodplain
- SARA Floodway
- DPZ 2
- DPZ 1
- Lower Glenrose Buffer
- Lower Glenrose Boundary
- Camp Bullis 5mi
- road_centerline



Date: Aug 22, 2025, 8:18am User ID: rbaca
File: C:\Users\rbaca\OneDrive - RL BACA\VL BACA\Jobs\22-129 River Road Office - Boerne\Civil\22-129_Site Plan REV3.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM ELECTRONICALLY TRANSMITTED OR STORED MATERIAL WHICH MAY HAVE BEEN ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE ENGINEER'S ORIGINAL SIGNATURE AND SEAL.

ROBERT THORNTON LP
0.44 AC
(DOCUMENT# 357552)

ARANSAS PASS

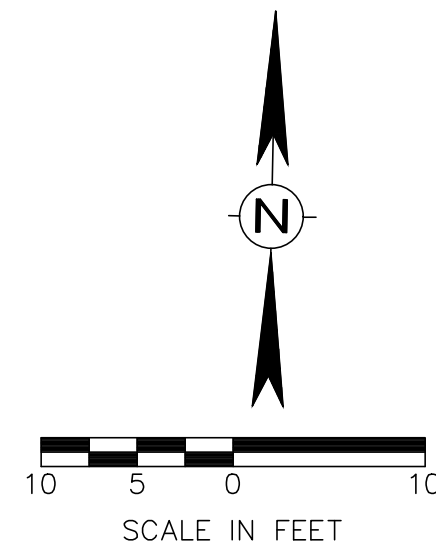
5' PUBLIC SIDEWALK
PER UDC 2.13.5.a.
EXISTING
POWER POLE

30'
525 SF R.O.W. DEDICATION PER
CITY OF BOERNE

JACK SHORT COMPANY
0.861 AC
(VOL. 1576, PG 997, ORR)

5' PUBLIC SIDEWALK
PER UDC 3.13.E.5.a.

RIVER ROAD
(STATE HIGHWAY 46)



LEGEND

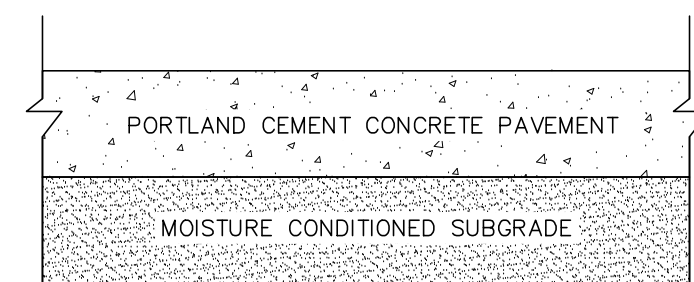
	PROPERTY LINE
	PARCEL
	EXISTING FENCE
	CURB/PAVEMENT LIMITS
	SIDEWALK/FLATWORK
	PARKING STRIPING
	CONCRETE PAVING

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND CABLES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES.
- LOCATION OF ALL EXISTING UTILITIES IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

DIMENSION NOTES:

- IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCHMARKS, AND OTHER KEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY POINTS THAT MAY HAVE BEEN COMPROMISED DURING CONSTRUCTION AT THEIR OWN EXPENSE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL AS SHOWN ON THE PLANS.
- COORDINATES FOR HORIZONTAL CONTROL IS BASED ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- BENCHMARK ELEVATIONS ARE BASED ON NAVD83.
- ALL DIMENSIONAL CONTROL POINTS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CURB RETURN.
- CONTROL POINTS ON BUILDINGS ARE TO BE USED FOR APPROXIMATE LOCATIONS ONLY. SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND CONTROL OF BUILDING FOOTPRINTS.



PAVEMENT MATERIAL	THICKNESS (IN)
REINFORCED CONCRETE	6"
COMPACT SUBGRADE	6"

4,000 PSI CONCRETE @ 28 DAYS, #3 BARS AT 18" O.C.E.W.

CONCRETE PAVEMENT SECTION

NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED AT TIME OF PLAN ISSUANCE. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.

PARKING SUMMARY:

CUSTOMER PARKING REQUIRED	2
CUSTOMER PARKING PROVIDED	2
CUSTOMER HANDICAPPED SPACES PROVIDED	1
CUSTOMER HANDICAPPED SPACED REQUIRED	1

UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION & ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE PROVIDED INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES & SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST EXACT FIELD LOCATIONS OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY RELOCATION OR DAMAGE TO UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

TRENCH SAFETY NOTE:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

REV	DATE	DESCRIPTION	BY

902 RIVER ROAD
BOERNE, TEXAS
REVISED SITE PLAN (8-22-25)

JOB NO.	22-129
DATE	AUG 2025
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

EX 1

**CITY OF BOERNE
PLANNING AND ZONING COMMISSION**

VARIANCE APPLICATION

APPLICANT: Dustin Buckley **PHONE NO.** (210) 818-1759

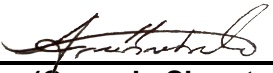
PROPERTY ADDRESS: 902 River Road Boerne, TX 78006

LOT: PT-3 **BLOCK:** BLK 7 **SUBDIVISION:** Sunrise Addition

OWNER: Arman Mehrafza **PHONE NO.** (210) 387-2146
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:

Owner is giving Dustin Buckley authority to represent him/her at the
hearing. (Applicant)

 09-08-25
(Owner's Signature) (Date)

1. Applicant is making a request from the Boerne Subdivision Ordinance
(Article & Section No. _____)

Check one: ☒ Variance () Appeal () Special Exception

2. Describe request:

Request that Driveway be granted variance for the following items in which it is out of
compliance due to the constraints of the site

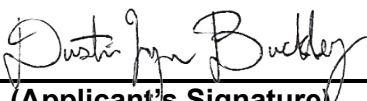
UDC §5-2.B.2.c -Driveway to be ~~5~~5% of lot frontage

UDC §7-5.A.2 - minimum 100' spacing from adjacent drives/intersections

EDM §2-12.2 - driveway required to have 40' throat depth

UDC calls for 26' minimum driveway width - UDC § 5.6.B.3.b

3. Applicant hereby requests this case be reviewed by the Planning and Zoning
Commission for a decision. I do hereby certify that the above statements are
true and correct.

 09-08-25
(Applicant's Signature) (Date)

**CITY OF BOERNE
PLANNING & ZONING COMMISSION
ZONING VARIANCE WORKSHEET**

Commission's Power to Grant Variances.

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

Procedures for Variances.

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

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

Findings Required for Variances.

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

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

The property has unusual conditions in its size, orientation, and location as a corner lot that is roughly 76'x58' with 30'x30' triangular corner clip with developed properties to the north and east that limits the ability to comply with certain UDC guidelines

- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

The deviation attempts to be as close to standard as is possible while providing a design appropriate to the constraints of the site

- D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.

The variance will not meet the following standards: UDC §5-2.B.2.c, UDC §7-5.A.2, and EDM §2-12.2

- E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:

1. The goals and policies of the Master Plan;
2. The purposes of these regulations; and
3. The intent of the standards.

The required standard is inapplicable due to site access being from the 58' side of the property in order to still follow the goals and policies of the Master Plan, and the intent of the standards and purpose of the regulations

- F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

Variance will not have an adverse affect on existing adjacent landowners, etc.

- G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

Variance will not negatively impact efficient development of the land and surrounding areas

- H. Will the variance adversely impact the general health, safety and welfare of the public.
- Variance will not adversely impact the general health, safety and welfare of the public
-

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

Conditions.

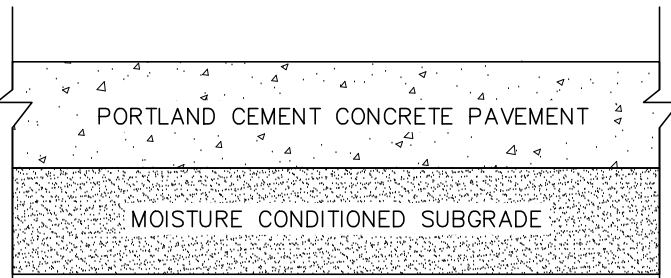
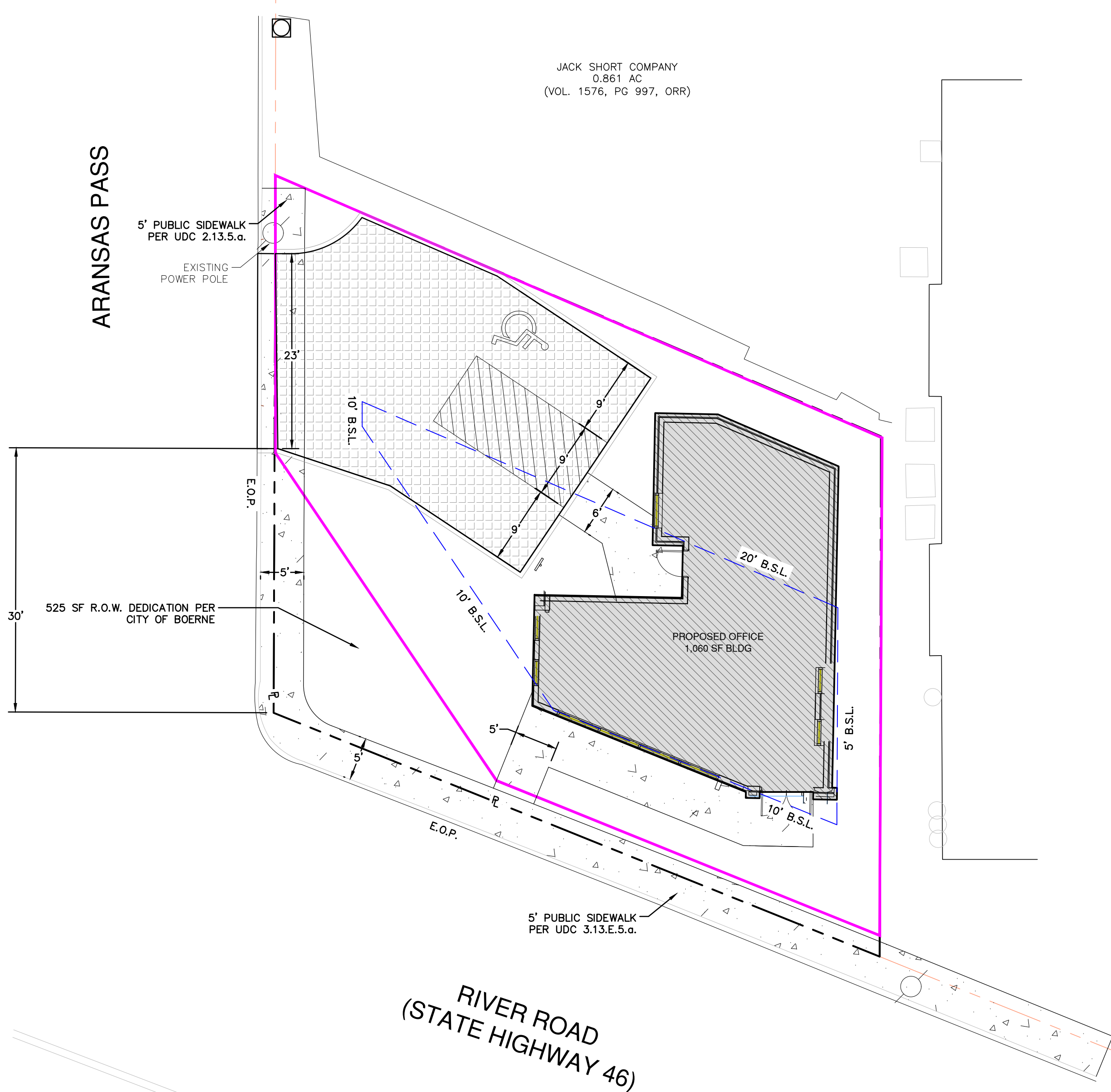
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Date: Aug 22, 2025, 8:18am User ID: rbaca
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ROBERT THORNTON LP
0.44 AC
(DOCUMENT# 357552)

ARANSAS PASS



PAVEMENT MATERIAL	THICKNESS (IN)
REINFORCED CONCRETE	6"
COMPACT SUBGRADE	6"

4,000 PSI CONCRETE @ 28 DAYS, #3 BARS AT 18" O.C.E.W.

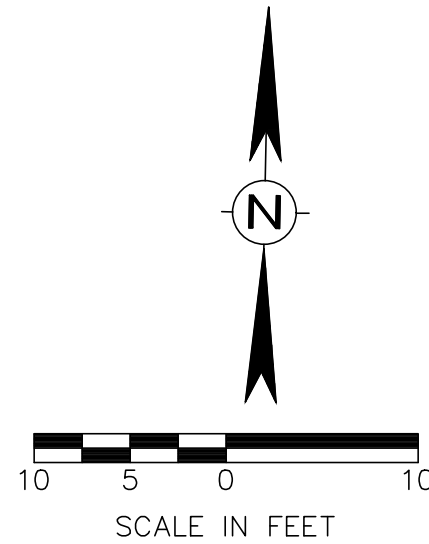
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TRENCH SAFETY NOTE:
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR
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SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE
ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO
IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS,
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LEGEND

	PROPERTY LINE
	PARCEL
	EXISTING FENCE
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	SIDEWALK/FLATWORK
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	CONCRETE PAVING

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REV	DATE	DESCRIPTION	BY

902 RIVER ROAD
BOERNE, TEXAS
REVISED SITE PLAN (8-22-25)

JOB NO.	22-129
DATE	AUG 2025
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

EX 1



AGENDA ITEM SUMMARY

Agenda Date	October 6, 2025
Requested Action	Consider four (4) separate requests for variances for a property Located at 902 River Road (KAD 50151), listed as: 1. Consider a variance request to Chapter 2.12.2, Driveway Throat Length, of the Engineering Design Manual; 2. Consider a variance request to Section 5.2(B)(2)(C), Access and On-Site Circulation, of the Unified Development Code; 3. Consider a variance request to Section 5.6(B)(3)(B), On-Site Parking for Nonresidential Properties, of the Unified Development Code; 4. Consider a variance request to Section 7.5(A)(2), Roadway Access Design Standards, of the Unified Development Code.
Contact Person	Abigail Knott – City Engineer
Background Information	The applicant requests a variance to the City’s Engineering Design Manual (EDM) and Unified Development Code for the property at 902 River Road to remove the requirements for (1) minimum driveway throat length; (2) vehicle access width limitations; (3) minimum width for drive aisles; and (4) lot access point minimum separation. Each variance request will be considered individually. BACKGROUND: In February 2021, City Council adopted the Engineering Design Manual concurrent with the Unified Development Code (UDC). The items pertaining to driveway and street design were included and approved to improve safety, reduce congestion, provide better access, and confirm long-term benefits. ANALYSIS: The site is located at the northeast corner of the intersection of Aransas Pass and River Road (State Highway 46). This location is part of the River Road Overlay district. Aransas Pass is classified as a local street. River

	Road is classified as an arterial street in the 2023 Boerne Master Thoroughfare Plan and is owned by TxDOT. The parcel is a 0.098 acres (4,269 square feet) and the proposed use is a 1,060 square foot office space with 2 parking spaces. The proposed peak hour trip for the small office is 1 trip. (1) In April 2023, City Council adopted amendments to the Engineering Design Manual, including revised minimum driveway throat lengths. The current EDM requires a 40-foot minimum throat length for non-residential developments with less than 200 peak hour trips. A City Manager's administrative exception is allowed for no less than 20 feet. Driveway throat length is important for safe and efficient traffic operation on the site and the adjacent roadway. The driveway throat needs to be of sufficient length so that the vehicles may enter, exit, and circulate on the site without interference with each other or with through traffic on the adjacent roadway. It prevents vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. (2) The current UDC requires a driveways for vehicle access to lots for secondary or support streets shall be limited in width to no more than twenty-five (25) percent and up to a maximum of thirty (30) feet wide on a single lot frontage within the first fifty (50) feet of lot depth from the property line. Limiting driveway width helps control access, provide uniform frontage on a street, and controls stormwater runoff. (3) The current UDC requires on-site parking facilities include adequate maneuvering room, which includes drive aisles at a minimum of twenty-six (26) feet wide. Drive aisles provide safe and efficient vehicle maneuvering in the parking lot, ensuring pedestrian and vehicular safety. (4) The current UDC requires minimum separation of driveways to intersections of local street intersections as 100 feet. Lot access points shall be separate from other access points along a single block face and from the street edge of intersection streets. The distance between driveways and intersections is crucial for traffic safety and efficiency by managing access. Proper driveway placement ensures visibility (adequate site distance) and accessibility for vehicles and pedestrians, reducing the risk of
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	collisions and minimizing conflict points. VARIANCE REQUEST: The applicant seeks a variance to all four requirements together, though each must be voted on separately. Approval of this variance shall be contingent upon approval of all other variances and required permits associated with the proposed development at 902 River Road. If any related variances are denied by the Planning and Zoning Commission, this variance shall be considered null and void. <u>MOTIONS FOR CONSIDERATION:</u> The following four (4) motions are provided to assist the Commission’s decision. (1) - I move that the Planning and Zoning Commission APPROVE the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. (2)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. (3)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. (4)_____
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	- I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections.
Strategic Alignment (Example: C2 – Customer Feedback, B1 – Data Driven Decision)	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial View Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Site Plan Attachment 6 – Variance Application



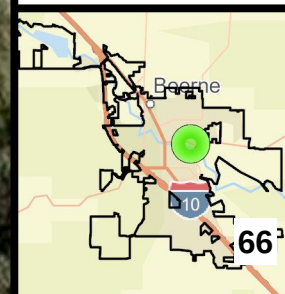
SUBJECT PROPERTY
902 River Rd

Legend

ARANSAS ARANSAS

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RIVER RIVER



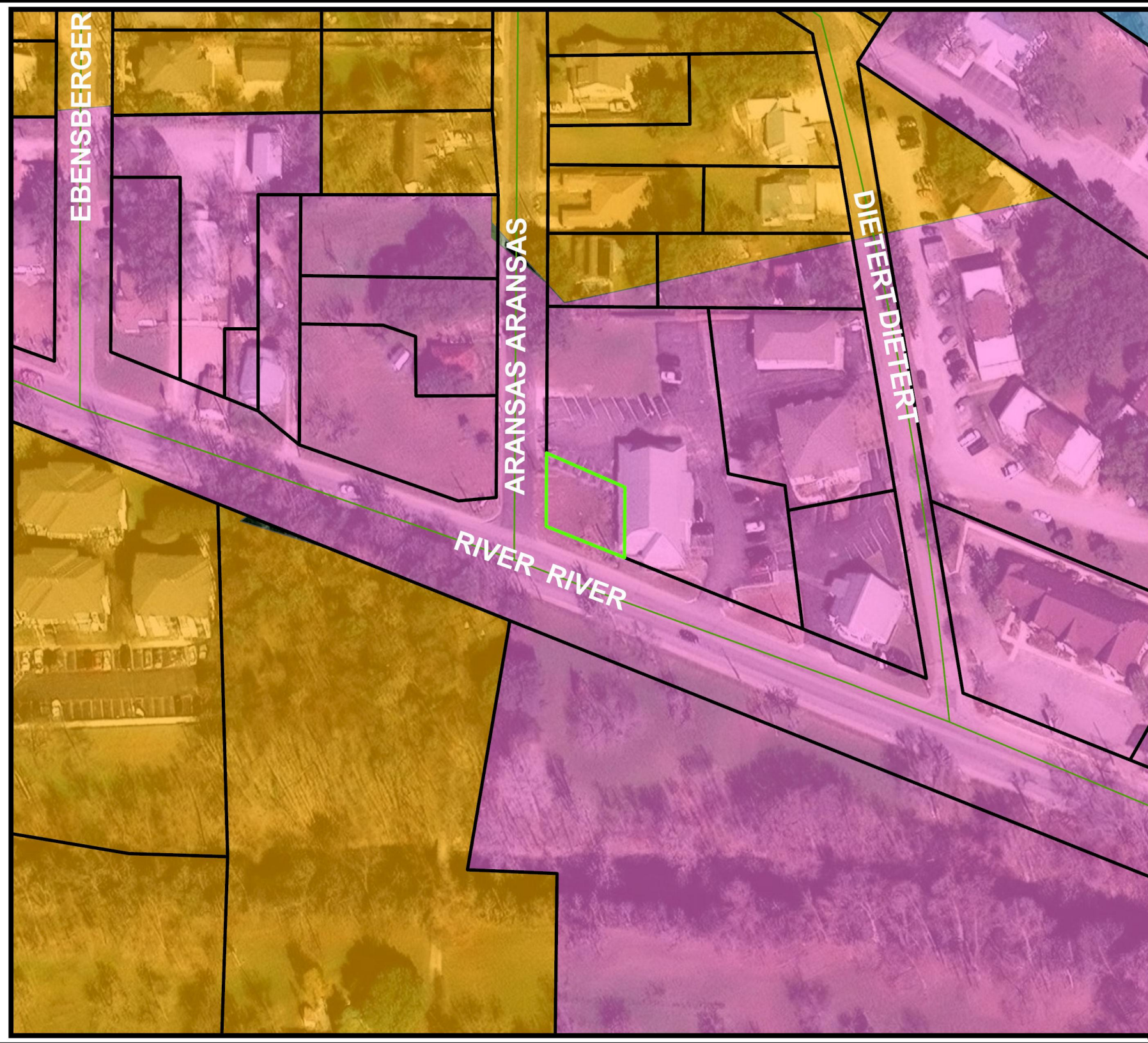
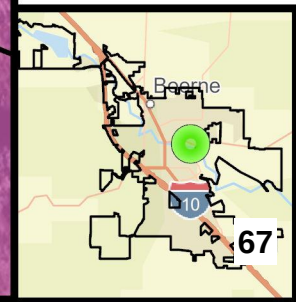


SUBJECT PROPERTY
902 River Rd

FUTURE LAND USE

Legend

- Parcels
- road_centerline
- Future Land Use**
 - Neighborhood Commercial
 - Public and Institutional
 - Transitional Residential





SUBJECT PROPERTY
902 River Rd

ZONING

Legend

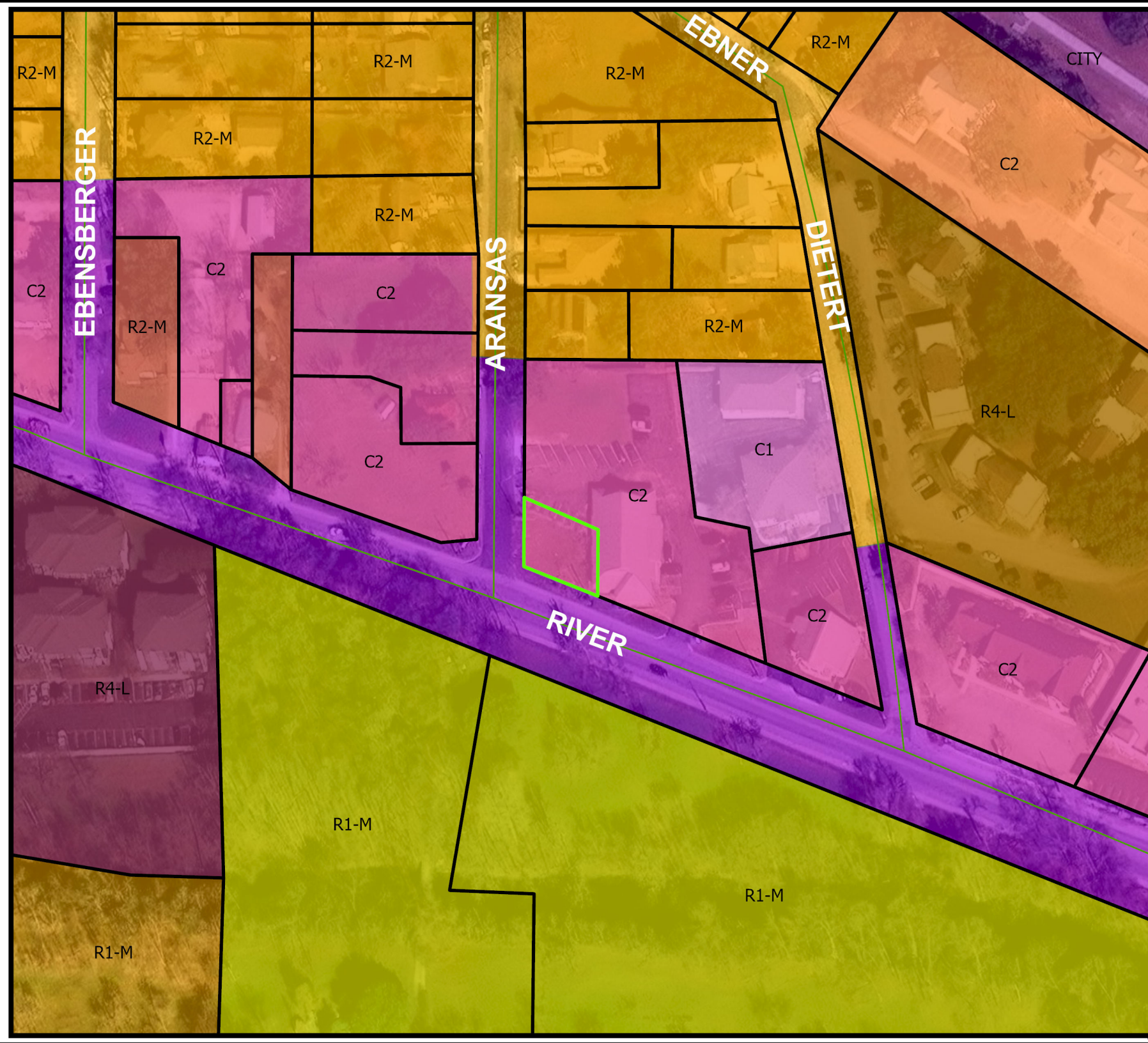
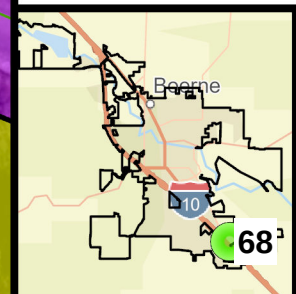
- Parcels
- road_centerline

Zoning

- C1
- C2
- CITY
- R1-M
- R2-M
- R4-L

Overlay Districts

- Downtown Community
- Heritage Corridor
- River Road



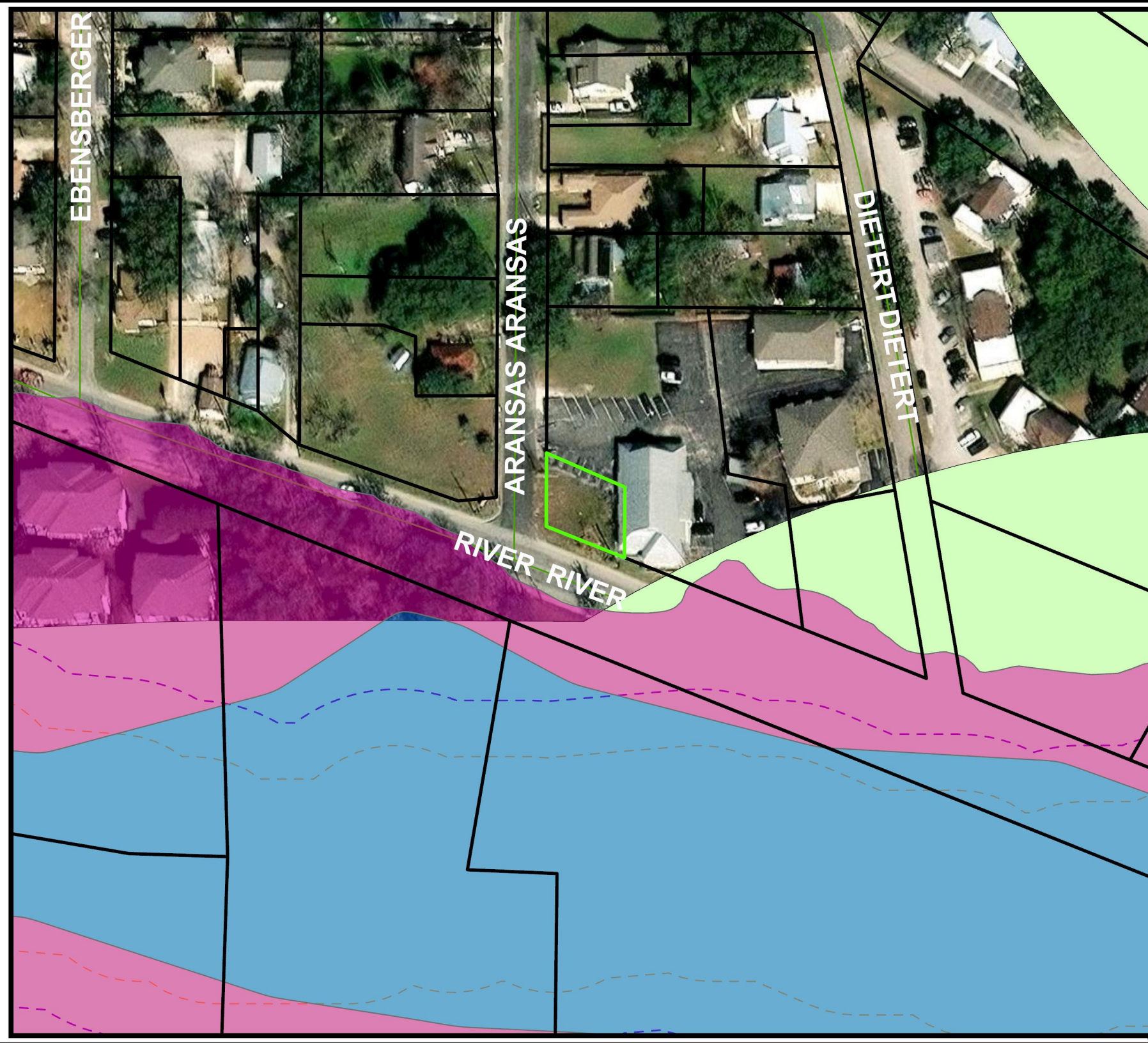
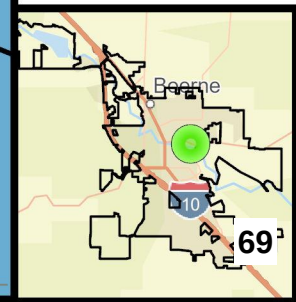


SUBJECT PROPERTY
902 River Rd

ENVIRONMENTAL CONSTRAINTS

Legend

- Parcels
- SARA Floodplain
- SARA Floodway
- DPZ 2
- DPZ 1
- Lower Glenrose Buffer
- Lower Glenrose Boundary
- Camp Bullis 5mi
- road_centerline

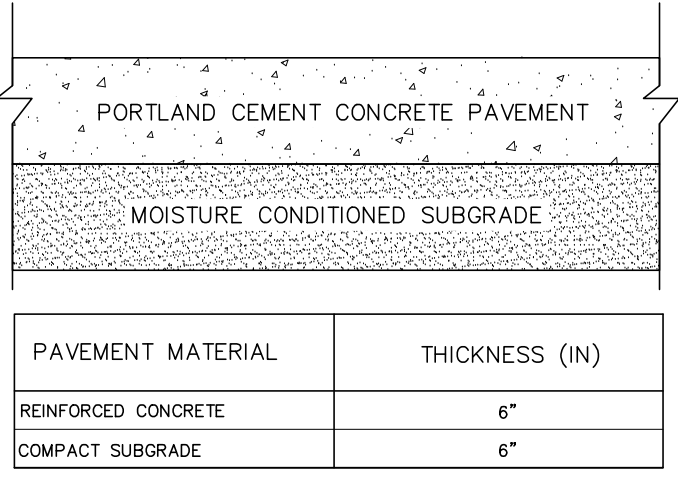
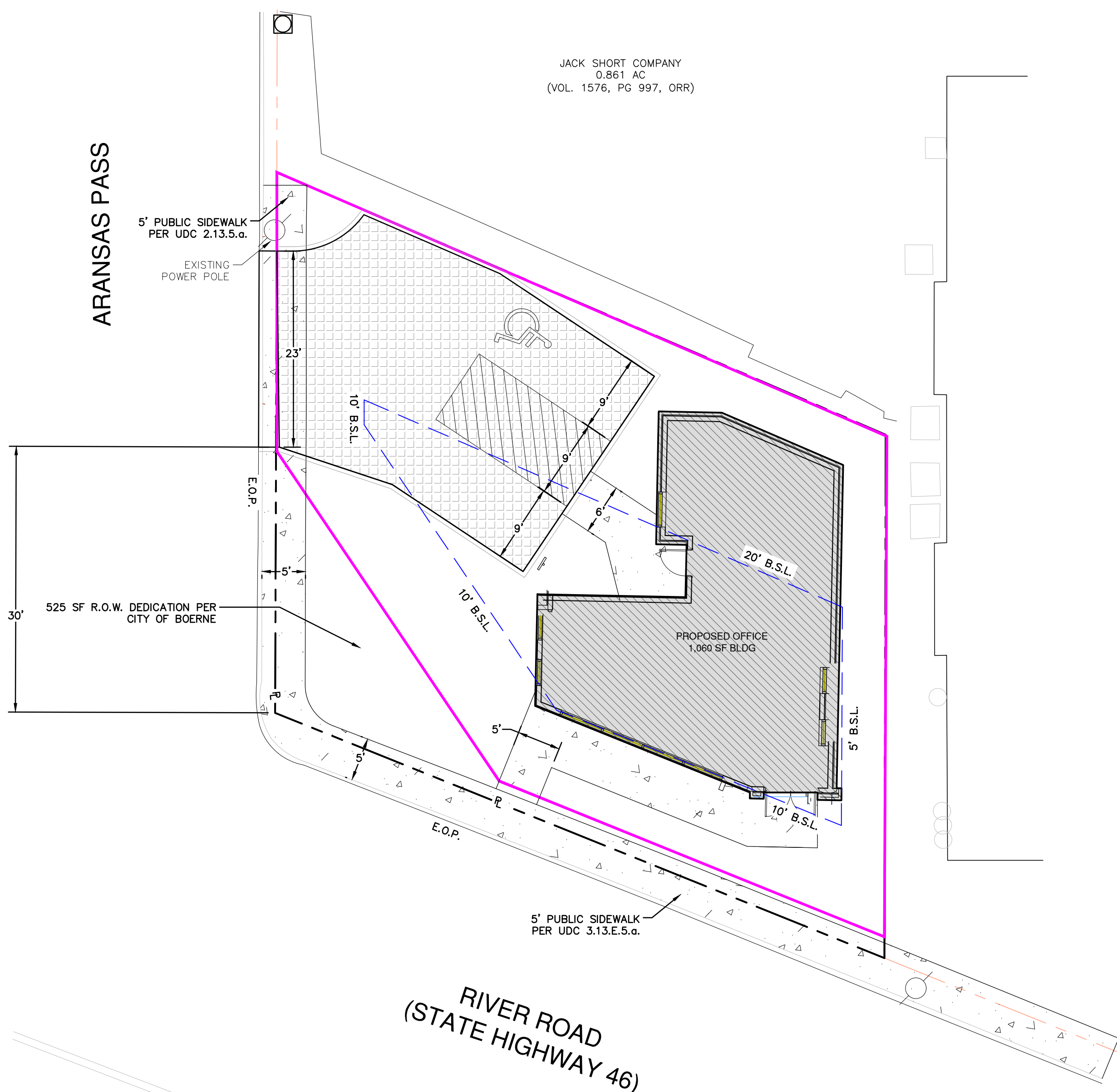


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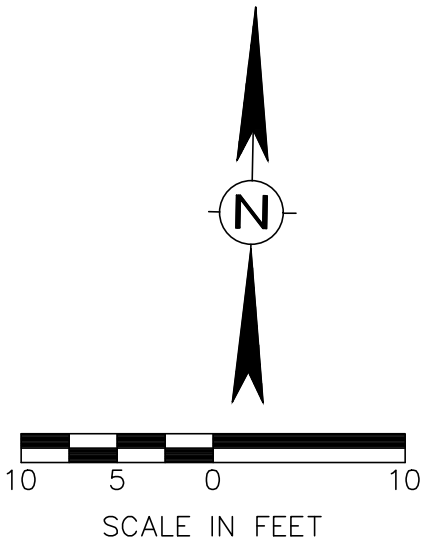
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REV	DATE	DESCRIPTION	BY

902 RIVER ROAD
BOERNE, TEXAS
REVISED SITE PLAN (8-22-25)

JOB NO.	22-129
DATE	AUG 2025
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

EX 1

**CITY OF BOERNE
PLANNING AND ZONING COMMISSION**

VARIANCE APPLICATION

APPLICANT: Dustin Buckley **PHONE NO.** (210) 818-1759

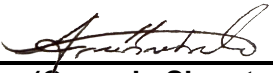
PROPERTY ADDRESS: 902 River Road Boerne, TX 78006

LOT: PT-3 **BLOCK:** BLK 7 **SUBDIVISION:** Sunrise Addition

OWNER: Arman Mehrafza **PHONE NO.** (210) 387-2146
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:

Owner is giving Dustin Buckley authority to represent him/her at the
hearing. (Applicant)

 09-08-25
(Owner's Signature) (Date)

1. Applicant is making a request from the Boerne Subdivision Ordinance
(Article & Section No. _____)

Check one: ☒ Variance () Appeal () Special Exception

2. Describe request:

Request that Driveway be granted variance for the following items in which it is out of
compliance due to the constraints of the site

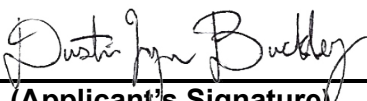
UDC §5-2.B.2.c -Driveway to be ~~5~~5% of lot frontage

UDC §7-5.A.2 - minimum 100' spacing from adjacent drives/intersections

EDM §2-12.2 - driveway required to have 40' throat depth

UDC calls for 26' minimum driveway width - UDC § 5.6.B.3.b

3. Applicant hereby requests this case be reviewed by the Planning and Zoning
Commission for a decision. I do hereby certify that the above statements are
true and correct.

 09-08-25
(Applicant's Signature) (Date)

**CITY OF BOERNE
PLANNING & ZONING COMMISSION
ZONING VARIANCE WORKSHEET**

Commission's Power to Grant Variances.

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

Procedures for Variances.

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

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

Findings Required for Variances.

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

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

The property has unusual conditions in its size, orientation, and location as a corner lot that is roughly 76'x58' with 30'x30' triangular corner clip with developed properties to the north and east that limits the ability to comply with certain UDC guidelines

- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

The deviation attempts to be as close to standard as is possible while providing a design appropriate to the constraints of the site

- D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.

The variance will not meet the following standards: UDC §5-2.B.2.c, UDC §7-5.A.2, and EDM §2-12.2

- E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:

1. The goals and policies of the Master Plan;
2. The purposes of these regulations; and
3. The intent of the standards.

The required standard is inapplicable due to site access being from the 58' side of the property in order to still follow the goals and policies of the Master Plan, and the intent of the standards and purpose of the regulations

- F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

Variance will not have an adverse affect on existing adjacent landowners, etc.

- G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

Variance will not negatively impact efficient development of the land and surrounding areas

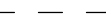
- H. Will the variance adversely impact the general health, safety and welfare of the public.
- Variance will not adversely impact the general health, safety and welfare of the public
-

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

Conditions.

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



- | | |
|---|----------------------|
|  | PROPERTY LINE |
|  | PARCEL |
|  | EXISTING FENCE |
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8. CONTROL POINTS ON BUILDINGS ARE TO BE USED FOR APPROXIMATE CONTROL ONLY. ONLY ARCHITECTURAL PLANS FOR DIMENSIONS AND CONTROL OF BUILDING FOOTPRINTS.

The diagram illustrates a cross-section of a pavement structure. The top layer is labeled "PORTLAND CEMENT CONCRETE PAVEMENT" and is represented by a stippled pattern. Below this layer is a horizontal line, and the bottom layer is labeled "MOISTURE CONDITIONED SUBGRADE" and is represented by a cross-hatched pattern. The entire structure is shown within a rectangular frame with a break symbol on the right side.

PAVEMENT MATERIAL	THICKNESS (IN)
REINFORCED CONCRETE	6"
COMPACT SUBGRADE	6"

4,000 PSI CONCRETE @ 28 DAYS, #3 BARS AT 18" O.C.E.W.

CONCRETE PAVEMENT SECTION

NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED AT TIME OF
PLAN ISSUANCE. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING
RECOMMENDATIONS.

PARKING SUMMARY:

CUSTOMER PARKING REQUIRED	2
CUSTOMER PARKING PROVIDED	2
CUSTOMER HANDICAPPED SPACES PROVIDED	1
CUSTOMER HANDICAPPED SPACED REQUIRED	1

UNDERGROUND UTILITIES

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JOB NO.	22-129
DATE	AUG 2025
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

EX 1

902 RIVER ROAD
BOERNE, TEXAS
REVISED SITE PLAN (8-22-25)



AGENDA ITEM SUMMARY

Agenda Date	October 6, 2025
Requested Action	Consider four (4) separate requests for variances for a property Located at 902 River Road (KAD 50151), listed as: 1. Consider a variance request to Chapter 2.12.2, Driveway Throat Length, of the Engineering Design Manual; 2. Consider a variance request to Section 5.2(B)(2)(C), Access and On-Site Circulation, of the Unified Development Code; 3. Consider a variance request to Section 5.6(B)(3)(B), On-Site Parking for Nonresidential Properties, of the Unified Development Code; 4. Consider a variance request to Section 7.5(A)(2), Roadway Access Design Standards, of the Unified Development Code.
Contact Person	Abigail Knott – City Engineer
Background Information	The applicant requests a variance to the City’s Engineering Design Manual (EDM) and Unified Development Code for the property at 902 River Road to remove the requirements for (1) minimum driveway throat length; (2) vehicle access width limitations; (3) minimum width for drive aisles; and (4) lot access point minimum separation. Each variance request will be considered individually. BACKGROUND: In February 2021, City Council adopted the Engineering Design Manual concurrent with the Unified Development Code (UDC). The items pertaining to driveway and street design were included and approved to improve safety, reduce congestion, provide better access, and confirm long-term benefits. ANALYSIS: The site is located at the northeast corner of the intersection of Aransas Pass and River Road (State Highway 46). This location is part of the River Road Overlay district. Aransas Pass is classified as a local street. River

	Road is classified as an arterial street in the 2023 Boerne Master Thoroughfare Plan and is owned by TxDOT. The parcel is a 0.098 acres (4,269 square feet) and the proposed use is a 1,060 square foot office space with 2 parking spaces. The proposed peak hour trip for the small office is 1 trip. (1) In April 2023, City Council adopted amendments to the Engineering Design Manual, including revised minimum driveway throat lengths. The current EDM requires a 40-foot minimum throat length for non-residential developments with less than 200 peak hour trips. A City Manager's administrative exception is allowed for no less than 20 feet. Driveway throat length is important for safe and efficient traffic operation on the site and the adjacent roadway. The driveway throat needs to be of sufficient length so that the vehicles may enter, exit, and circulate on the site without interference with each other or with through traffic on the adjacent roadway. It prevents vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. (2) The current UDC requires a driveways for vehicle access to lots for secondary or support streets shall be limited in width to no more than twenty-five (25) percent and up to a maximum of thirty (30) feet wide on a single lot frontage within the first fifty (50) feet of lot depth from the property line. Limiting driveway width helps control access, provide uniform frontage on a street, and controls stormwater runoff. (3) The current UDC requires on-site parking facilities include adequate maneuvering room, which includes drive aisles at a minimum of twenty-six (26) feet wide. Drive aisles provide safe and efficient vehicle maneuvering in the parking lot, ensuring pedestrian and vehicular safety. (4) The current UDC requires minimum separation of driveways to intersections of local street intersections as 100 feet. Lot access points shall be separate from other access points along a single block face and from the street edge of intersection streets. The distance between driveways and intersections is crucial for traffic safety and efficiency by managing access. Proper driveway placement ensures visibility (adequate site distance) and accessibility for vehicles and pedestrians, reducing the risk of
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	collisions and minimizing conflict points. VARIANCE REQUEST: The applicant seeks a variance to all four requirements together, though each must be voted on separately. Approval of this variance shall be contingent upon approval of all other variances and required permits associated with the proposed development at 902 River Road. If any related variances are denied by the Planning and Zoning Commission, this variance shall be considered null and void. <u>MOTIONS FOR CONSIDERATION:</u> The following four (4) motions are provided to assist the Commission’s decision. (1) - I move that the Planning and Zoning Commission APPROVE the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. (2)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. (3)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. (4)_____
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	- I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections.
Strategic Alignment <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial View Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Site Plan Attachment 6 – Variance Application



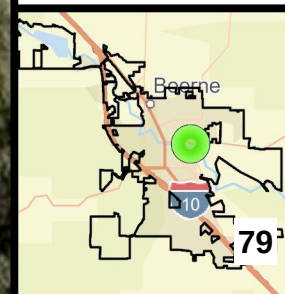
SUBJECT PROPERTY
902 River Rd

Legend

ARANSAS ARANSAS

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RIVER RIVER





SUBJECT PROPERTY
902 River Rd

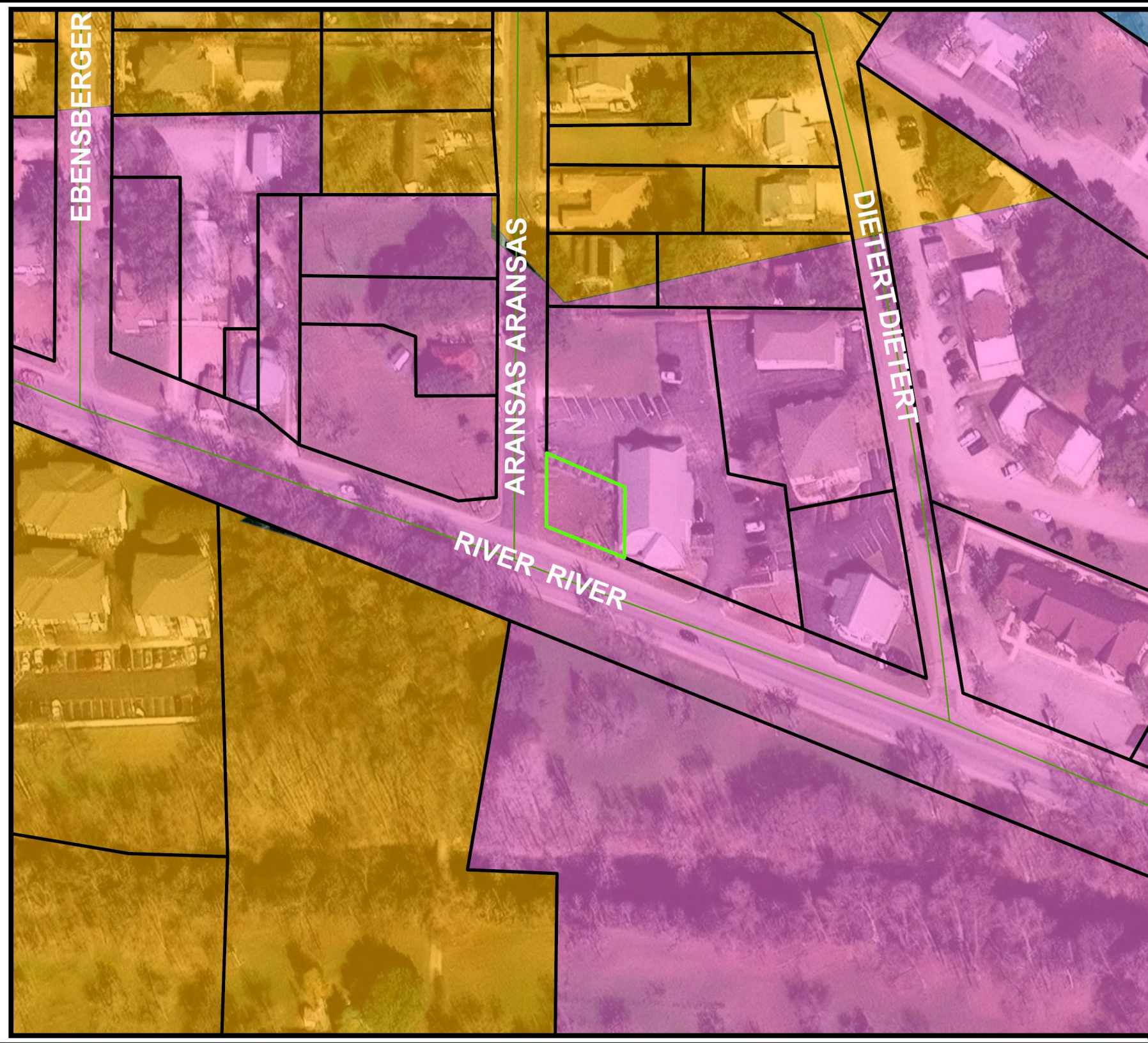
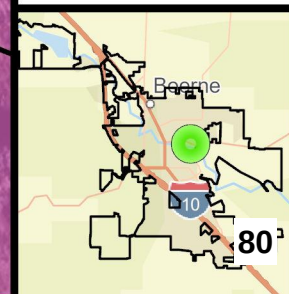
FUTURE LAND USE

Legend

-  Parcels
-  road_centerline

Future Land Use

-  Neighborhood Commercial
-  Public and Institutional
-  Transitional Residential





SUBJECT PROPERTY
902 River Rd

ZONING

Legend

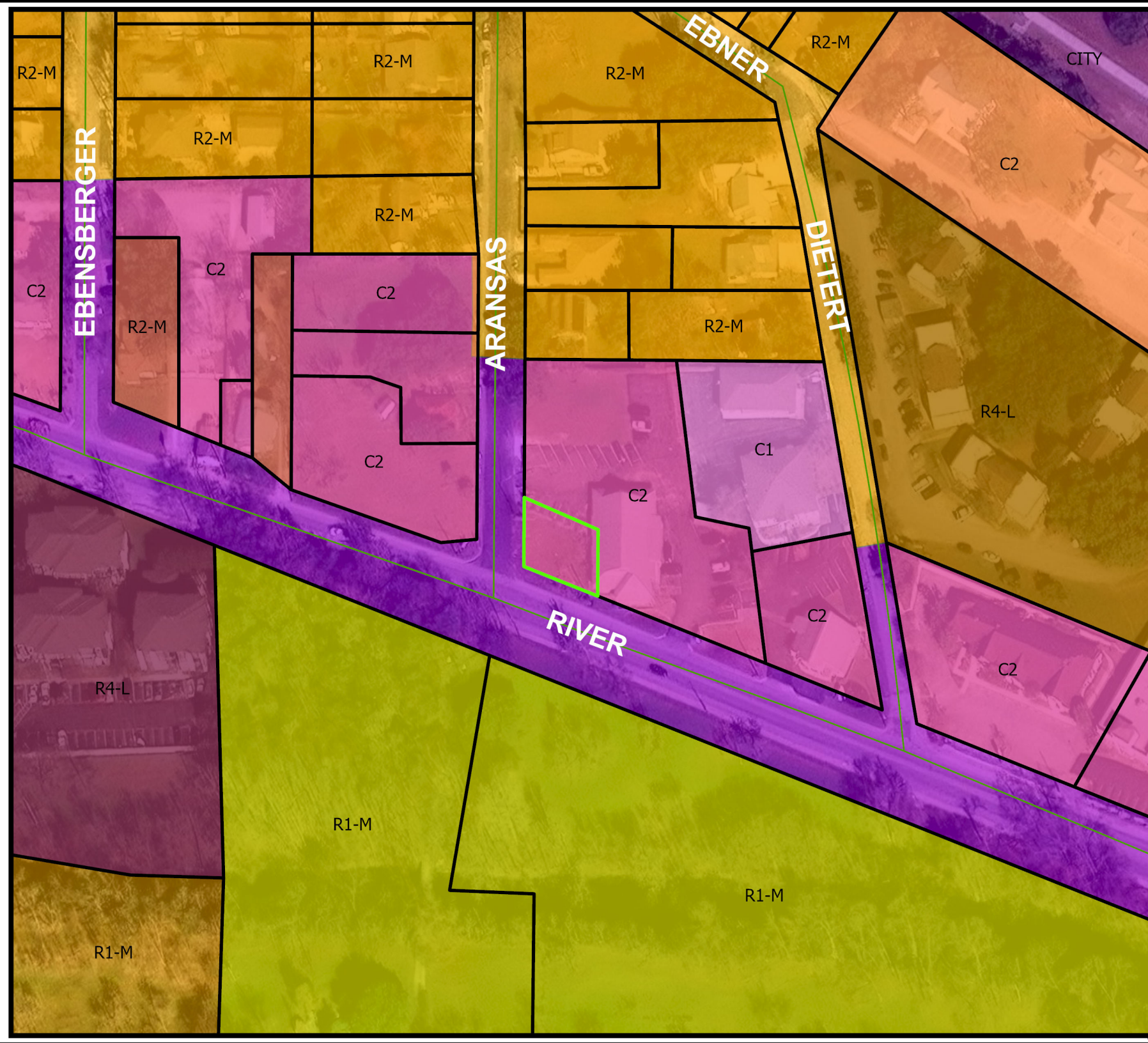
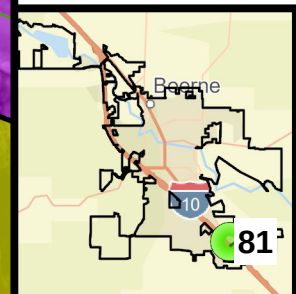
- Parcels
- road_centerline

Zoning

- C1
- C2
- CITY
- R1-M
- R2-M
- R4-L

Overlay Districts

- Downtown Community
- Heritage Corridor
- River Road



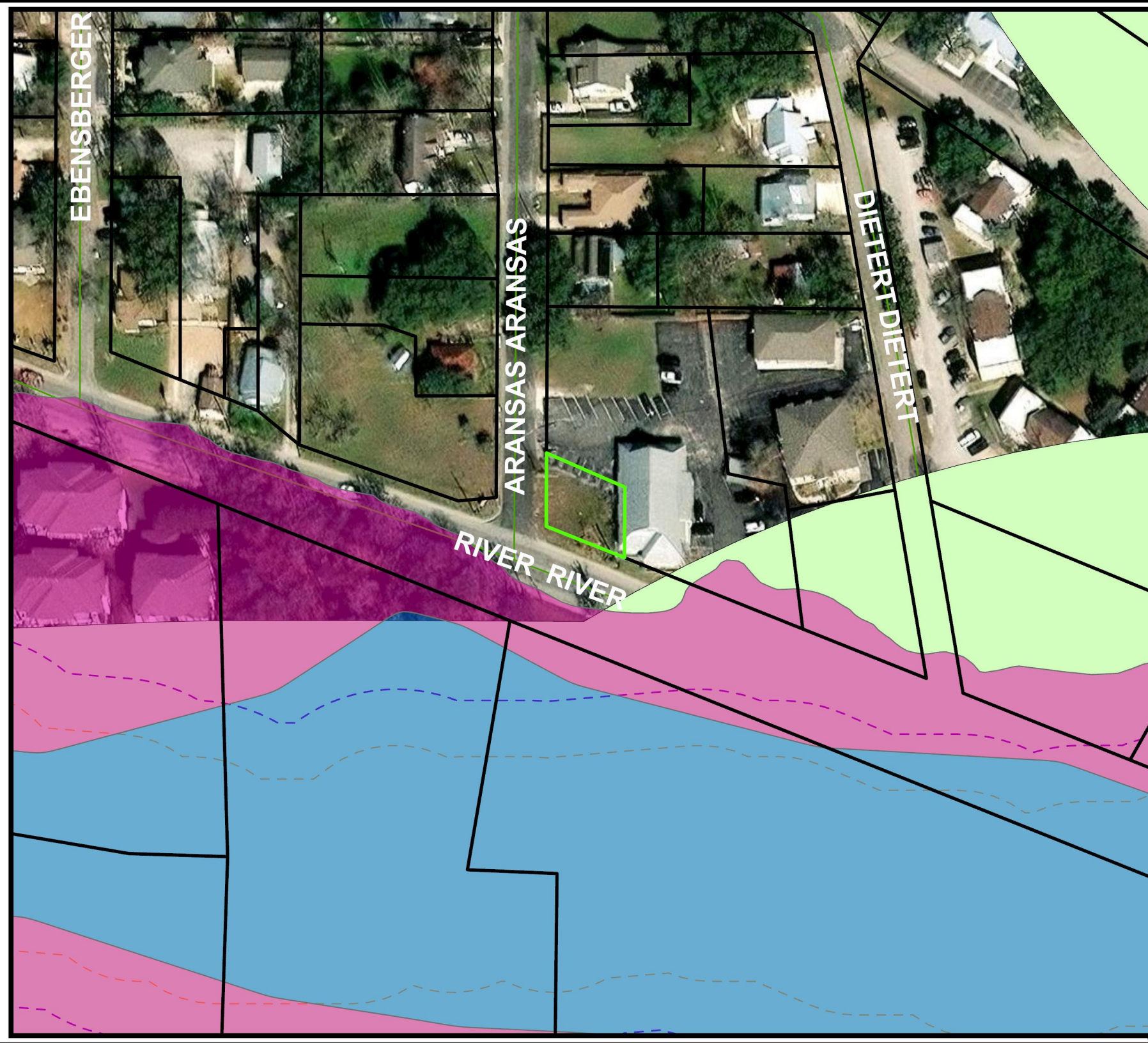
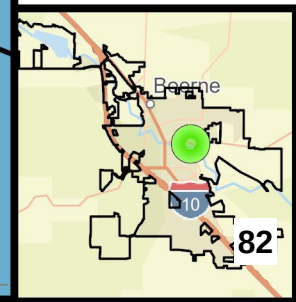


SUBJECT PROPERTY
902 River Rd

ENVIRONMENTAL CONSTRAINTS

Legend

- Parcels
- SARA Floodplain
- SARA Floodway
- DPZ 2
- DPZ 1
- Lower Glenrose Buffer
- Lower Glenrose Boundary
- Camp Bullis 5mi
- road_centerline

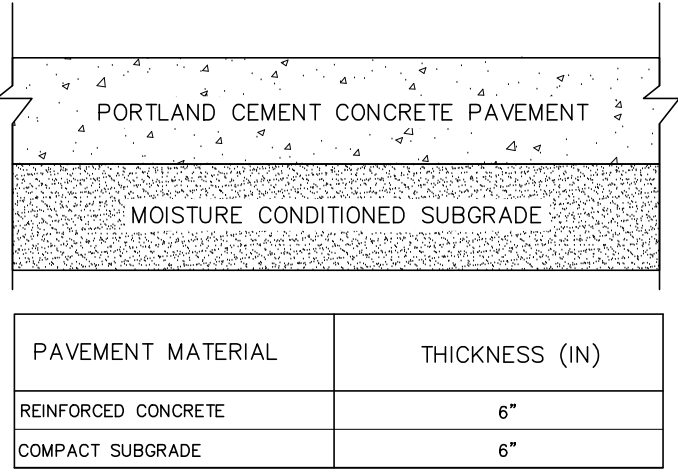
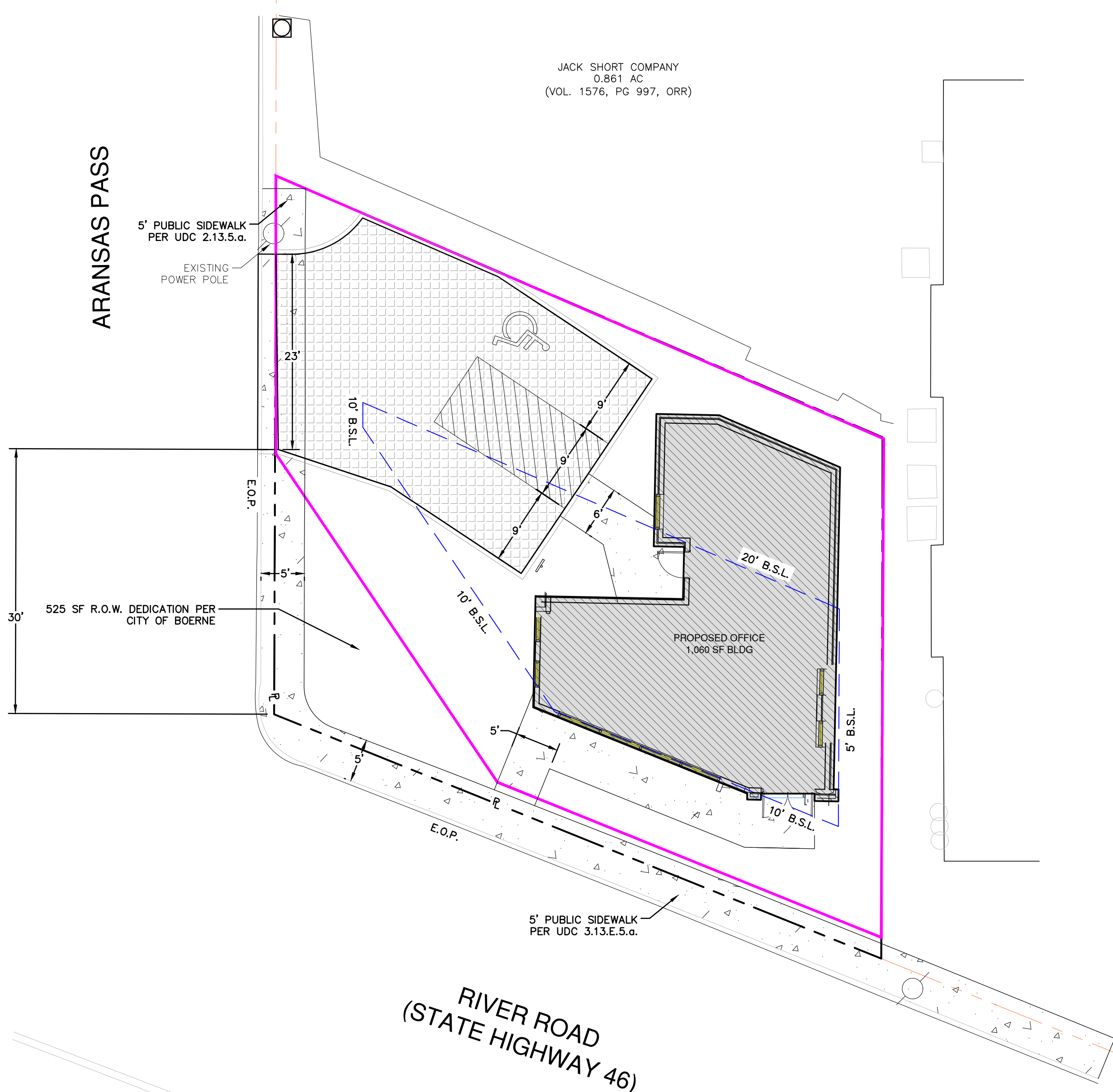


Date: Aug 22, 2025, 8:18am User ID: rbaca
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ROBERT THORNTON LP
0.44 AC
(DOCUMENT# 357552)

ARANSAS PASS



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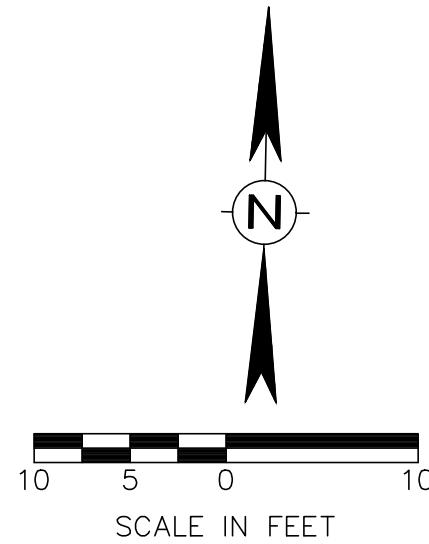
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LEGEND

	PROPERTY LINE
	PARCEL
	EXISTING FENCE
	CURB/PAVEMENT LIMITS
	SIDEWALK/FLATWORK
	PARKING STRIPING
	CONCRETE PAVING

GENERAL NOTES:
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REV	DATE	DESCRIPTION	BY

902 RIVER ROAD
BOERNE, TEXAS
REVISED SITE PLAN (8-22-25)

JOB NO.	22-129
DATE	AUG 2025
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

EX 1

**CITY OF BOERNE
PLANNING AND ZONING COMMISSION**

VARIANCE APPLICATION

APPLICANT: Dustin Buckley **PHONE NO.** (210) 818-1759

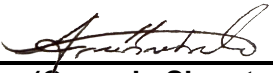
PROPERTY ADDRESS: 902 River Road Boerne, TX 78006

LOT: PT-3 **BLOCK:** BLK 7 **SUBDIVISION:** Sunrise Addition

OWNER: Arman Mehrafza **PHONE NO.** (210) 387-2146
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:

Owner is giving Dustin Buckley authority to represent him/her at the
hearing. (Applicant)

 09-08-25
(Owner's Signature) (Date)

1. Applicant is making a request from the Boerne Subdivision Ordinance
(Article & Section No. _____)

Check one: ☒ Variance () Appeal () Special Exception

2. Describe request:

Request that Driveway be granted variance for the following items in which it is out of
compliance due to the constraints of the site

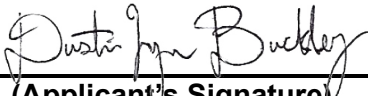
UDC §5-2.B.2.c -Driveway to be ~~5~~5% of lot frontage

UDC §7-5.A.2 - minimum 100' spacing from adjacent drives/intersections

EDM §2-12.2 - driveway required to have 40' throat depth

UDC calls for 26' minimum driveway width - UDC § 5.6.B.3.b

3. Applicant hereby requests this case be reviewed by the Planning and Zoning
Commission for a decision. I do hereby certify that the above statements are
true and correct.

 09-08-25
(Applicant's Signature) (Date)

**CITY OF BOERNE
PLANNING & ZONING COMMISSION
ZONING VARIANCE WORKSHEET**

Commission's Power to Grant Variances.

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

Procedures for Variances.

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

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

Findings Required for Variances.

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

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

The property has unusual conditions in its size, orientation, and location as a corner lot that is roughly 76'x58' with 30'x30' triangular corner clip with developed properties to the north and east that limits the ability to comply with certain UDC guidelines

- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

The deviation attempts to be as close to standard as is possible while providing a design appropriate to the constraints of the site

- D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.

The variance will not meet the following standards: UDC §5-2.B.2.c, UDC §7-5.A.2, and EDM §2-12.2

- E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:

1. The goals and policies of the Master Plan;
2. The purposes of these regulations; and
3. The intent of the standards.

The required standard is inapplicable due to site access being from the 58' side of the property in order to still follow the goals and policies of the Master Plan, and the intent of the standards and purpose of the regulations

- F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

Variance will not have an adverse affect on existing adjacent landowners, etc.

- G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

Variance will not negatively impact efficient development of the land and surrounding areas

- H. Will the variance adversely impact the general health, safety and welfare of the public.
- Variance will not adversely impact the general health, safety and welfare of the public
-

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

Conditions.

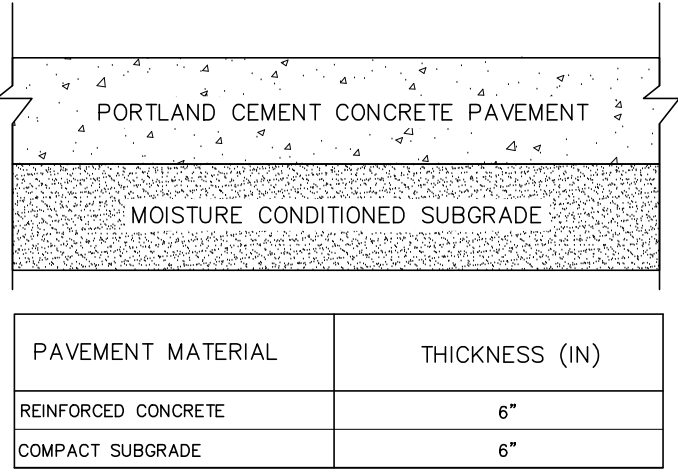
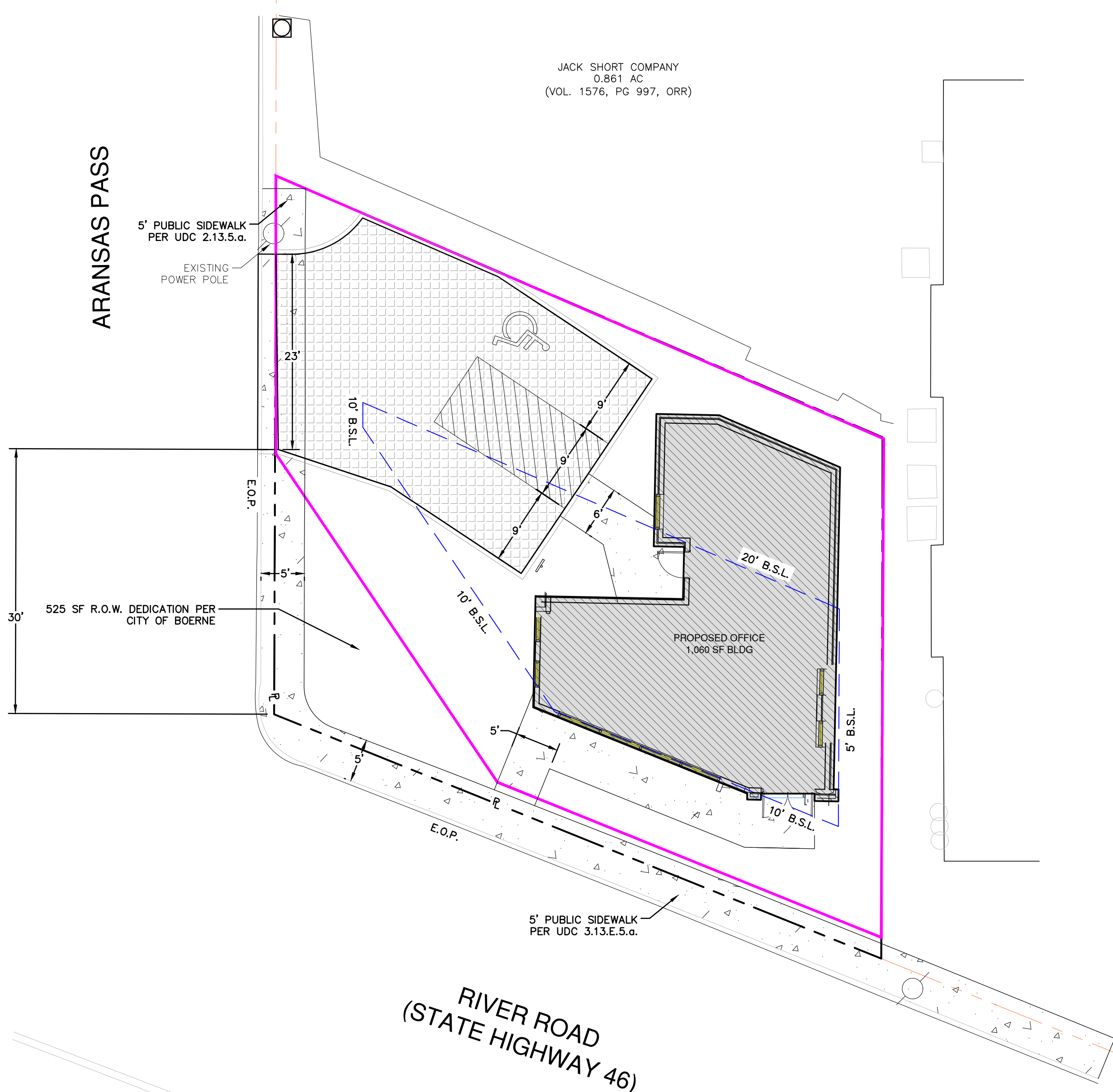
In granting approval of a subdivision with a variance, the Planning Commission may prescribe conditions to secure the objectives and interest of the City, and to enforce the purpose and intent of these regulations. In granting a variance, the Commission shall prescribe only conditions that it deems necessary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

Date: Aug 22, 2025, 8:18am User ID: rbaca
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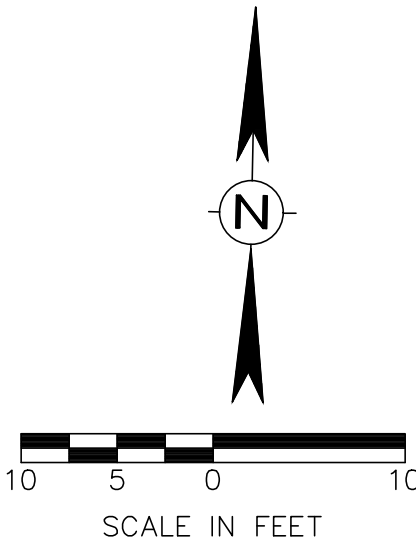
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LEGEND

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AGENDA ITEM SUMMARY

Agenda Date	October 6, 2025
Requested Action	Consider four (4) separate requests for variances for a property Located at 902 River Road (KAD 50151), listed as: 1. Consider a variance request to Chapter 2.12.2, Driveway Throat Length, of the Engineering Design Manual; 2. Consider a variance request to Section 5.2(B)(2)(C), Access and On-Site Circulation, of the Unified Development Code; 3. Consider a variance request to Section 5.6(B)(3)(B), On-Site Parking for Nonresidential Properties, of the Unified Development Code; 4. Consider a variance request to Section 7.5(A)(2), Roadway Access Design Standards, of the Unified Development Code.
Contact Person	Abigail Knott – City Engineer
Background Information	The applicant requests a variance to the City’s Engineering Design Manual (EDM) and Unified Development Code for the property at 902 River Road to remove the requirements for (1) minimum driveway throat length; (2) vehicle access width limitations; (3) minimum width for drive aisles; and (4) lot access point minimum separation. Each variance request will be considered individually. BACKGROUND: In February 2021, City Council adopted the Engineering Design Manual concurrent with the Unified Development Code (UDC). The items pertaining to driveway and street design were included and approved to improve safety, reduce congestion, provide better access, and confirm long-term benefits. ANALYSIS: The site is located at the northeast corner of the intersection of Aransas Pass and River Road (State Highway 46). This location is part of the River Road Overlay district. Aransas Pass is classified as a local street. River

	Road is classified as an arterial street in the 2023 Boerne Master Thoroughfare Plan and is owned by TxDOT. The parcel is a 0.098 acres (4,269 square feet) and the proposed use is a 1,060 square foot office space with 2 parking spaces. The proposed peak hour trip for the small office is 1 trip. (1) In April 2023, City Council adopted amendments to the Engineering Design Manual, including revised minimum driveway throat lengths. The current EDM requires a 40-foot minimum throat length for non-residential developments with less than 200 peak hour trips. A City Manager's administrative exception is allowed for no less than 20 feet. Driveway throat length is important for safe and efficient traffic operation on the site and the adjacent roadway. The driveway throat needs to be of sufficient length so that the vehicles may enter, exit, and circulate on the site without interference with each other or with through traffic on the adjacent roadway. It prevents vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. (2) The current UDC requires a driveways for vehicle access to lots for secondary or support streets shall be limited in width to no more than twenty-five (25) percent and up to a maximum of thirty (30) feet wide on a single lot frontage within the first fifty (50) feet of lot depth from the property line. Limiting driveway width helps control access, provide uniform frontage on a street, and controls stormwater runoff. (3) The current UDC requires on-site parking facilities include adequate maneuvering room, which includes drive aisles at a minimum of twenty-six (26) feet wide. Drive aisles provide safe and efficient vehicle maneuvering in the parking lot, ensuring pedestrian and vehicular safety. (4) The current UDC requires minimum separation of driveways to intersections of local street intersections as 100 feet. Lot access points shall be separate from other access points along a single block face and from the street edge of intersection streets. The distance between driveways and intersections is crucial for traffic safety and efficiency by managing access. Proper driveway placement ensures visibility (adequate site distance) and accessibility for vehicles and pedestrians, reducing the risk of
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	collisions and minimizing conflict points. VARIANCE REQUEST: The applicant seeks a variance to all four requirements together, though each must be voted on separately. Approval of this variance shall be contingent upon approval of all other variances and required permits associated with the proposed development at 902 River Road. If any related variances are denied by the Planning and Zoning Commission, this variance shall be considered null and void. <u>MOTIONS FOR CONSIDERATION:</u> The following four (4) motions are provided to assist the Commission’s decision. (1) - I move that the Planning and Zoning Commission APPROVE the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Engineering Design Manual Chapter 2.12.2 to waive minimum driveway throat length requirements. (2)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.2(B)(2)(C) to waive driveway width limit requirements. (3)_____ - I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 5.6(B)(3)(B) to waive drive aisle minimum length requirements. (4)_____
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	- I move that the Planning and Zoning Commission APPROVE the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections. - I move that the Planning and Zoning Commission DENY the variance request to Unified Development Code Section 7.5(A)(2) to waive minimum separation distances of driveways from intersections.
Strategic Alignment <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial View Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Site Plan Attachment 6 – Variance Application



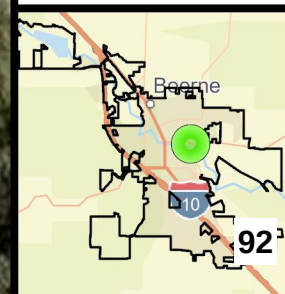
SUBJECT PROPERTY
902 River Rd

Legend

ARANSAS ARANSAS

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RIVER RIVER





SUBJECT PROPERTY
902 River Rd

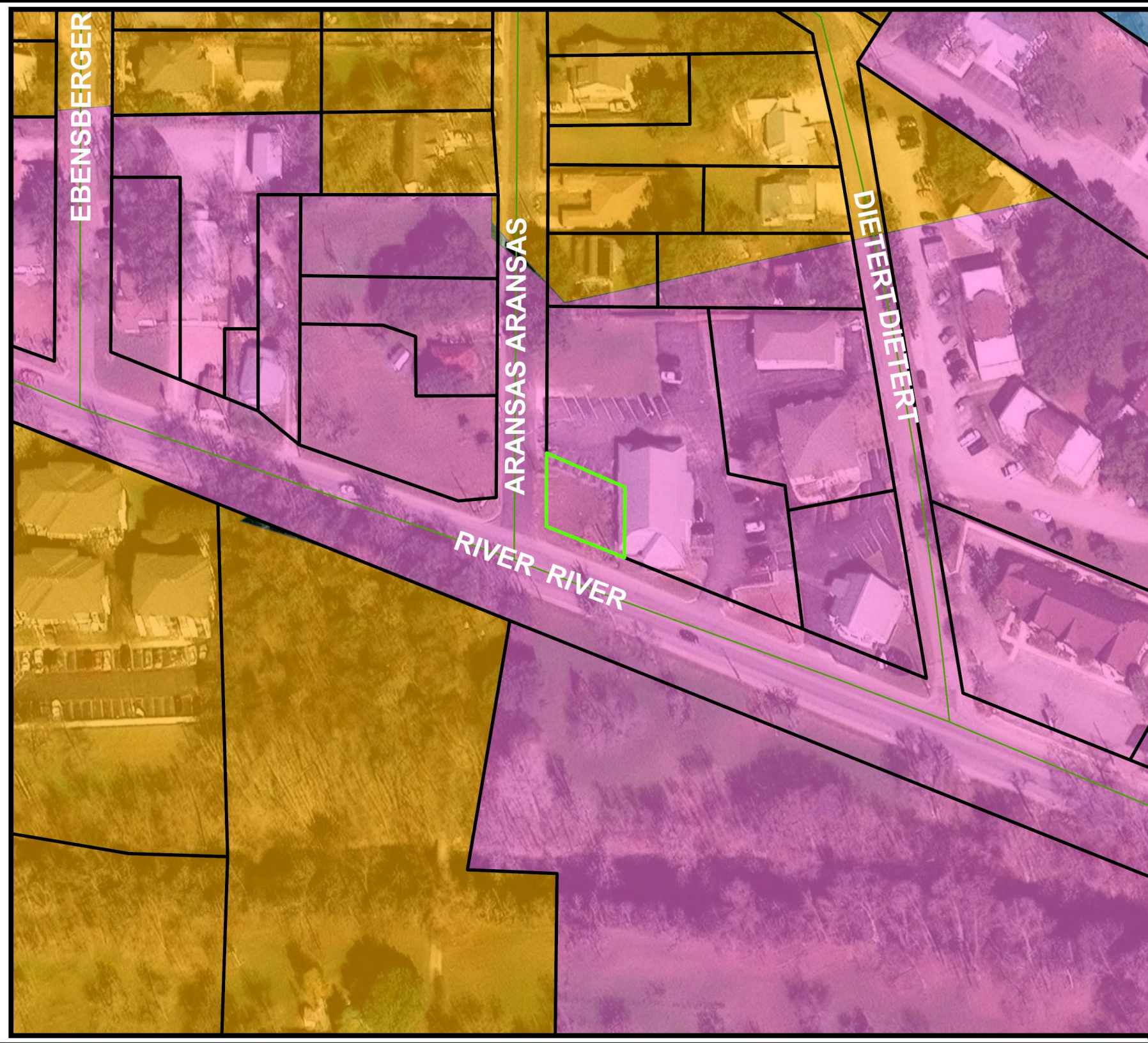
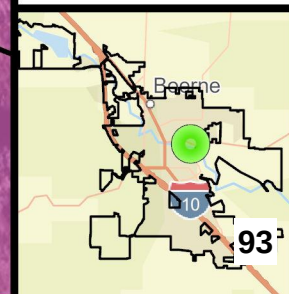
FUTURE LAND USE

Legend

- Parcels
- road_centerline

Future Land Use

- Neighborhood Commercial
- Public and Institutional
- Transitional Residential





SUBJECT PROPERTY
902 River Rd

ZONING

Legend

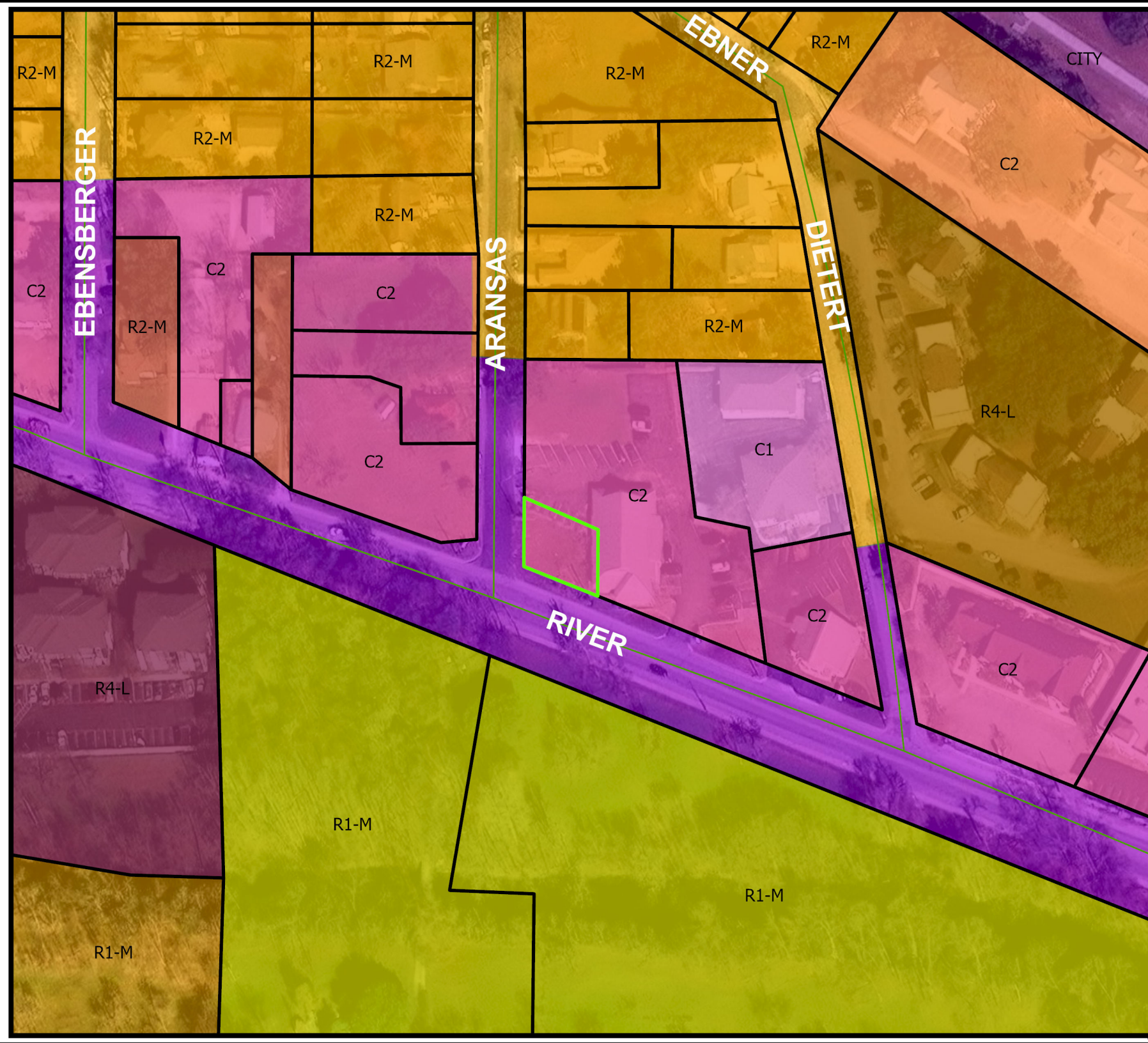
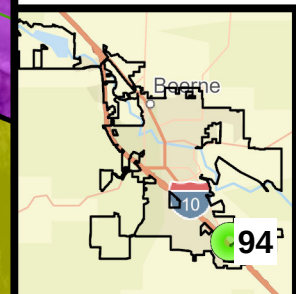
- Parcels
- road_centerline

Zoning

- C1
- C2
- CITY
- R1-M
- R2-M
- R4-L

Overlay Districts

- Downtown Community
- Heritage Corridor
- River Road



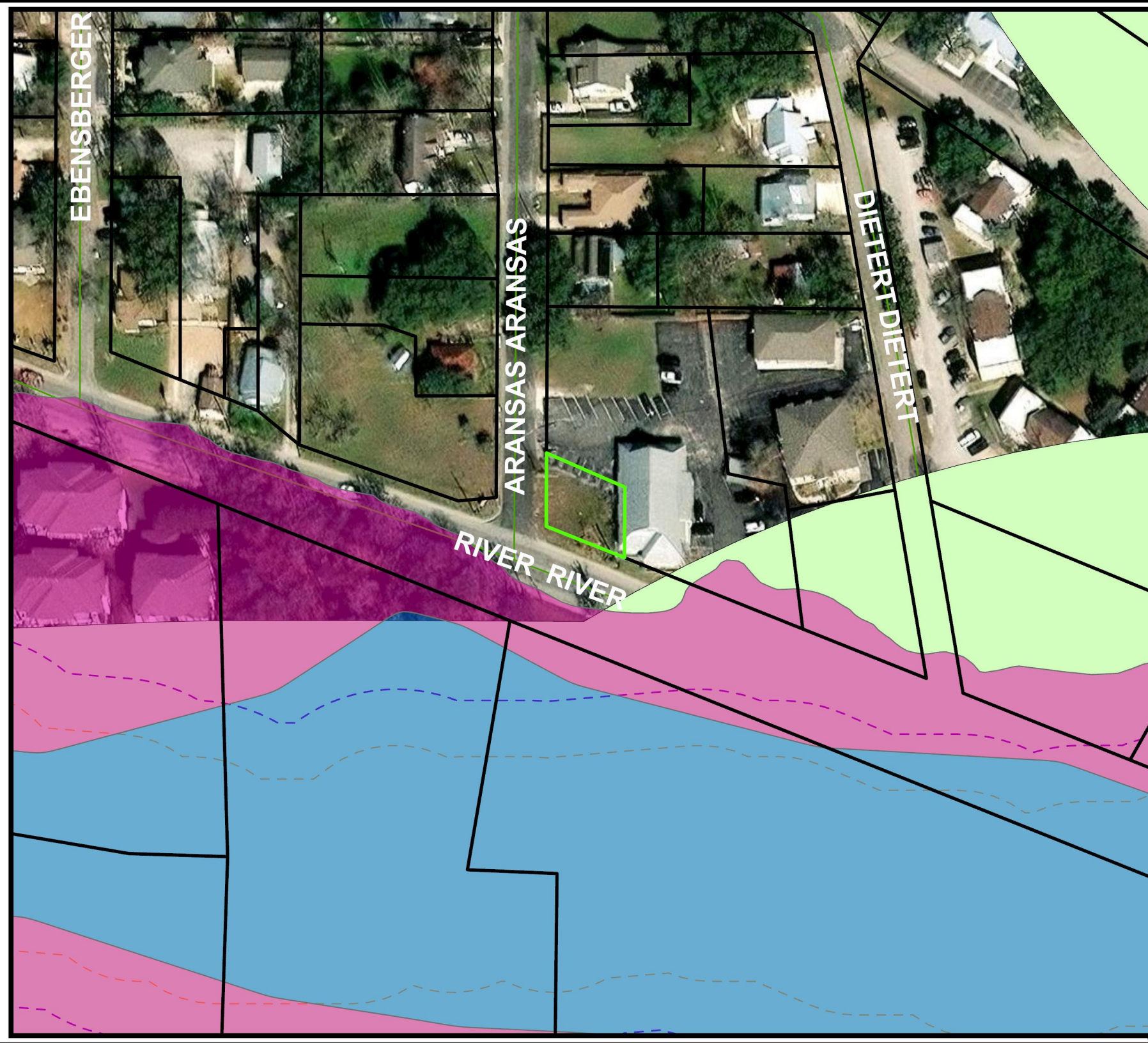
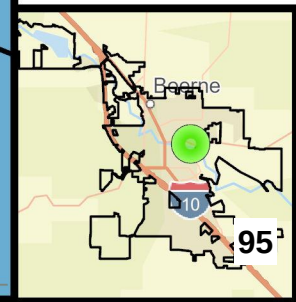


SUBJECT PROPERTY
902 River Rd

ENVIRONMENTAL CONSTRAINTS

Legend

- Parcels
- SARA Floodplain
- SARA Floodway
- DPZ 2
- DPZ 1
- Lower Glenrose Buffer
- Lower Glenrose Boundary
- Camp Bullis 5mi
- road_centerline

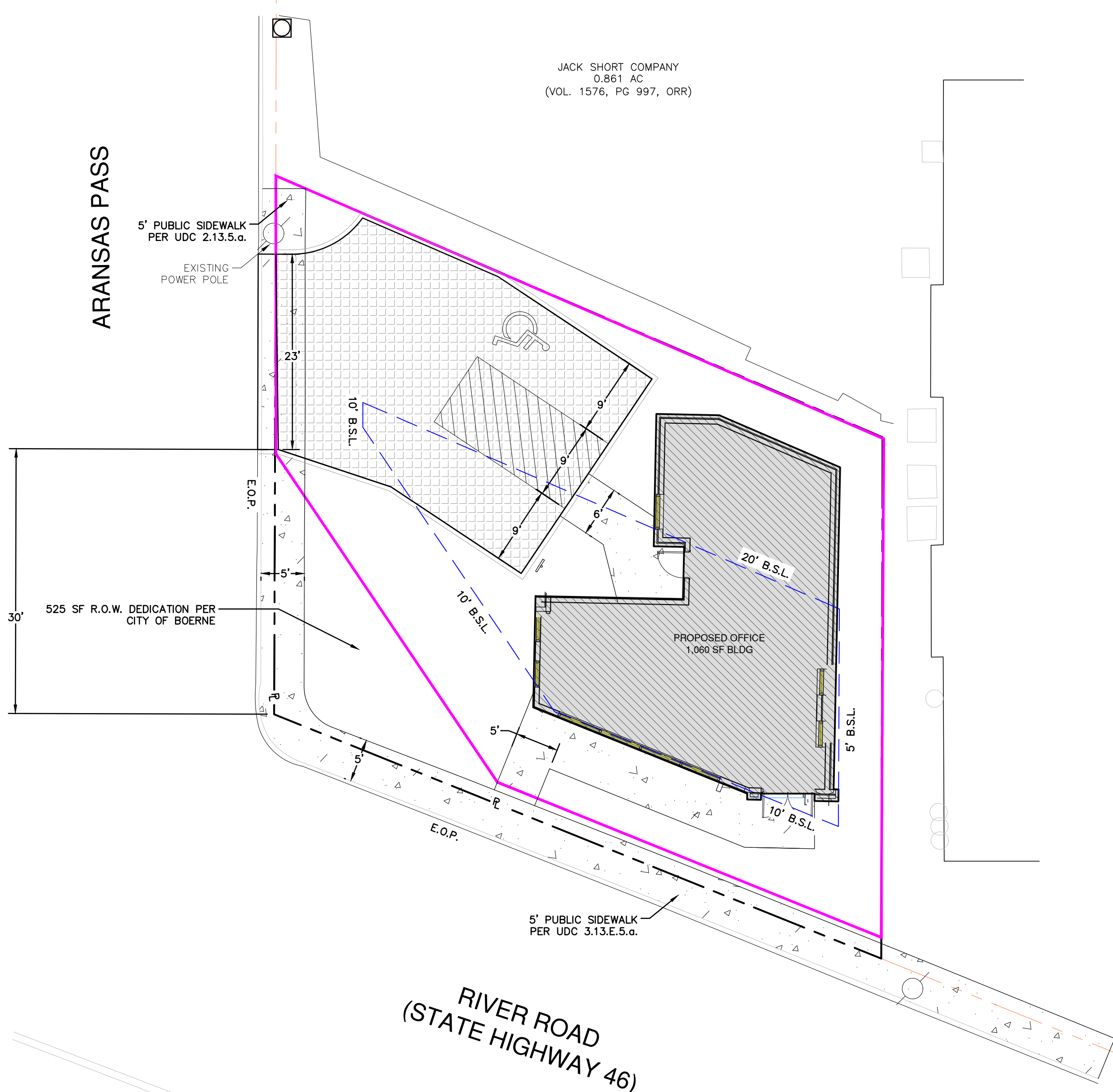


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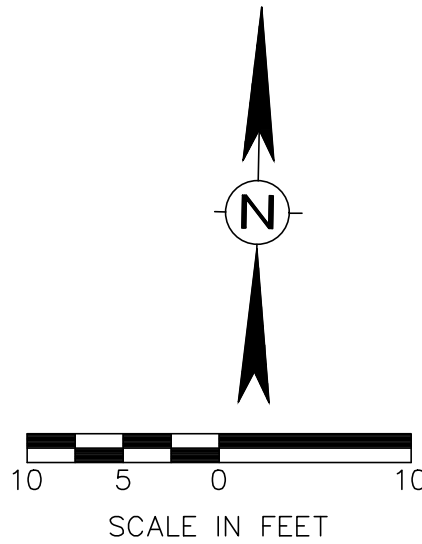
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ROBERT THORNTON LP
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(DOCUMENT# 357552)

ARANSAS PASS



JACK SHORT COMPANY
0.861 AC
(VOL. 1576, PG 997, ORR)



LEGEND

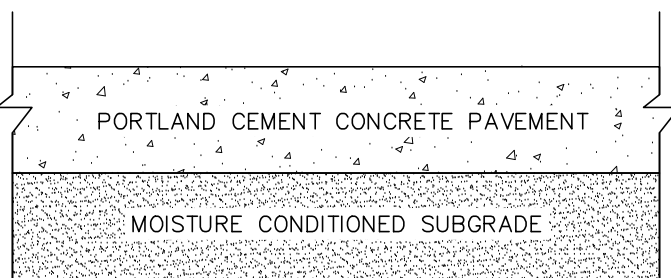
	PROPERTY LINE
	PARCEL
	EXISTING FENCE
	CURB/PAVEMENT LIMITS
	SIDEWALK/FLATWORK
	PARKING STRIPING
	CONCRETE PAVING

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND CABLES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES.
- LOCATION OF ALL EXISTING UTILITIES IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

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- BENCHMARK ELEVATIONS ARE BASED ON NAVD83.
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PAVEMENT MATERIAL	THICKNESS (IN)
REINFORCED CONCRETE	6"
COMPACT SUBGRADE	6"

4,000 PSI CONCRETE @ 28 DAYS, #3 BARS AT 18" O.C.E.W.

CONCRETE PAVEMENT SECTION

NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED AT TIME OF PLAN ISSUANCE. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.

PARKING SUMMARY:

CUSTOMER PARKING REQUIRED	2
CUSTOMER PARKING PROVIDED	2
CUSTOMER HANDICAPPED SPACES PROVIDED	1
CUSTOMER HANDICAPPED SPACED REQUIRED	1

UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION & ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE PROVIDED INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES & SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST EXACT FIELD LOCATIONS OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY RELOCATION OR DAMAGE TO UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

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902 RIVER ROAD
BOERNE, TEXAS
REVISED SITE PLAN (8-22-25)

JOB NO.	22-129
DATE	AUG 2025
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

EX 1

**CITY OF BOERNE
PLANNING AND ZONING COMMISSION**

VARIANCE APPLICATION

APPLICANT: Dustin Buckley **PHONE NO.** (210) 818-1759

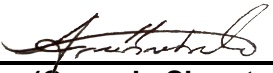
PROPERTY ADDRESS: 902 River Road Boerne, TX 78006

LOT: PT-3 **BLOCK:** BLK 7 **SUBDIVISION:** Sunrise Addition

OWNER: Arman Mehrafza **PHONE NO.** (210) 387-2146
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:

Owner is giving Dustin Buckley authority to represent him/her at the
hearing. (Applicant)

 09-08-25
(Owner's Signature) (Date)

1. Applicant is making a request from the Boerne Subdivision Ordinance
(Article & Section No. _____)

Check one: ☒ Variance () Appeal () Special Exception

2. Describe request:

Request that Driveway be granted variance for the following items in which it is out of
compliance due to the constraints of the site

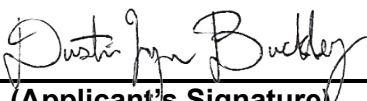
UDC §5-2.B.2.c -Driveway to be ~~5~~5% of lot frontage

UDC §7-5.A.2 - minimum 100' spacing from adjacent drives/intersections

EDM §2-12.2 - driveway required to have 40' throat depth

UDC calls for 26' minimum driveway width - UDC § 5.6.B.3.b

3. Applicant hereby requests this case be reviewed by the Planning and Zoning
Commission for a decision. I do hereby certify that the above statements are
true and correct.

 09-08-25
(Applicant's Signature) (Date)

**CITY OF BOERNE
PLANNING & ZONING COMMISSION
ZONING VARIANCE WORKSHEET**

Commission's Power to Grant Variances.

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

Procedures for Variances.

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

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

Findings Required for Variances.

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

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

The property has unusual conditions in its size, orientation, and location as a corner lot that is roughly 76'x58' with 30'x30' triangular corner clip with developed properties to the north and east that limits the ability to comply with certain UDC guidelines

- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

The deviation attempts to be as close to standard as is possible while providing a design appropriate to the constraints of the site

- D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.

The variance will not meet the following standards: UDC §5-2.B.2.c, UDC §7-5.A.2, and EDM §2-12.2

- E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:

1. The goals and policies of the Master Plan;
2. The purposes of these regulations; and
3. The intent of the standards.

The required standard is inapplicable due to site access being from the 58' side of the property in order to still follow the goals and policies of the Master Plan, and the intent of the standards and purpose of the regulations

- F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

Variance will not have an adverse affect on existing adjacent landowners, etc.

- G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

Variance will not negatively impact efficient development of the land and surrounding areas

- H. Will the variance adversely impact the general health, safety and welfare of the public.
- Variance will not adversely impact the general health, safety and welfare of the public
-

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

Conditions.

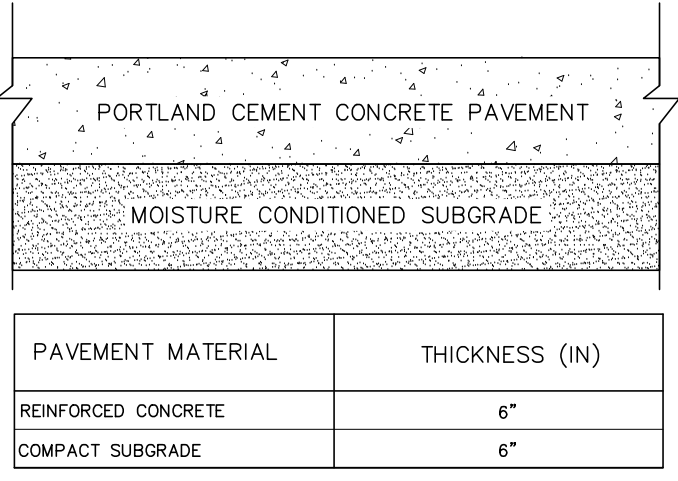
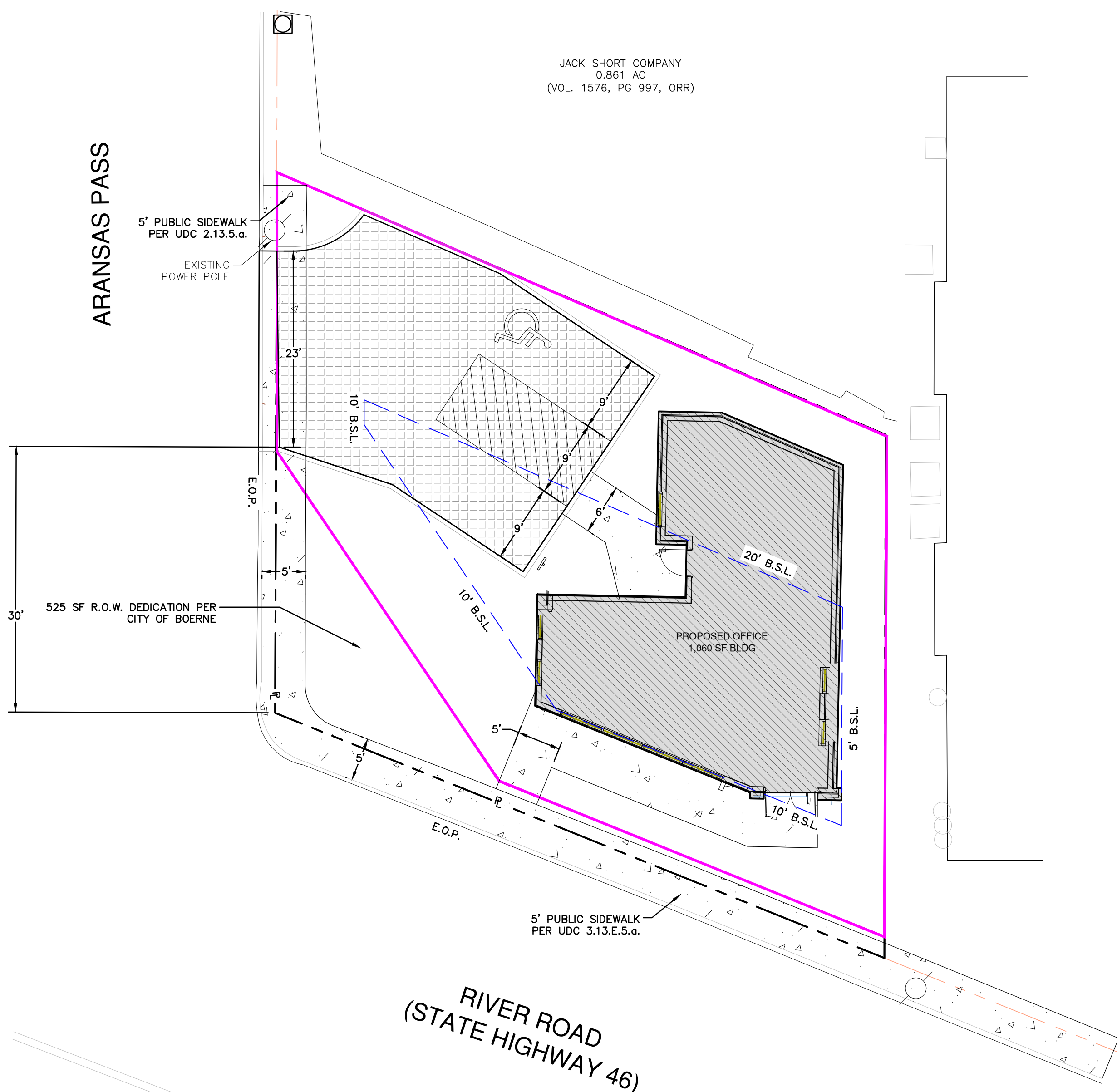
In granting approval of a subdivision with a variance, the Planning Commission may prescribe conditions to secure the objectives and interest of the City, and to enforce the purpose and intent of these regulations. In granting a variance, the Commission shall prescribe only conditions that it deems necessary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

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ROBERT THORNTON LP
0.44 AC
(DOCUMENT# 357552)

ARANSAS PASS



4,000 PSI CONCRETE @ 28 DAYS, #3 BARS AT 18" O.C.E.W.

CONCRETE PAVEMENT SECTION

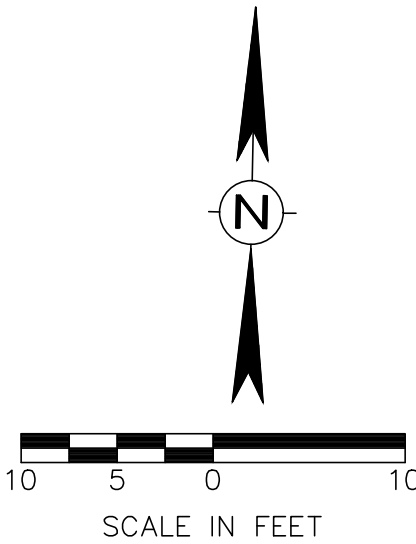
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LEGEND

- PROPERTY LINE
- PARCEL
- EXISTING FENCE
- CURB/PAVEMENT LIMITS
- SIDEWALK/FLATWORK
- PARKING STRIPING
- CONCRETE PAVING

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REV	DATE	DESCRIPTION	BY

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