



## AGENDA ITEM SUMMARY

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| <b>Agenda Date</b>            | June 2, 2025  |
| <b>Requested Action</b>       | Consider approval of Big Country #104 Major Development Plat generally located at the intersection south of Spencer Ranch Blvd and west of State Highway 46 within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.   |
| <b>Contact Person</b>         | Jo-Anmarie Andrade, Planner II<br>(830) 816-2040, <a href="mailto:jandrade@boerne-tx.gov">jandrade@boerne-tx.gov</a>  |
| <b>Background Information</b> | <p><b>BACKGROUND:</b></p> <p>The property owner is Arif Mohammed, and the applicant is UP Engineering, which, as of February 14, 2025, has officially joined Bowman.</p> <p>The property is designated Neighborhood Residential/Auto Oriented Commercial in the Future Land Use Map, which is intended for a mix of low- to medium-density residential development and commercial uses that cater to vehicular access, typically located along major corridors or adjacent to residential neighborhoods to serve local and regional needs.</p> <p>A variance for driveway access from SH 46 was granted by the Planning and Zoning Commission on June 7, 2021.</p> <p>The project was submitted in October 2020, which is prior to the adoption of the UDC in November 2020. Therefore, the project was reviewed in accordance with the regulations in effect at the time of submittal.</p> <p>The public infrastructure plans were approved in May of 2025.</p> <p>This property is not included within the Spencer Ranch Development Agreement.</p> <p><b>REQUEST:</b></p> <ul style="list-style-type: none"><li>• The applicant is proposing a one lot 2.24-acre commercial development plat.</li><li>• The site includes a 6,500 square foot commercial building, featuring a gas station convenience store, an additional suite,</li></ul> |

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|  | <p>ten gas pumps and two covered canopies.</p> <ul style="list-style-type: none"><li>• As approved by the variance, primary access is provided via State Highway 46. Secondary access will be provided via Spencer Ranch Blvd. A 0.123-acre portion of the property is being dedicated to TxDOT for right-of-way.</li><li>• Utility services will be provided by:<ul style="list-style-type: none"><li>○ Water &amp; Sewer: Texas Water Company</li><li>○ Electric: Bandera Electric Cooperative</li></ul></li></ul> <p><b>ANALYSIS:</b></p> <p><u><i>Development Master Plan and Zoning</i></u></p> <ul style="list-style-type: none"><li>• The City’s Future Land Use Plan designates this property as Neighborhood Residential/Auto Oriented Commercial, and the proposed plat aligns with the Comprehensive Plan’s objectives to support compatible commercial growth along major corridors.</li><li>• The proposed plat adheres to the applicable subdivision ordinance.</li></ul> <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none"><li>• In accordance with the 2020 Subdivision Ordinance, 5% of the impervious area must be preserved as open space on each lot. 0.12 acres to the north of the site, along Spencer Ranch Blvd, is designated to meet this requirement.</li><li>• Eight (8) Heritage Legacy Trees are identified and will be preserved as applicable.</li></ul> <p><u><i>Traffic, Utilities, Drainage, and Floodplain:</i></u></p> <ul style="list-style-type: none"><li>• A future traffic signal is planned for the intersection of Spencer Ranch Boulevard and State Highway 46 and is specially mentioned in the Spencer Ranch Development Agreement. This property is not included within the agreement.</li><li>• A traffic impact analysis for this site has been reviewed and approved. A left turn lane from Highway 46 is required and has been approved by TXDOT.</li><li>• The projected traffic generated by this site and the Birch at Spencer Ranch Subdivision do not warrant the traffic signal at</li></ul> |
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|  | <p>this intersection at this time.</p> <ul style="list-style-type: none"><li>• TXDOT reviewed and approved the driveway permit in June 2022 and issued no objections to the plat in August 2021</li><li>• TXDOT is requesting approval and permitting for the eastbound left-turn lane from SH 46 to Spencer Ranch Boulevard. prior to recordation, and a stipulation has been added accordingly.</li><li>• Texas Water/Kendall West Utility issued no objections to the plat in October 2020.</li><li>• Kendall County is requesting approval of the plans prior to recordation, and a stipulation has been added accordingly.</li><li>• The proposed easements provide enough space for necessary utilities and drainage systems, ensuring smooth service delivery and water management.</li><li>• While a small portion of the proposed plat is located within the Drainage Protection Zone 1 and 2 as indicated on the Environmental Constraints Map, the development is vested to the 2020 Subdivision Ordinance and these regulations do not apply.</li></ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"><li>• The Plat is consistent with the Comprehensive Master Plan.</li><li>• The Plat is consistent with the applicable subdivision ordinance.</li><li>• The project has received the required variance for driveway access from previous Planning and Zoning Commission action.</li></ul> <p><b>RECOMMENDATION:</b></p> <p>Based on alignment with the Comprehensive Master Plan and compliance with requirements outlined in the applicable Subdivision Ordinance, staff recommends that the Planning and Zoning Commission accept the findings and <b>APPROVE</b> the Big Country #104 Major Development Plat, subject to the stipulations outlined below:</p> <ol style="list-style-type: none"><li>1. The recorded plat shall substantially conform to the plat date stamped May 29, 2025, except as modified by these stipulations.</li><li>2. Prior to recordation, the applicant shall obtain Kendall County</li></ol> |
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|                                   | <p>approval of construction plans, and associated drainage design.</p> <p>3. Prior to recordation, the applicant shall secure TxDOT approval and permitting for the eastbound left-turn lane from SH 46 to Spencer Ranch Boulevard.</p> <p>4. The plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Planning and Zoning Commission accept the findings and <b>APPROVE</b> the Big Country #104 Major Development Plat subject to the four stipulations recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the Big Country #104 Major Development Plat. (The Commission will need to state the reasons for denial, referencing specific regulations in the UDC.)</p> |
| <b>Strategic Alignment</b>        | <p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborating with community partners to enhance quality of life.</p>  |
| <b>Financial Considerations</b>   | N/A   |
| <b>Citizen Input/Board Review</b> | N/A   |
| <b>Legal Review</b>               | This action is needed to meet statutory requirements.   |
| <b>Alternative Options</b>        | The Commission must approve, approve with conditions, extend the review, or disapprove the plat. Each condition or reason for denial must be directly related to the requirements of city regulations and may not be arbitrary.   |
| <b>Supporting Documents</b>       | <p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Future Land Use Map</p> <p>Attachment 3 – Zoning Map</p> <p>Attachment 4 – Environmental Constraints Map</p>   |

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|  | Attachment 5 – Big Country #104 Major Development Plat<br>Attachment 6 – Minutes of the June 7, 2021, Planning and Zoning<br>Commission Meeting<br>Attachment 7 – Big Country Property – Distinction from Spencer Ranch<br>Subdivision |
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