



## 2. Existing Conditions

In order to best plan for the future of Boerne, it is important to understand where the City stands today; what previous planning efforts have been done; and how the location, demographics, and current conditions in the City impact planning for the growing community. This chapter includes an overview of the City's regional and historic context and current demographic composition. Existing condition snapshots are also identified for:

- Community growth and capacity;
- Existing land use and development;
- Mobility;
- Community facilities and services;
- Economic development; and
- Community livability.



*The Boerne community boasts a high quality of life and both natural and built environments.*

Photo courtesy: Castle Arts Entertainment

## Regional Context

The City of Boerne is located in central Texas, approximately 30 miles northwest of downtown San Antonio and serves as the county seat of Kendall County. Interstate 10, U.S. Highway 87, and State Highway (SH) 46 are major thoroughfares that run through the City and connect to other parts of the greater San Antonio metropolitan area. As of 2016, the population of Boerne was 14,725, the population of Kendall County was 42,540, and the population of the San Antonio- New Braunfels Metropolitan Statistical Area was 2.4 million.<sup>1</sup> Since 1980, the City has grown 353 percent and continued growth of the greater San Antonio area indicates that development will continue in Boerne.

One of the main attractions of Boerne is the accessibility to jobs; residents can easily work in San Antonio and live in Boerne. In fact, as of 2015, 38 percent of Boerne working residents traveled to jobs outside of the City.<sup>2</sup> The City, however is not a typical bedroom community. Boerne is a small town with lots of history and character, where German culture is still apparent throughout the community.

In addition to easy access to San Antonio and a rich culture, many residents choose to live in Boerne due to the beautiful scenery. Located on the edge of the Texas Hill Country, Boerne is surrounded by rolling hills and scenic vistas. Cibolo Creek runs alongside the historic downtown. Boerne Lake is a 100-acre scenic lake located just five minutes from downtown Boerne.

<sup>1</sup> U.S. Census Bureau, Population Division, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2016

<sup>2</sup> U.S. Census Bureau, OnTheMap, Inflow/Outflow Report, <http://onthemap.ces.census.gov>. Accessed 12/07/2017

## Historical Context

The early inhabitants of Boerne chose to settle in the area due to the presence of Cibolo Creek and the surrounding wildlife. Officially platted in 1852, the founding German colonists settled near the creek along an old military road known as the Camino Viejo, which later became State Highway 9, then Highway 87, and finally Interstate 10. The original settlers named the town Boerne in honor of the German poet and publicist, Ludwig Borne. German culture is still prominent in Boerne today, as evident by the annual Berges Fest, Bier Fest, and other events.

As the area drew in more European settlers in the late 1800s, several health resorts and hotels were built, and subsequently Boerne became known as the health and spa destination in the region. In 1884, five health resorts were located in Boerne, making tourism one of the leading industries until the Great Depression. This early growth was further fueled by construction of the San Antonio and Aransas Pass Railway. When the Great Depression occurred, Boerne was hit especially hard and experienced significant population decline.

The population in Boerne rose again once automobile ownership was widespread and Interstate 10 connected the community to San Antonio. Now people could live in Boerne while keeping their job in San Antonio. Since the 1950s, the population of Boerne has steadily grown in conjunction with the continued growth and expansion of the San Antonio metropolitan area.

Finally, residents and leaders of Boerne take pride in their historical heritage. Within the City, three properties are listed on the National Registry of Historic Properties: the Joseph Dienger Building, Kendall Inn, and Kendall County Courthouse and Jail. There are also 22 sites in Boerne that have state historical markers. Additionally, the area along Main Street in downtown is designated as a downtown historical district.

## Demographics

Assessing the population composition of a community is a critical step in the community master planning process. Analyzing past and projected growth trends forms the basis of the plan recommendations and population characteristics such as age, race, poverty, and income can indicate the type of community services or amenities

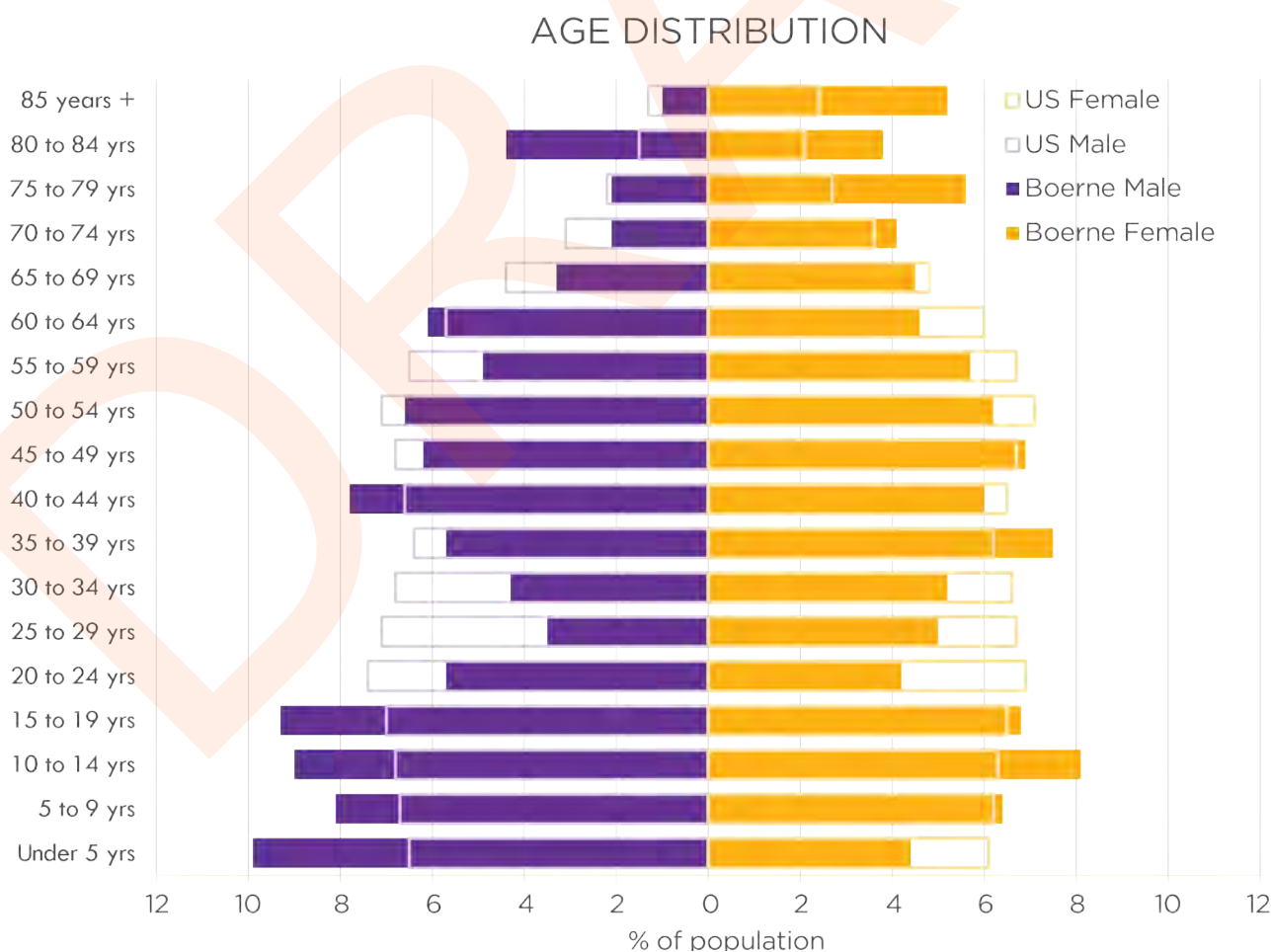
residents seek. This section presents data related to historical population growth, age distribution and comparison, race/ethnicity, educational attainment, median household income, poverty level, and local industries. The demographic characteristics in this section are from the American Community Survey estimates.

**Figure 2.1, Historical Population Growth**

Year	Boerne (persons)	Percent Change	City Percent of County Population	Kendall County (persons)	Percent Change
1980	3,254		31%	10,635	
1990	4,274	31%	29%	14,589	37%
2000	6,178	45%	26%	23,743	63%
2010	10,471	69%	31%	33,410	41%
2016	14,725	41%	35%	42,540	27%

Source: U.S. Census Bureau 1970, 1980, 1990, 2000, 2010, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2016.

**Figure 2.2, Age Distribution**



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Age and Sex, Table S0101.

*Figure 2.3, Age Comparisons*

Age Range	Boerne			Kendall County		Texas		USA	
	2010	2015	% Change	2010	2015	2010	2015	2010	2015
Under 5 years	7.3%	7.0%	-4.1%	5.5%	5.1%	7.8%	7.4%	6.6%	6.3%
5 to 9 years	5.9%	7.2%	22.0%	5.9%	6.1%	0.1%	7.5%	6.6%	6.5%
10 to 14 years	7.2%	8.5%	18.1%	8.4%	7.6%	7.5%	7.4%	6.8%	6.5%
15 to 19 years	6.9%	8.0%	15.9%	6.9%	8.3%	7.6%	7.2%	7.3%	6.7%
20 to 24 years	3.2%	4.9%	53.1%	4.4%	4.5%	7.3%	7.4%	7.0%	7.1%
25 to 34 years	6.8%	4.3%	-36.8%	4.1%	3.7%	7.4%	7.3%	6.8%	6.9%
30 to 34 years	7.7%	4.8%	-37.7%	4.4%	4.4%	7.0%	7.2%	6.4%	6.7%
35 to 39 years	6.6%	6.6%	0.0%	5.8%	5.1%	7.2%	6.8%	6.8%	6.3%
40 to 44 years	6.6%	6.8%	3.0%	7.4%	6.9%	6.9%	6.8%	7.1%	6.6%
45 to 49 years	6.9%	6.6%	-4.3%	8.8%	7.3%	7.1%	6.5%	7.5%	6.7%
50 to 54 years	5.5%	6.4%	16.4%	7.7%	7.7%	6.5%	6.6%	7.1%	7.1%
55 to 59 years	7.5%	5.3%	-29.3%	7.5%	7.0%	5.5%	5.9%	6.2%	6.6%
60 to 64 years	5.2%	5.3%	1.9%	7.8%	7.8%	4.4%	5.0%	5.1%	5.8%
65 to 69 years	3.1%	3.9%	25.8%	4.9%	6.5%	3.2%	3.8%	3.8%	4.6%
70 to 74 years	3.7%	3.2%	-13.5%	3.6%	4.1%	2.5%	2.7%	3.0%	3.3%
75 to 79 years	2.8%	4.0%	42.9%	2.3%	3.3%	1.9%	2.0%	2.4%	2.4%
80 to 84 years	2.9%	4.0%	37.9%	2.0%	2.0%	1.4%	1.4%	1.9%	1.8%
85 years and over	4.4%	3.2%	-27.3%	2.5%	2.6%	1.2%	1.3%	1.7%	1.9%
Median Age	37.8	38.8	2.6%	43.3	43.6	33.4	34.1	36.9	37.6

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Age and Sex, Table S0101.

**Figure 2.4, Race and Ethnicity**

Race & Ethnicity	Boerne	Kendall County	Texas	United States
White	89.6%	92.4%	75.3%	73.6%
Black or African American	1.2%	0.9%	15.3%	12.6%
American Indian & Alaska Native	0.0%	0.3%	0.2%	0.8%
Asian	0.7%	0.7%	1.1%	5.1%
Native Hawaiian & Other Pacific Islander	0.1%	0.0%	0.4%	0.2%
Other	5.2%	2.6%	2.9%	4.7%
Two or More Races	3.2%	3.1%	4.8%	3.0%
Hispanic or Latino Descent	24.3%	21.8%	43.3%	17.1%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimate, Table DP05: ACS Demographic and Housing Estimates.

**Figure 2.5, Educational Attainment**

Educational Attainment	Boerne	Kendall County	Texas	United States
High School or Higher	89.8%	90.8%	81.9%	86.7%
Bachelors Degree or Higher	37.9%	40.8%	27.6%	29.8%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimate, Table S1501: Educational Attainment.

**Figure 2.6, Median Household Income**

Household & Family Income	Boerne	Kendall County	Texas	United States
Median Household Income	\$57,047	\$73,240	\$53,207	\$53,889

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimate, Table DP03: Selected Economic Characteristics.

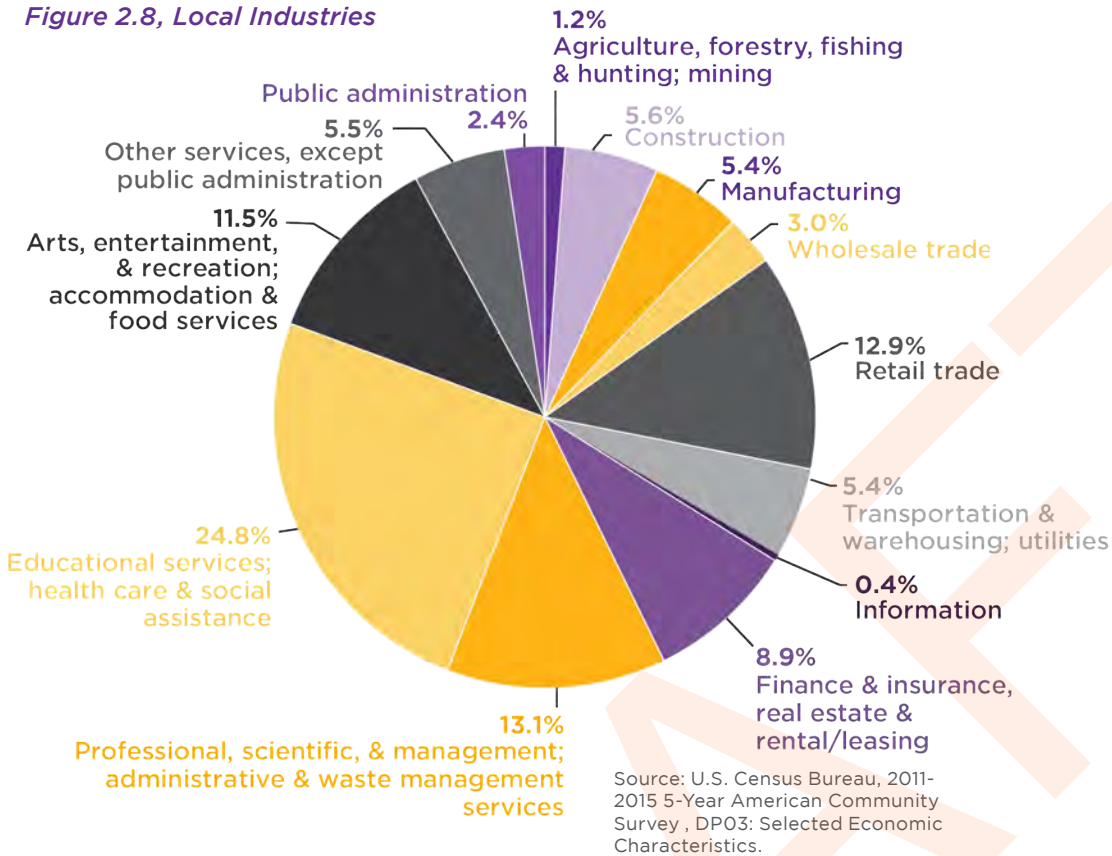
**Figure 2.7, Poverty Level**

Poverty Level	Boerne			Kendall County	Texas	United States
	2010	2015	% Change			
Families below poverty level	5.4%	6.8%	25.9%	4.3%	13.4%	11.3%
Individuals below poverty level	9.1%	9.7%	6.6%	7.8%	17.3%	15.5%

Source: U.S. Census Bureau, 2011-2015 5-Year American Community Survey, DP03: Selected Economic Characteristics.



**Figure 2.8, Local Industries**



## DEMOGRAPHIC SUMMARY

As evidenced by the preceding charts, the population of Boerne has grown over the past few decades and has also become more diverse. Since 1980, the City grew by 11,471 residents, or 353 percent. From 2000 to 2010 alone the population increased by 4,293 residents, or 69 percent. Given the projected population growth of the larger San Antonio region and the size of Boerne's extraterritorial jurisdiction (ETJ) area, it is expected that Boerne will continue to grow in the foreseeable future. The median age in Boerne is slightly greater than both Texas and the nation as a whole but less than Kendall County.

In 2015, Boerne was 89.6 percent white; this is a slight decrease from 2000 when 95 percent of the City's population was white, indicating that the City is becoming more diverse. Additionally, the median household income of Boerne is higher than the Texas and national averages but less than Kendall County as a whole. Residents of Boerne are also well-educated; about 90 percent of residents 25 years or older have at least a high school degree. Finally, the number of families living below the poverty level has increased 26 percent from 2010 to 2015.

Fishing at Boerne City Lake



Patrick Heath Public Library



Bingo at Kronkosky Place



Dickens on Main



Photo courtesy: Mark Farquhar + ArtGives.org

Boerne Berges Fest



*It is important to consider Boerne's diverse demographics when planning for the future. As exemplified by the use of the City facilities and event attendance, the community is both multigenerational and multicultural.*

Photo courtesy: <https://www.everfest.com/en/boerne-berges-fest-boerne-tx>



## Utility Systems/Growth and Capacity

The five major utility systems serving the citizens of the City of Boerne are owned and operated by the City. This is not typical for a city its size and it places Boerne in a very advantageous position, having a great deal of local control with regard to influence on development and providing funding opportunities for major City initiatives.

Ownership of utility systems boosts the local economy. Job attraction and strategically targeted economic development efforts are priorities for the City and utility ownership always provides a distinct advantage over competitors for quality, smart growth with predictable prices, reliable service, and the ability to provide infrastructure and rates to retain and attract businesses. It is City of Boerne policy to serve only within the City limits and this policy has served the City well in providing for an incentive to request annexation and to be selective in the rare occasions that service is provided, often on a temporary basis, outside the City limits.

The electric distribution system was purchased December 31, 1942 and has had over 75 years of continuous, safe, and reliable operation by and for the citizens of Boerne. Boerne operates one of 72 such locally owned electric systems in the state of Texas. The vast majority of cities in the state are served by investor owned companies. The mission of municipally owned electric utilities is to provide value to their communities. This value premise makes public power systems fundamentally different from investor-owned electric utilities and allows for local choice with regard to providing service, setting rates, and supporting city initiatives and projects. The City of Boerne's Electric utility service territory is completely surrounded by other electric providers including CPS Energy, PEC, BEC and CTEC. As such, growth for the electric department is more challenging than it is for the other City-owned utilities and will need to be an area of focus in order to maintain financial viability through development of infill projects. Boerne presently has an all-requirements power contract with CPS Energy through December of 2023. Research and analysis of power supply following the 2023 expiration of the CPS contract will be a high priority in the near term. For system redundancy and reliability, reconductoring substation feeder projects must be completed.

Similarly, the City acquired the gas system in 1968 by converting a small propane system to natural gas. It has been in operation for just over 50 years. West Texas Gas provides the City with wholesale supply of natural gas. In the near- to mid-term, the City will need to add a southeast gas main loop to the system. Mid- to long-term, the City should consider adding a third gate station and connection

to a second transmission pipeline to assure an uninterrupted flow of natural gas. The gas system has been flowing in excess of 10 percent per year in customer count and these redundancy plans will be more and more essential as the system is expected to grow at that pace.

The first water wells were drilled and potable water distributed within the City in 1928, achieving 90 years of operation in 2018. Boerne City Lake and the surface water treatment plant came on line in 1976, and in 2002 the City first started receiving surface water from GBRA via the Western Canyon water project. The original wastewater treatment plant on Esser Road began operations in the 1940's with process conversions in 1980 and expansions in 1992 and 1996. The Reclaimed Water Utility served its first retail customer in Esperanza in January 2016 following construction of a state-of-the-art Wastewater Treatment and Recycling Center (WWTRC) in 2011, which produces Type I reclaimed water. Boerne now has access to four distinct water resources which allows for the ability to grow to approximately 35,000 residents. The City will need to determine future additional supplies for potable water beyond approximately 2050.

The City of Boerne Utilities (Electric, Gas, Water, Wastewater Treatment, & Reclaimed Water) are locally owned and managed with rates and policies set by the City Council as opposed to regulators in Austin or Washington, DC. In addition to having very competitive rates, Boerne utility revenues stay in the local community, helping to keep ad valorem taxes lower. A portion of all utility revenues are dedicated to fund general municipal services each year. In Fiscal Year 2017, about \$2.5 million was transferred to the General Fund in support of public safety, parks, trails, library operations, and economic development efforts. This represented about 17 percent of the total budget for City operations for the year.

Ownership of all five utilities provides for improved local government efficiency through sharing of personnel, equipment, and supplies. Community governance allows matching local resources to local needs and a commitment to conservation, safety, and the environment. Going forward, the City should be proactive and take steps to preserve local control of the utilities and the decision whether or not to opt into competition for its customer/citizens. In the near-term, the City will need to analyze and make a decision regarding its wholesale electricity provider beyond 2023 and consider options available from wholesale natural gas providers as well.





*Cibolo Creek*

## EXISTING CONDITIONS

Communication services are mainly provided by GVTC in Boerne. The City partnered with GVTC and in September 2016, completed a project to provide access to high-speed fiber internet for all residents. The successful completion of the GVTC 'GigaRegion' project made Boerne one of only a handful of cities in the nation to achieve 100 percent access. This asset is used in attracting new business and retention of existing businesses.

The management of stormwater drainage, provision of adequate quantities of clean potable water, and safe distribution and treatment of wastewater is essential for the health and well-being of any city. In the hot climate of the Texas Hill Country, this need can be felt even more deeply. Over the years, the City has developed policies and practices to ensure the provision of these key utilities and to steer community growth while doing so. As development continues to occur at a rapid pace in Boerne, it is important that the infrastructure system expands concurrent with the growth of the City and remains well maintained.

## OVERVIEW OF EXISTING FLOODPLAIN AND STORM DRAINAGE SYSTEM

The rolling terrain in the Texas Hill Country can lead to rapid drainage and flash flooding during storm events. Stormwater falling on the terrain surrounding Boerne travels downhill until it drains into the creek system throughout Boerne. All creeks in the City eventually converge into the Cibolo Creek, which runs through the middle of Boerne. With additional development typically comes increased impervious cover and the potential for an increase in flooding. Since 1997, Boerne officials have required that developers install detention ponds to minimize stormwater flows from the proposed developments. Detention ponds in residential neighborhoods are owned and maintained by the municipality. Commercial developments, however, are each required to own and maintain their own stormwater drainage features.

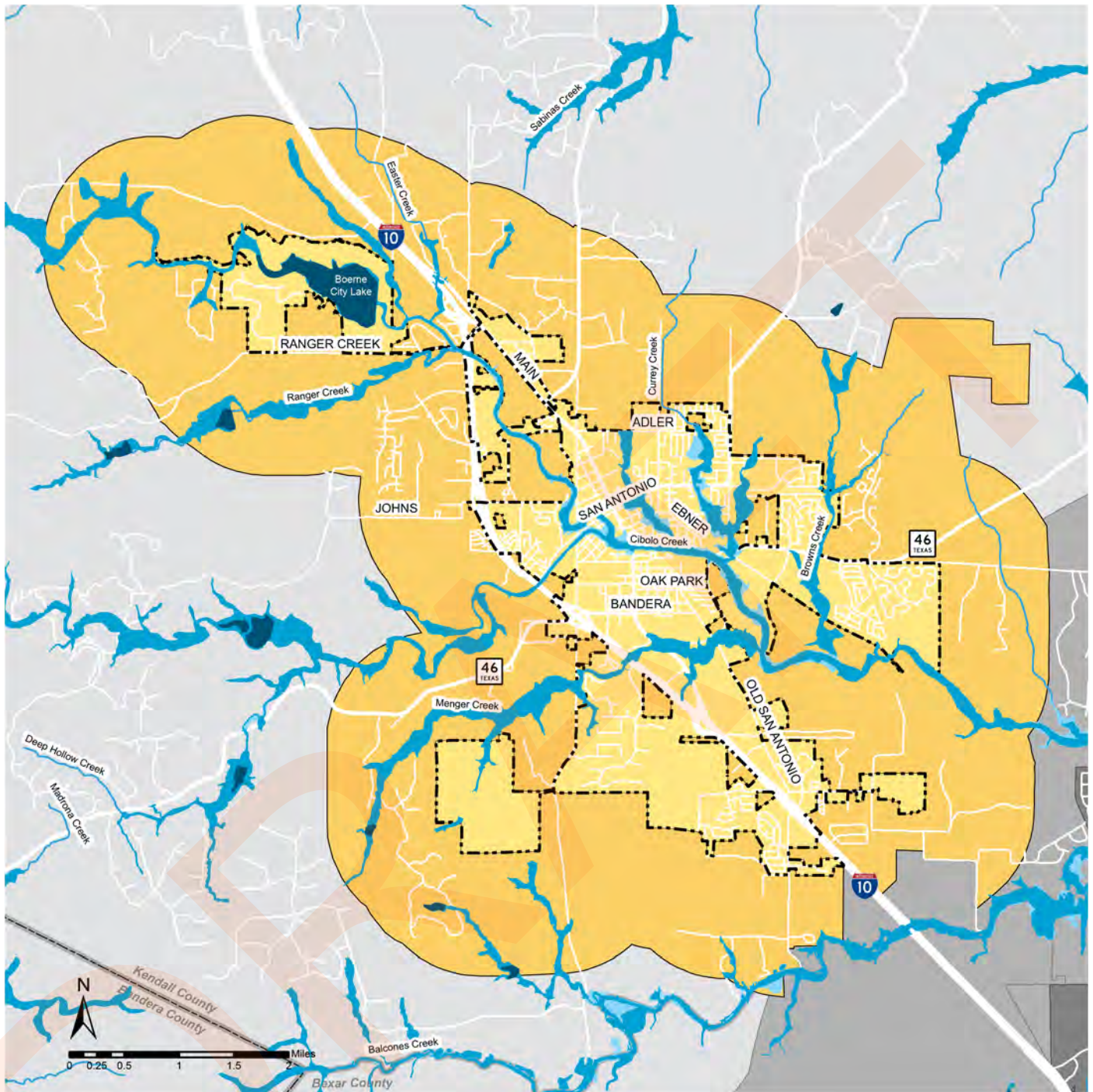
Some developed areas in Boerne (e.g., parts of downtown) are located in the floodplain (see Map 2.1, *Floodplain and Storm Drainage*). It is therefore critical to ensure that working drainage structures and/or channels are available to handle flood conditions when needed.

The entire City and ETJ of Boerne are located in the Edwards Aquifer contributing zone. This aquifer ultimately provides drinking water for nearly two million people and thus needs to be protected.<sup>1</sup>

<sup>1</sup> Edwards Aquifer Background Information, <http://www.aquiferalliance.net/unique-resource/>. 6 Dec. 2017



Map 2.1, Floodplain and Storm Drainage



- |                    |                     |
|--------------------|---------------------|
| Boerne City Limits | Counties            |
| Boerne ETJ         | Creeks              |
| Nearby Cities      | Water Bodies        |
| Nearby ETJs        | 100-Year Floodplain |
| Major Roads        | 500-Year Floodplain |
| Minor Roads        |                     |

\*City and ETJ are located within the Edwards Aquifer Contributing Zone



## OVERVIEW OF EXISTING WATER SERVICE AREA

The City of Boerne gets its drinking water from both surface and ground water, including the Guadalupe-Blanco River Authority (GBRA). Near Boerne City Lake, the City owns and operates a surface water treatment plant (WTP). Up to 833 acre-feet per year of surface water can be withdrawn from Boerne City Lake through a permit from the Texas Commission on Environmental Quality (TCEQ).

The current peak plant production is 1.5 million gallons per day. Assuming existing per-capita consumption continues, there is a potential need to upgrade the plant to a peak capacity of around 4.5 million gallons per day for the total available water supply. A total estimated population of about 35,000 people can eventually be serviced from the City's three water sources. It is current practice to keep at least one peak-day of water in storage between all the City's sites. It is essential that the City continue to serve as good stewards of its water supplies and ensure that Boerne City Lake, Cow Creek wells, and GBRA supplies are maintained and protected.

Storage and pumping capability will need to be added incrementally as service population increases, as well as a southeastern water main loop to provide redundancy and adequate pressure and supplies to newly developed areas on Highway 46 East.

Up to 3,611 acre-feet per year of treated water supply from GBRA's Western Canyon Project at Canyon Lake is reserved. There is no sustainable peaking

capability and water comes on a constant flow basis every day by contract. The City currently receives 975 acre-feet per year which is around 870,000 gallons per day. Each year the City evaluates the need to increase delivery from GBRA to meet the base-system usage needs, but peaking capacity is primarily addressed by the WTP and wells. At some point in the future, the WTP will likely need expansion to handle the peaking needs of the system.

The areas to the north and northwest of the City are served by Kendall West Utility (KWU). KWU will also soon service two small residential developments within the City. In the southern part of the City, there are other very small systems that are single-well fed. These service areas are limited to individual neighborhoods.

From the Trinity Aquifer, overseen by the Cow Creek Groundwater Conservation District, water is withdrawn from nine operational wells with a permit for up to 1,850 acre-feet per year. In a typical year with below average to average rainfall, around 1,100 to 1,200 acre-feet of water can be produced.

The customers within the City limits of Boerne receive water from the municipality's water distribution system. Currently, 4,939 residential customers and 947 commercial customers are being served by the City. In addition, there are 53 municipal customers that are being served by the City. At this time, there is an average of 2.3 million gallons used per day out of five million gallons per day capacity in the City. The historic daily maximum water production for potable water is four million gallons per day.

**Figure 2.9, Existing Water Storage Facilities**

Facility Name	Location	Ground or Elevated	Storage Capacity	Backup Generator
Buckskin Tank Site	Buckskin Drive	Ground	1 MG	Yes
Water Treatment Plant	Ranger Creek Road (City Lake)	Ground	3 MG	Yes
Highland Standpipe	Highland/School Streets	Elevated	294,000 gal (20-ft operational range)	No (supplies via gravity flow)
Menger Standpipe	Menger Springs Blvd.	Elevated	267,000 G	No
Miller Standpipe	Miller Springs St.	Elevated	21,000 G	No
Esperanza Standpipe – Reclaimed Water	Esperanza Blvd.	Elevated	428,000 G	No

Source: City of Boerne.



Boerne City Lake

## EXISTING CONDITIONS

The water treatment and storage facility is funded by utility rates and impact fees. To keep up with operating expenses, periodic rate increases occur as needed. Every five years, state law requires the re-calculation of impact fees.

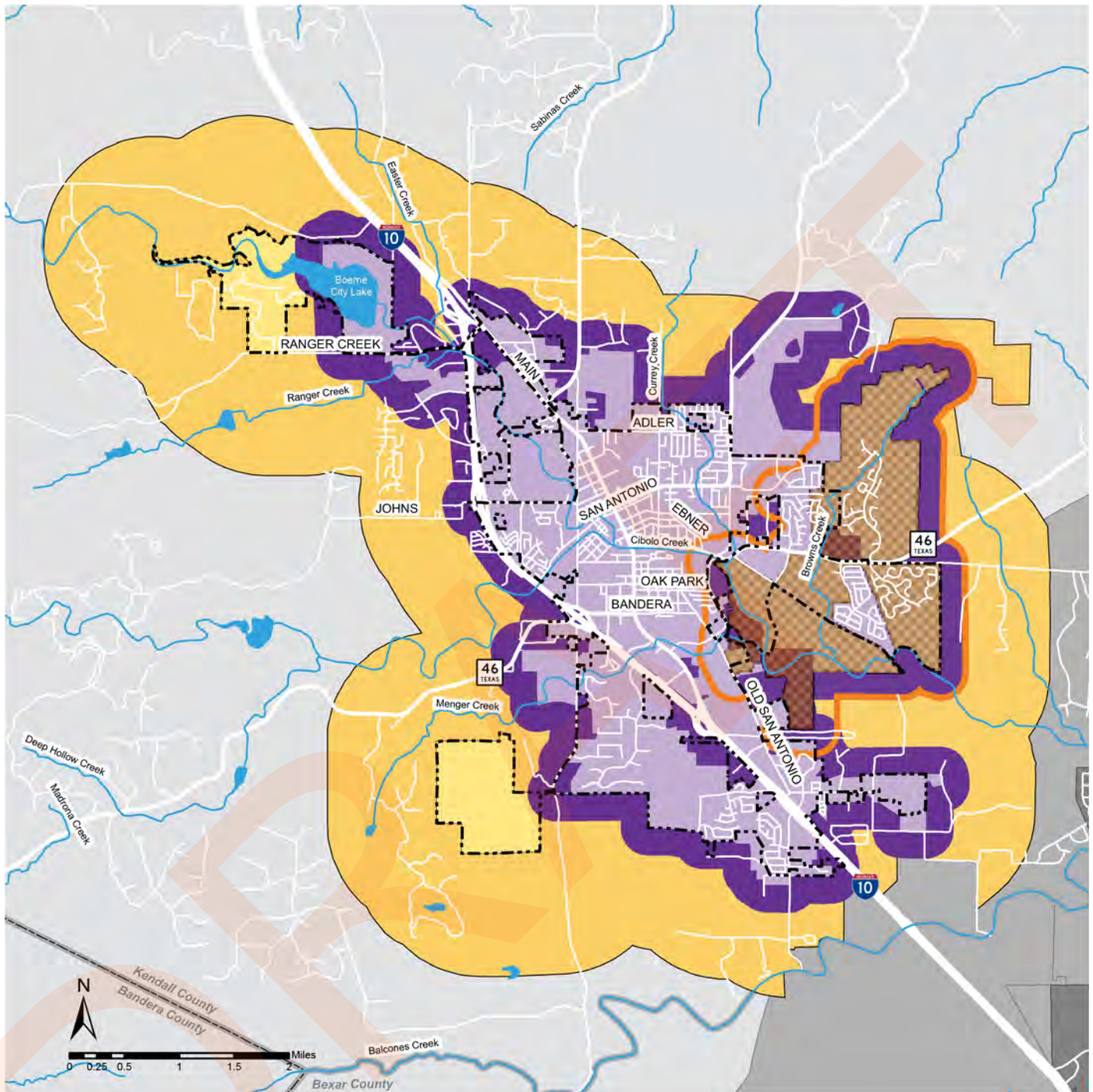
Depicted on Map 2.2, *Water Service Area*, are the water and reclaimed water service areas and quarter-mile potential expansion areas. The minimum water main size is eight inches in diameter and 100 percent of oversizing is paid by the City as permitted by state law. Cost-sharing agreements are used where pro-forma indicates it is beneficial, per the economic development policy guidelines.

## RECLAIMED WATER AVAILABILITY

Boerne is among the first reclaimed water utilities in Texas serving to individual homesites. Industrial and large commercial sites are served by other utilities in the state, but not to residential customers as it is in Boerne. In the neighborhoods of Esperanza and Ranches at Creekside on Highway 46 East, dual water systems are being installed with the cooperation of developers. This includes around 3,500 individual homes with lawn irrigation meters for use with an automated sprinkler system. Irrigation water supplied from reclaimed water supplies will have a significant impact on lowering average per-capita peaking requirements. In the near- to mid-term, additional capital facilities, including pumping stations and water storage tanks at the WWTRC and in Ranches at Creekside, will be needed.



Map 2.2, Water Service Area



- |                    |              |  |
|--------------------|--------------|--|
| Boerne City Limits | Counties     | Water Service Area                                       |
| Boerne ETJ         | Creeks       | Water Service Area Expansion Buffer (1/4 mile)           |
| Nearby Cities      | Water Bodies | Reclaimed Water Service Area                             |
| Nearby ETJs        |              | Reclaimed Water Service Area Expansion Buffer (1/4 mile) |
| Major Roads        |              |  |
| Minor Roads        |              |  |

OVERVIEW OF EXISTING WASTEWATER SERVICE AREA

Customers within the City limits receive sewer services from the Boerne Public Works Department. The City’s original wastewater treatment plant is located on the east side of the community. Treated wastewater is discharged by the plant into Currey Creek. All parts of Boerne are reached by the wastewater collection system. The underground wastewater pipes range from four to 30 inches in diameter. Depicted on Map 2.3, *Wastewater Service Area*, are the wastewater service area and a one-quarter-mile potential expansion buffer.

The capacity of the Esser Road wastewater treatment plant is 1.2 million gallons per day based on a running annual average. The capacity of the City’s second plant on Old San Antonio Road, the Wastewater Treatment and Recycling Center (WWTRC), is 1.4 million gallons per day based on a running annual average. The ultimate capacity of this plant is 5.2 million gallons per day.

As growth in the southern parts of the City increases, capacity will need to be increased at the lift station on Cascade Caverns Road. As wastewater flows increase and/or when the Esser Plant is abandoned, a capacity increase in the WWTRC will be needed in increments of 1.3 million gallons per day.

Currently, there are 4,778 residential customers and 540 commercial customers being serviced by the City. There are also 20 municipal customers. The total number of customers being served by the City in all categories is 5,338. Esser Road has an average treatment flow of 840,000 gallons per day, representing approximately 70 percent of capacity. WWTRC has an average treatment flow of 600,000 gallons per day, representing approximately 43 percent of capacity.

The wastewater collection and treatment system is funded by utility rates and impact fees. Inflow and infiltration (I&I) is an issue in the older parts of the system, primarily served by the Esser Road Plant. However, these issues rarely result in system overflows. The primary operational difficulty is with peak plant flows on heavy rain days.

The City utilizes treated wastewater on municipal property at the WWTRC for irrigation and process water, and is supplied by around 75,000 gallons per day of reclaimed water from the plant. On Esser Road, small amounts of treated effluent are served for construction purposes from a truck fill-station. The City treats its wastewater in accordance with regulatory requirements per the TCEQ discharge permits.

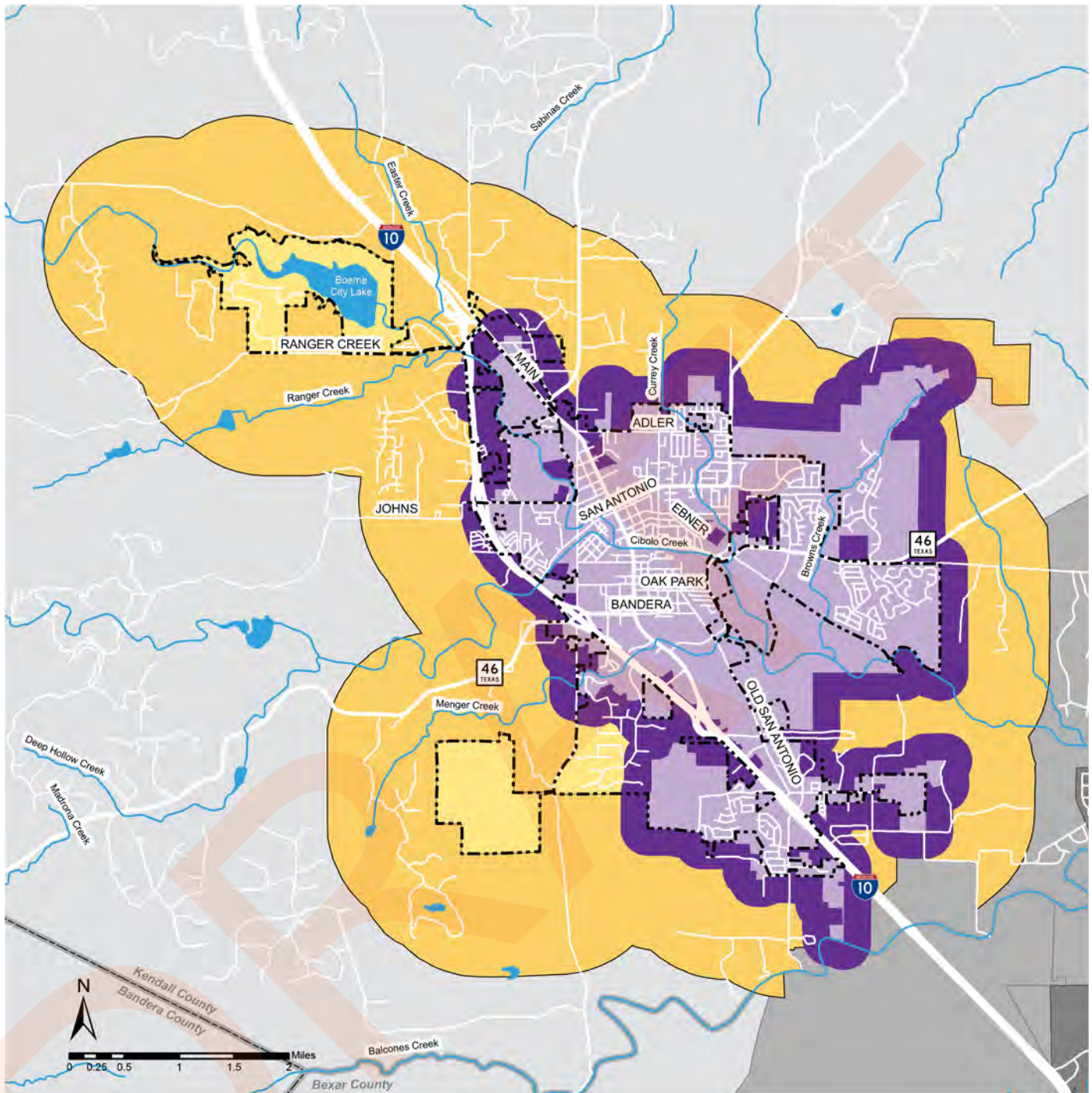
Figure 2.10, Existing Lift Stations

Lift Station Name	Location	Backup Generator
School	Cascade Caverns Road	No
Enterprise	Enterprise Parkway	No
Meadowlands	Old San Antonio Road	No
Southglen	Southglen Parkway	Yes

Source: City of Boerne.



Map 2.3, Wastewater Service Area



- |                    |              |   |
|--------------------|--------------|---|
| Boerne City Limits | Counties     | Wastewater Service Area                             |
| Boerne ETJ         | Creeks       | Wastewater Service Area Expansion Buffer (1/4 mile) |
| Nearby Cities      | Water Bodies |   |
| Nearby ETJs        |              |   |
| Major Roads        |              |   |
| Minor Roads        |              |   |



## Existing Land Use and Development

### OVERVIEW OF EXISTING LAND USE SYSTEM

As discussed in the Historical Context section, development in Boerne began around Cibolo Creek and what is now Main Street in the downtown area. Over time, development in Boerne has spread in all directions, especially since the introduction of automobile travel. Within the current City limits, the existing land use in Boerne is a mixture of residential, commercial, institutional, and agricultural uses. Commercial uses are concentrated primarily on Interstate 10, Business 87, and the downtown area, and residential uses are scattered throughout the City as shown on Map 2.4, *Existing Land Use Map*.

When considering both the City limits and the ETJ area, agricultural lands make up the largest percentage of land, followed by single-family residential, undeveloped/open space, and rural residential. Agricultural and undeveloped/open space comprise about 52 percent of all land in the City and ETJ, indicating that there is a significant amount of land available to be further developed. Other uses found in the City include institutional (schools, churches, City property), parkland, industrial, multi-family residential, and manufactured homes (see Figure 2.11, *Existing Land Use*).

**Figure 2.11, Existing Land Use**

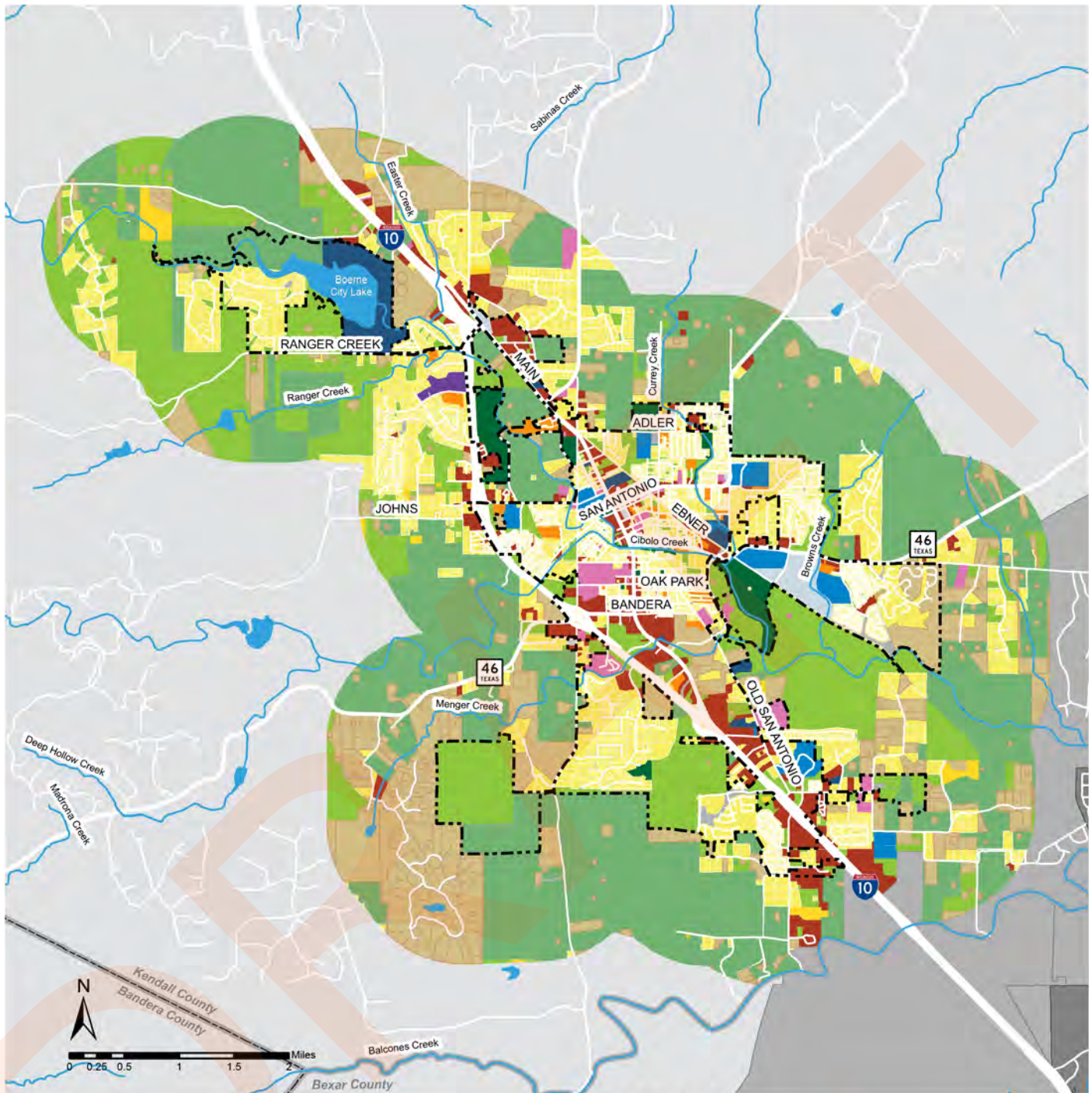
Existing Land Use	Total Acreage	% of Total Land Use
Agriculture	9,184	34.2%
Undeveloped/Open Space	4,958	18.5%
Rural Residential	4,038	15.1%
Single Family Residential	5,288	19.7%
Multi-Family Residential	136	0.5%
Mobile/Manufactured Homes	181	0.7%
Commercial	1,202	4.5%
Schools	287	1.1%
Church/Charitable	280	1.0%
City	423	1.6%
State/County/Federal	150	0.6%
Parks	336	1.3%
Industrial	48	0.2%
Utility/Transportation	322	1.2%
Total	26,833	100.0%

Source: Kendall County Appraisal District, 2017.

Additionally, the zoning ordinance and accompanying district map regulates what land uses can be built within the City. The existing zoning districts established in Boerne include the following list; each district has standards related to permitted and restricted uses.

- R-A: Single Family Rural Residential – Agriculture
- RMA: Single Family – Residential Manor
- R-E: Single Family Residential Estate
- RE-1: Low Density Single Family Residential
- R-1: Medium Density Single Family Residential
- RN-1: Neighborhood Residential
- R-2: Moderate Density Residential
- R-3: High Density Residential
- R-4: Multi Family Residential
- CL: Rural Cluster Overlay
- RMO: Modular Residential
- RR: River Road
- B-1: High Density Residential and Neighborhood Commercial
- MU-1: Mixed-Use Neighborhood Center
- B-2: Highway Commercial
- B-2R: Highway Commercial – Restricted
- MU-2: Mixed-Use Community Center
- B-3: Central Business District
- O: Office District
- RC: River Corridor
- I: Industrial
- PUD: Planned Unit Development District
- MHC: Manufactured Home Community
- ECOD: Entrance Corridor Overlay
- CHD: Cottage Housing Development Overlay

Map 2.4, Existing Land Use Map



- Boerne City Limits
- Boerne ETJ
- Nearby Cities
- Nearby ETJs
- Major Roads
- Minor Roads

- Counties
- Creeks
- Water Bodies

**Existing Land Use**

- |  |   |
|--|---|
| <span style="background-color: #2e8b57; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Agriculture               | <span style="background-color: #0070c0; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> School               |
| <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Undeveloped/Open Space    | <span style="background-color: #ff69b4; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Church/Charitable    |
| <span style="background-color: #d2b48c; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Rural Residential         | <span style="background-color: #00008b; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> City                 |
| <span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Single-Family Residential | <span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> State/County/Federal |
| <span style="background-color: #ffa500; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Multi-Family Residential  | <span style="background-color: #006400; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Parks                |
| <span style="background-color: #ffcc00; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Manufactured Homes        | <span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Industrial           |
| <span style="background-color: #8b0000; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Commercial                | <span style="background-color: #a9a9a9; border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Utilities            |



## OVERVIEW OF EXISTING HOUSING AND NEIGHBORHOODS

Housing characteristics are a vital component of a community snapshot. Changes in the make-up of households; as well as the type, age, and cost of housing, can indicate what sort of housing will be demanded in the future. This section includes housing data from the 2010 and 2015 American Community Survey 5-Year Estimates.

### Household Characteristics

From 2010 to 2015, the total number of occupied housing units increased by 11 percent and the population in households increased by 28 percent. There are significantly more residents in family households than in non-family households and the average household size increased from 2.47 in 2010 to 2.62 in 2015. The median household income in Boerne is \$57,047, which is higher than the state figure but lower than Kendall County. Additionally, in terms of occupancy characteristics, about half of occupied units are owned and half are rented. Since 2010, the growth of renter-occupied units outpaced the growth of owner-occupied units. Finally, the vacancy rate is very low and dropped from six percent in 2010 to just 2.3 percent in 2015, indicating that there is demand for more housing.

### Housing Stock Characteristics

As seen in Figure 2.15, *Housing Type and Unit Breakdown*, the majority of housing units are single-family detached units, but the number of multi-family units is increasing. In fact, as of August 2017, there were over 1,000 multi-family units either permitted or under construction. This will make the housing stock in Boerne more diverse than it is today. Additionally, there is significant potential for housing growth in the ETJ area; between 700 and 800 homes per year could be built in the ETJ each year. The overall age of the housing stock is relatively new; about 57 percent of all housing was built since 2000 and only 19 percent was built before 1979.

### Cost of Housing

The median property value remained almost the same from 2010 to 2015 at about \$216,000. Median gross rent however increased about five percent in that same time frame. According to key stakeholders, the current price per residential acre is about \$120,000, which is fairly expensive. Based on the price of land and median property values, it is evident that there is a need for more affordable housing as Boerne continues to grow.

**Figure 2.12, Household Characteristics**

Household Characteristic	2010	2015	% Change
Total Occupied Housing Units	4,085	4,539	11.1%
Population in Households	9,239	11,878	28.6%
Average Household Size	2.47	2.62	6.1%
Family Households	2,651	2,967	11.9%
Population in Family Households	7,513	10,115	34.6%
Average Family Household Size	3.10	3.40	9.7%
Non-Family Households	1,434	1,572	9.6%
Population in Non-Family Households	1,726	1,763	2.1%
Average Non-Family Household Size	1.15	1.12	-2.6%
Median Household Income	\$51,879	\$57,047	10.0%

Source: 2011-2015 ACS 5-Year Estimates Tables B09019, B11012, DP04, and S1101; 2006-2010 ACS 5-Year Estimates Table B09016; 2010 Census QT-P11.

**Figure 2.13, Age of Housing Stock**

	Decade of Construction						
	Housing Units (Total)	1939 or Earlier	1940-1959	1960-1979	1980-1999	2000-2010	After 2010
All Housing Types	4,539	164	262	398	1,100	2,334	281
Percentage	--	4%	6%	9%	24%	51%	6%

Source: 2011-2015 ACS 5-Year Estimates Table B25127: Tenure by Year Structure Built by Units in Structure.

**Figure 2.14, Occupancy Characteristics**

Occupancy Characteristic	2010	2015	% Change
Total Housing Units	4,400	4,646	5.6%
Occupied Housing Units	4,134	4,539	9.8%
Vacant Housing Units	266	107	-59.8%
Vacancy Rate	6.0%	2.3%	-61.9%
Owner Occupied	2,170	2,265	4.4%
Owner Occupancy Rate	52.5%	49.9%	-4.9%
Renter Occupied	1,964	2,274	15.8%
Renter Occupancy Rate	47.5%	50.1%	5.5%

Source: 2011-2015 and 2006-2010 ACS 5-Year Estimates Table DP04: Selected Housing Characteristics.

**Figure 2.15, Housing Type and Unit Breakdown**

Housing Types	2010	% Breakdown 2010	2015	% Breakdown 2015	% Change 2010-2015
Single Family, Detached	2,919	66%	2,722	59%	-7%
Single Family, Attached	18	0%	212	5%	1,078%
Duplex	179	4%	103	2%	-42%
Multi-Family (3+ units)	1,157	26%	1,550	33%	34%
Other	127	3%	59	1%	-54%
Total	4,400	--	4,646	--	6%

Source: 2011-2015 and 2006-2010 ACS 5-Year Estimates Table B25024: Units in Structure.

**Figure 2.16, Cost of Housing**

Cost Characteristic	2010	2015	% Change
Median Property Value	\$216,800	\$216,100	-0.3%
Median Gross Rent	\$965	\$1,013	5.0%
Median Household Income	\$51,879	\$57,047	10.0%
Monthly Income	\$4,323	\$4,753.92	10.0%
Home Value: Income Ratio	4.18	3.79	-9.4%
Monthly Rent: Income Ratio	0.22	0.21	-4.5%

Source: 2011-2015 and 2006-2010 ACS 5-Year Estimates Tables DP03: Selected Economic Characteristics and B25064: Median Gross Rent.



## Mobility

### OVERVIEW OF EXISTING THOROUGHFARE SYSTEM

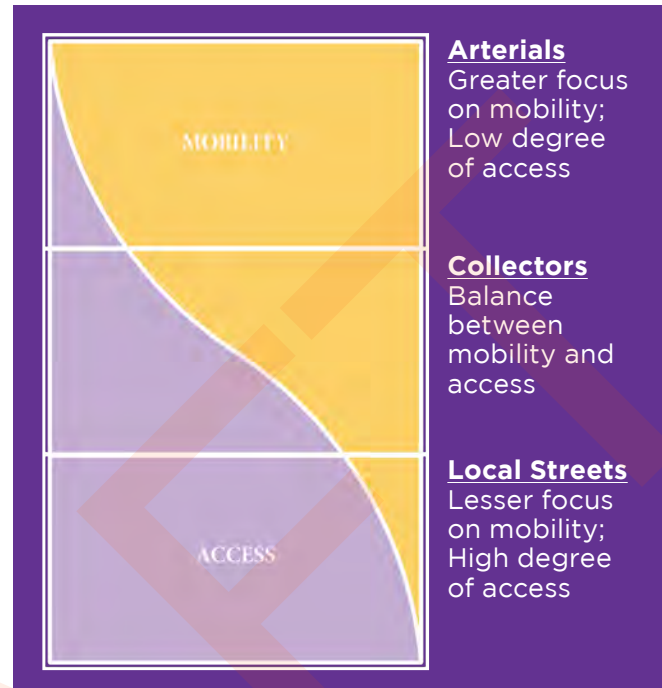
The City of Boerne last updated their Thoroughfare Plan in 2015. In any community, the overall quality of life is partly determined by the efficiency of the City's transportation system. The overall quality of life decreases when residents are not able to easily get around the City. Currently, the majority of citizens of Boerne get around the City by motor vehicle. Due to a lack of transit options, walking and bicycling are the only other forms of transportation that could move people and goods throughout Boerne.

Regionally, Boerne is connected to the surrounding areas by SH 46, which runs east-west through the City. The primary north-south thoroughfare that runs through Boerne is Interstate 10. The following functional classifications of roads make up the City's primary transportation network (see Figure 2.17, *Functional Classification* and Map 2.5, *Thoroughfare Plan*).

- **Major Arterials:** Major arterials concentrate on through traffic and carry the greatest volumes of traffic. Traffic from minor arterials and major collectors is received by major arterials. Interstate 10, SH 46, Cascade Caverns Road, Herff Road, River Road, Bandera Road, and portions of Main Street are all considered major arterials.
- **Minor Arterials:** Minor arterials are an ideal place to locate businesses since they create connections with nearby cities. Minor arterials provide cross-town connectivity and significant intersections are created between major and minor arterials. Traffic from minor collectors and local streets is received by minor arterials. Examples of minor arterials include FM 1376, FM 474, Old San Antonio Road, River Road, and portions of Main Street.
- **Primary Collectors:** Primary collectors also provide cross-town connectivity and major intersections with minor arterials. Minor collectors and local streets feed into primary collectors. Examples of primary collectors include Adler Road, Esser Road, and Johns Road.
- **Secondary Collectors:** Local connectivity between residential and commercial development is provided by secondary collectors. Secondary collectors create major intersections with major arterials and feed traffic to primary collectors. Local streets direct traffic to secondary collectors. North School Street is a secondary collector.

As shown in Figure 2.1, *Historical Population Growth*, the population of Boerne has significantly increased since 1980. If this trend continues, traffic congestion on all types of City streets will continue to increase.

Figure 2.17, Functional Classification

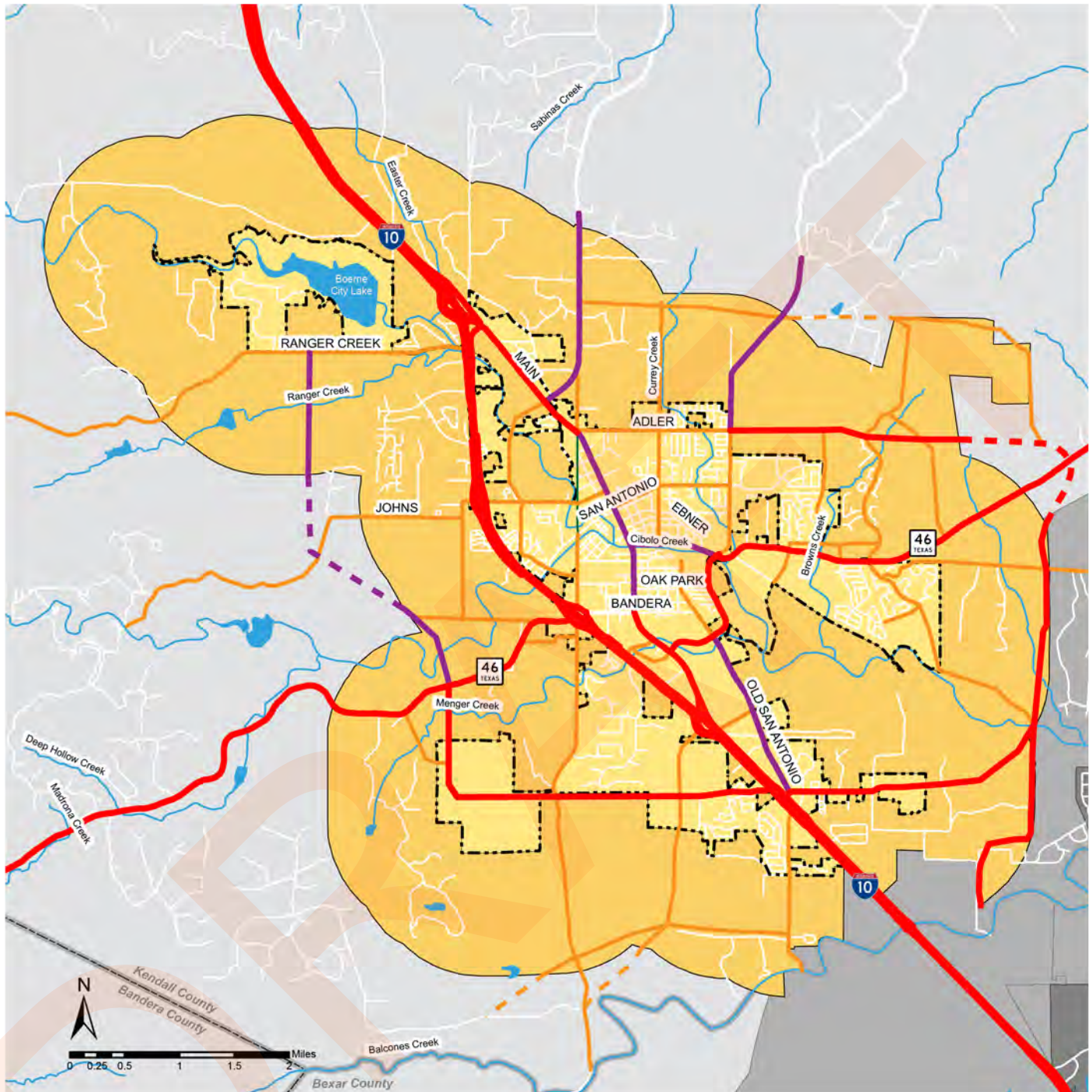


Interstate 10



Main Street

Map 2.5, Thoroughfare Plan



- |                    |              |  |
|--------------------|--------------|--|
| Boerne City Limits | Counties     | Major Arterial   |
| Boerne ETJ         | Creeks       | Minor Arterial   |
| Nearby Cities      | Water Bodies | Primary Collector  |
| Nearby ETJs        |              | Secondary Collector                                      |
| Major Roads        |              | Dashed line represents proposed thoroughfare outside ETJ |
| Minor Roads        |              |  |



## EXISTING CONDITIONS

### TRAFFIC COUNTS

The Kendall Gateway Study (see the next page) analyzed the existing daily traffic volume in 2016 and the projected daily traffic volume for 2040. In 2016, overall, the City of Boerne experienced a medium volume of vehicles per day (VPD), and only two locations had a high volume of vehicles per day (VPD). These locations include Bandera Road and a segment of Main Street. The projected daily traffic volume for 2040 shows both Main Street and SH 46 having a high projected volume of vehicles per day (VPD).

### CRASH POINTS

The majority of the crashes in Boerne from 2011 to 2016 occurred along Interstate 10 and SH 46. During this time, over 70 crashes occurred at the intersection of Main Street and SH 46. Other locations with high crash rates included the intersections of Interstate 10 with SH 46, Scenic Loop Road, Johns Road, and Main Street, and the intersection of Main Street and Blanco Road and Esser Road and SH 46.

Figure 2.18, Existing Daily Traffic Volume (2016)

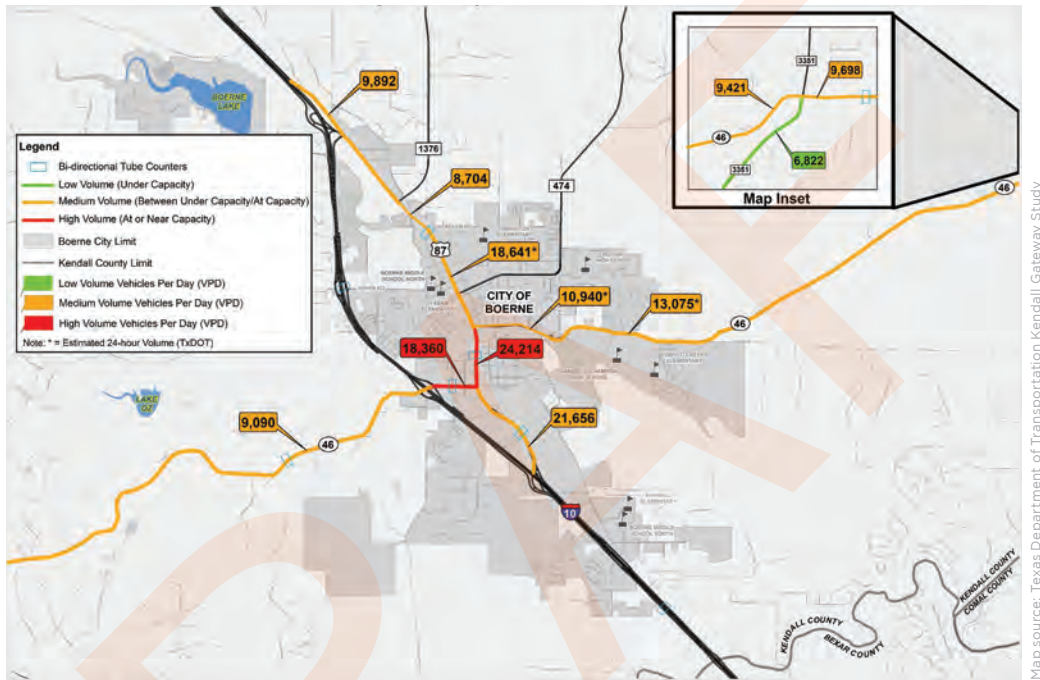
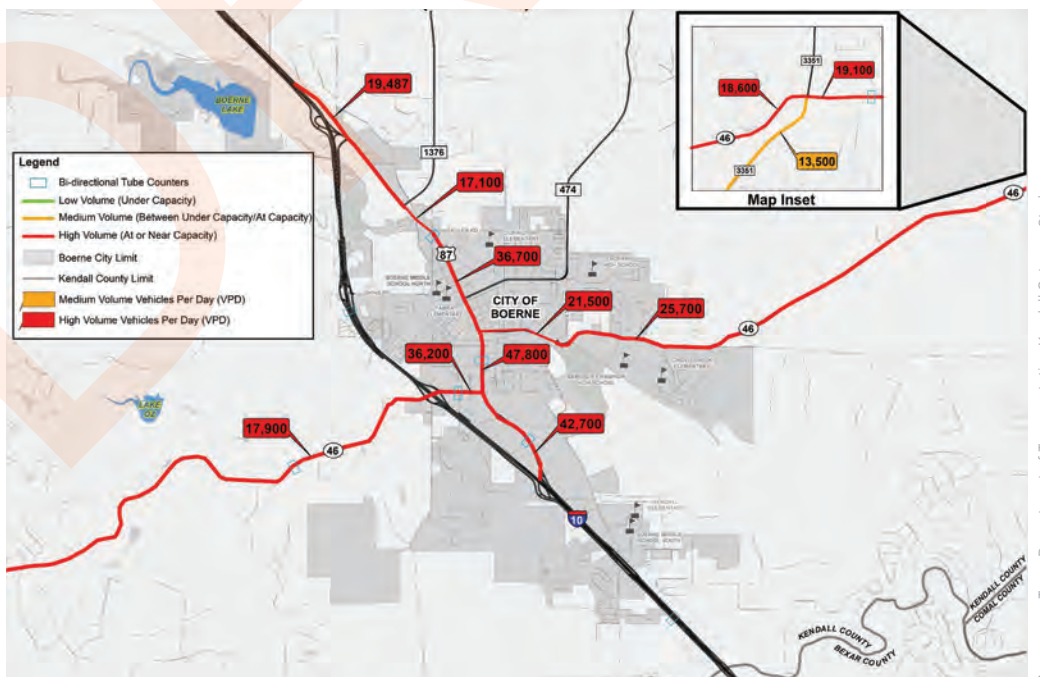


Figure 2.19, Projected Daily Traffic Volume (2040)







## EXISTING CONDITIONS

### OVERVIEW OF EXISTING BICYCLE AND PEDESTRIAN INFRASTRUCTURE

The Alamo Area Metropolitan Planning Organization (AAMPO) Regional Bicycle and Pedestrian Planning Study was completed in 2016. This study planned for walking and biking facilities and programs in the AAMPO communities of Boerne, San Antonio, Seguin, and New Braunfels. A safe, accessible, comprehensive, and seamless bicycle and pedestrian network is the vision of the AAMPO. Projects, priorities, and activities to improve safety and mobility were established in the plan.

Volume four of the study identified existing conditions, a proposed bicycle and pedestrian network, and education and encouragement recommendations for the City of Boerne. The proposed network, including on-street bicycle facilities, pedestrian facilities, and shared-use facilities, will be further discussed in Chapter 5, *Future Directions*.

Currently, most residents in Boerne get around by motor vehicle, but there is interest in the community to reduce reliance on cars. At this time, it can be challenging or dangerous to bicycle in the City of Boerne. There are currently no bike lanes in Boerne, but there are a few multi-use trails. During the public engagement component of the AAMPO Regional Bicycle and Pedestrian Planning Study, the top identified barriers to bicycling in Boerne included a lack of bicycle infrastructure, people do not feel safe, and destinations are too far away. The top barriers to walking included lack of sidewalks, destinations are too far away, and the weather.

Depicted on Map 2.6, *Existing Bicycle and Pedestrian Facilities*, are the existing side paths, sidewalks, and trails in the City of Boerne. There are approximately two miles of side paths, 20 miles of sidewalks, and 9.5 miles of trails in the City.

The City's existing trails include the Old No. 9 Trail, Currey Creek Trail, and the Cibolo Creek Trail. Connections between neighborhoods and downtown are established with these trails and provide recreation opportunities for community members. These trails pass through drainage corridors and an old railroad right-of-way.

Old No. 9 Trail connects East Frederick Street and the Esser Road Trailhead. The trail travels along an old railroad corridor. In 2004, the trail and its amenities were completed and in 2015 the trail was converted from a stabilized base trail to a concrete trail.

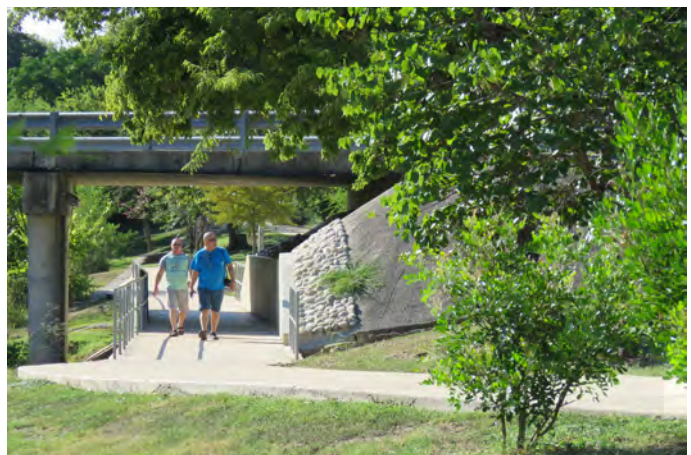
The Currey Creek Trail runs along Currey Creek from Northside Neighborhood Park to Chaparral Creek Drive. The 0.64-mile trail was constructed in 2011. This concrete trail contains several amenities including parking, water fountains, picnic tables, and interpretive signage.

The Cibolo Trail is 1.75 miles long and extends from the Waterworks Terrace Trailhead to the City Park Trailhead. The trail crosses through historic Downtown Boerne and the Hill Country Mile. Several amenities are found along the trail including interpretive signage and picnic areas.

The 2007 Quality of Life Bond issue contained several million dollars in funding of additional trails in Boerne. All of the planned trails have been completed at this point with the exception of the extension of Currey Creek Trail from Blanco Road to Rosewood Avenue. In addition, the City received substantial funding from the state's Safe Routes to Schools Program and installed several miles of sidewalks in the last 10 years. As indicated by the 2016 AAMPO Study additional needs for sidewalks and trails exist and should remain a high priority going forward.

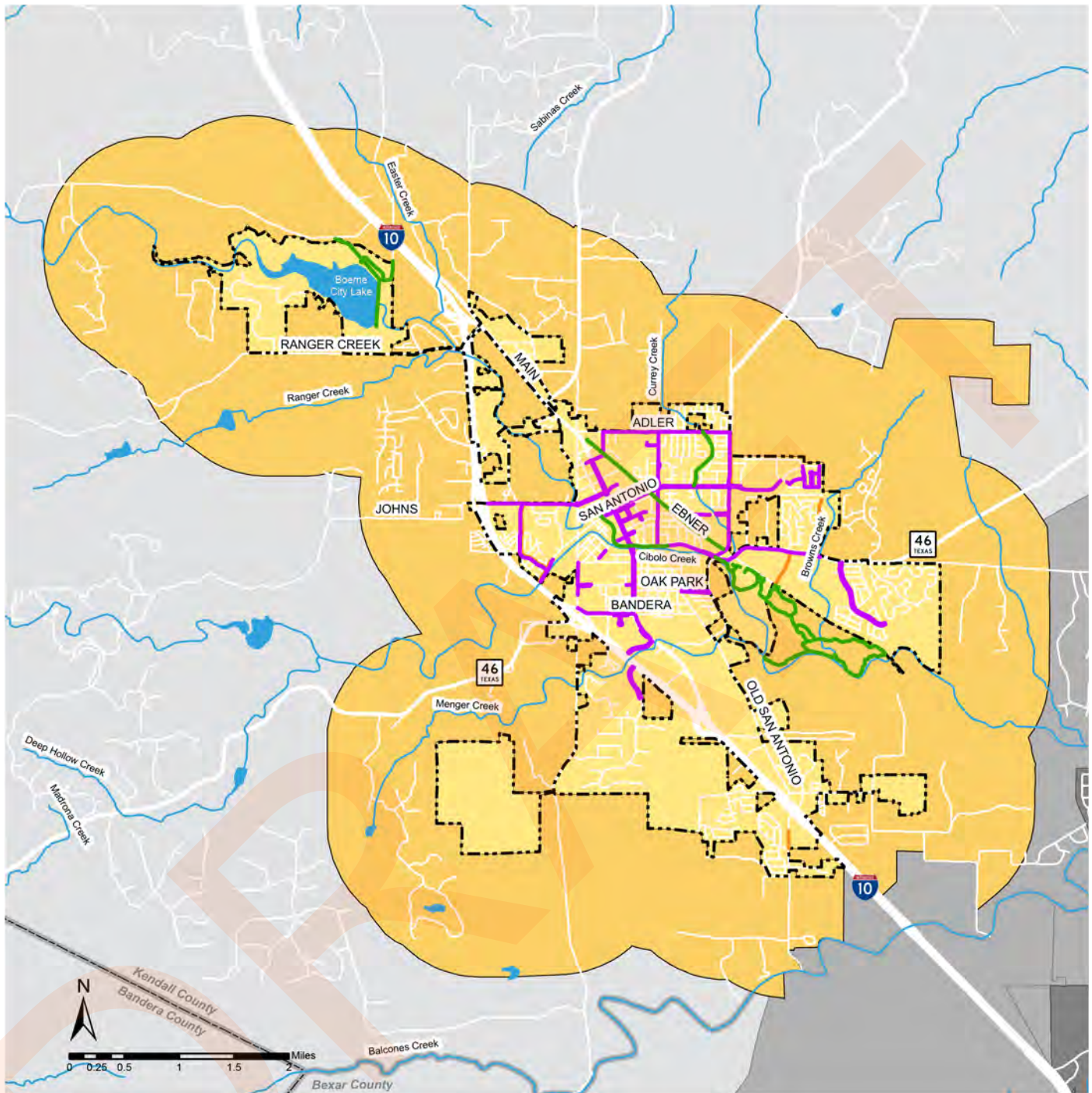


Old No. 9 Trail



Cibolo Trail

Map 2.6, Existing Bicycle and Pedestrian Facilities



- |                    |              |                    |
|--------------------|--------------|--------------------|
| Boerne City Limits | Counties     | Existing Side Path |
| Boerne ETJ         | Creeks       | Existing Sidewalk  |
| Nearby Cities      | Water Bodies | Existing Trail     |
| Nearby ETJs        |              |                    |
| Major Roads        |              |                    |
| Minor Roads        |              |                    |



## Community Facilities and Services

### PARKS AND RECREATION

The total acreage of parkland in Boerne is over 430 acres. Sports fields, playgrounds, trails, and public art are some of the amenities found within City parks. The parks system in Boerne includes several functional classifications which are described below:

- **Neighborhood Parks:** one-half mile service area with playground, walking paths, picnic areas, and open space as the types of amenities. Neighborhood parks include Northside Neighborhood Park, Kinder Park, and Roeder Park.
- **Community Parks:** service area of one mile with sports fields, aquatics facilities, and event space. Community parks in Boerne include City Park, Northrup Park, and Northside Community Park. The Northside Community Park on Toepperwein Road was purchased by the City in 2008. To date a skate park, playscape, and restroom facilities have been built on the site and it is also used as practice fields for community soccer entities. Within the 10 year scope of this Plan and the 2017 Parks Master Plan development of this facility should be a high priority.
- **Special Use Parks:** cultural components with unique character or site. Special use parks in Boerne include Main Plaza and Waterworks Terrace, River Road Park, Veterans Plaza, and Patrick Health Public Library.
- **Linear Linkage:** trail heads or maintained space next to a trail. Linear parks in Boerne include Currey Trail, Old No. 9 Trail, and Cibolo Trail.
- **Natural Resource Parks:** open space or conservation land. Natural resource parks in Boerne include Boerne City Lake Park and Cibolo Nature Center.

Most of the City of Boerne is served by community parks with the exception of the south and east areas of the City. Some areas of the City are being developed at a greater rate than the development of new parks. The area to the west and south of Interstate 10 and areas in eastern Boerne are growing quickly. Neighborhoods that are not served by City parks include Menger Springs, Regent Park, Boerne Crossing, and the Ranches at Cibolo Creek.



*Kinder Park*



*Northrup Park*



*Boerne City Lake Park*



## PATRICK HEATH PUBLIC LIBRARY

The Patrick Heath Public Library provides circulation services to over 15,000 City of Boerne residents, over 42,000 Kendall County residents, and approximately 34,000 outside the county. The library is located at the intersection of North Main Street and Johns Road on the north side the City. The two-story library was constructed in 2011 and is around 30,250 square feet. The first floor consists of youth services with an activity room, gallery, popular materials, and community room. The second floor contains young adult services, study rooms, conference room, and local and family history archives. As technology progresses, some residents use only e-resources instead of traditional books. To meet this growing demand, the City is planning on creating a 24-hour library that includes a kiosk with only digital resources.

In addition to library resources, the facility also offers programs, exhibits, and events. Storytimes, after school programs, and monthly and seasonal events are other activities that are offered for children. Teen and adult activities are also offered including monthly book discussion groups, and monthly Magical History Tours and lifelong learning activities. The library offers family events including seasonal entertainment, Boerne Book and Arts Festival, and Get Fit Boerne.

Library staff currently includes one director, one assistant director, three librarians, eight library aides, one coordinator, and four assistants. To meet future needs of the growing community in Boerne, the library plans to build a shared or limited services branch either in the south or west part of the City. A bookmobile is also being considered as an additional service for the community.

The future City Hall is also proposed on the same City Campus property as the library, and is the last remaining major capital project from the 2006 Master Plan



*Patrick Heath Public Library*

## EXISTING CONDITIONS

### POLICE DEPARTMENT

The Police Department is located in a state-of-the-art facility which was built in 2009 and serves all areas within the City limits. The Municipal Court is also located in this building. This 19,000 square-foot facility is located in south Boerne near the intersection of Old San Antonio Road and Industrial Drive. The facility is in excellent condition and includes patrol and dispatch on the first floor. The second floor contains administrative and investigation departments. The space available in the existing facility meets the current needs of the department although additional storage space is needed for specialty vehicles. More parking is also needed behind the building and more locker space will need to be added in the near future.

The City's Police Department has communication and dispatch agreements with Kendall County and The City of Fair Oaks Ranch. The Police Department also has an agreement with the Kendall County Sheriff's Office to house City prisoners in the Kendall County Jail, and an agreement with Boerne ISD to provide school resource officers. Below are community support functions or programs in which the Police Department is involved:

- National Night Out;
- Fingerprinting at numerous events;
- Bike Rodeos;
- Coffee with a Cop;
- Tours of Police Department;
- Blue Santa;
- Easter Egg Hunt;
- HOA presentations;
- Reading at church events; and
- Child safety seat inspections.

The Police Department is currently comprised of 38 sworn officers, 19 administrative support staff, one K-9 unit, 14 dispatchers, and four school resource officers. In the future, there are planned additions to staffing to address the needs of the growing community. In the past two years the sworn staff have completed 7,683 hours of training. Additional staff training is needed for leadership in schools.

Currently, there are 30 vehicles that are used by the Police Department and these units are replaced every two to three years. The vehicles and equipment are maintained in-house.



*Boerne Police Department and Municipal Court*



## FIRE DEPARTMENT

The City of Boerne has one fire station located in north Boerne at the intersection of North Main Street and West Frederick Street. The existing facility is in very good condition following a \$2 million renovation and expansion in 2010.

The department provides fire protection and emergency services throughout the City of Boerne, as well as an additional area outside the City limits (approximately 10,000 people) through an inter-local agreement with Kendall County. Services provided by the department include fire suppression and prevention, emergency management, Haz-Mat response, EMS first responder, public education, and specialized rescue such as confined space, low to high angle, swiftwater, dive rescue/recovery, and vehicle extrication.

A \$600,000 pumper truck and brush truck were recently added to the vehicle fleet. All fleet maintenance for the Fire Department is completed by the City's maintenance mechanics while major repairs are contracted out.

The Fire Department is made up of career and volunteer firefighters. In 2017, there were 15 full-time career staff and one part-time career staff. There are between 15 and 20 volunteer members. Since 2004, the calls for service in the Boerne response area has significantly increased. As Boerne continues to grow, so will the demand for firefighters. One additional firefighter was funded in the FY 2017/2018 budget. To have a five-man crew on each shift, one additional firefighter is still required. To meet the growth demands of the City, land in the eastern and southern parts of Boerne have been dedicated in new housing developments for the potential addition of two future fire stations.

The Fire Department has an active role in the community by participating in various community events. These events are listed below:

- Students are taught the importance of a 'Fire Exit Plan' and other fire prevention measures;
- Events at day care centers, churches, school functions, and group events;
- Smoke detector program for individuals or families in need;
- Wildland fire protection awareness programs/evaluations;
- The Chamber of Commerce's annual Leadership Boerne Program;
- The annual 4th of July fireworks show;
- National Night Out;
- Fire inspections at local businesses, plan reviews, and educational programs are conducted by the Fire Marshal's office; and
- Annual Fish Fry fundraiser.



Boerne Central Fire Station

Photo courtesy: Brinkley Sargent Wigginton Architects, <http://www.bsw-architects.com/portfolio/boerne-central-fire-station/>



## EXISTING CONDITIONS

### SCHOOL SYSTEM

The Boerne Independent School District (BISD) is one of the fastest growing school districts in Texas<sup>1</sup> and is one of the key reasons people cite for moving to the area. Over 8,600 students are enrolled in BISD's five elementary schools, two middle schools, two high schools, and at the alternative campus. BISD covers the entirety of Boerne and extends across a 308 square-mile area. Most of the schools in the school district are located within the City limits or ETJ of Boerne, with the exception of Fair Oaks Ranch Elementary, which is located in The City of Fair Oaks Ranch. Within BISD, the following public schools are located in the City or ETJ:

- Cibolo Creek Elementary School;
- Curington Elementary School;
- Fabra Elementary School;
- Kendall Elementary School;
- Boerne Middle School North;
- Boerne Middle School South;
- Boerne High School; and
- Boerne-Samuel V. Champion High School.

<sup>1</sup> "About Boerne ISD," [http://www.boerne-isd.net/district/about\\_boerne\\_i\\_s\\_d](http://www.boerne-isd.net/district/about_boerne_i_s_d), Dec. 7 2017.

In 2016, a bond was passed to fund two additional elementary schools (Van Raub, to be located in The City of Fair Oaks Ranch, and Herff Elementary, to be located in Boerne) and an additional middle school (Voss Middle School, to be located east of Boerne in Bergheim).



*Fabra Elementary School*

## CITY HALL

The existing City Hall in Boerne is located near downtown at the intersection of East Blanco Road and Hilltop Street. City Hall and a number of outbuildings are used to house the City administration, economic development, code compliance, finance, information technology, planning and community development, and public works departments.

The City has plans to construct a new 45,000 square foot City Hall on the City Campus adjacent to the Patrick Heath Public Library. A preliminary schematic design was presented in March 2017. The proposed facility would include three floors. The first floor would contain the council chambers, customer service and billing department, information technology, and special projects. The second floor would contain code compliance, planning and community development, and public works. The third floor would contain city administration, finance and accounting.



*Existing City Hall*



## BOERNE CITY HALL WEST ELEVATION



*Boerne City Hall Schematic by Randall Scott Architects (May 2017).*

## Economic Development

As previously mentioned, the City of Boerne is the county seat of Kendall County. Between 2015 and 2016, Kendall County was the second-fastest growing county (with a population of 10,000 or more) in the country.<sup>1</sup> This growth, combined with the Texas Hill Country beauty, the high quality of life, and the City's high percentage of educational attainment and per-capita income, favors Boerne for high-quality development potential. With the growth of retail development over the past five years, the City's sales tax revenue has grown by 39 percent. With additional business recruitment and City revenue enhancement and diversification, the economic development outlook in the community is strong. Economic Development efforts will need to continue to be successful in attracting quality retail development, light manufacturing, small corporate headquarters, and infill utility customers. These efforts will be needed to fund quality of life initiatives and to provide adequate growth for sales tax, AV tax, and utility revenues to support the community's vision and desires as described in this Master Plan.

### PREVIOUS PLANNING EFFORTS

A number of previous planning efforts have been completed by and for the City of Boerne. The following four plans relate to the economic development potential of the City. The plans are summarized below and pertinent key recommendations will be used to inform the economic development recommendations of the Boerne Master Plan.

#### Boerne Central Business District Master Plan (2007)

A Central Business District Master Plan was completed for the City of Boerne by SA Partnership Architects in 2007. The plan analyzed the Central Business District area which extends from Johns Road (to the north) to the Cibolo Creek (to the south), and from Turner Avenue (to the east) to School Street (to the west). The plan reviewed land ownership, range of land values, and land use before proposing parking solutions (structured and non-structured), future commercial development along the north bank of the Cibolo Creek west of Main Street and future residential development along the south bank of Cibolo Creek in the same area.

A number of streetscape and street alignment enhancements were proposed along Main Street including decorative crosswalks, gateway elements (at Main Street and San Antonio Avenue), eliminating on-street parking and expanding the sidewalk. A parking structure with ground level retail and streetscape enhancements were proposed along

Rosewood Avenue. Lastly, a second gateway was proposed along River Road at Plant Avenue. The plan also laid out a proposal for City Hall and the Patrick Heath Public Library to be located on the same site at Boerne City Campus.

#### R/UDAT Boerne, Texas (2008)

The R/UDAT Boerne, Texas plan was completed in 2008 in an effort to further define the future for three of the 2006 Boerne Master Plan Update initiatives: Civic Campus, Central Business District, and Cibolo Creek. The R/UDAT plan was developed by a multi-disciplinary American Institute of Architects Regional/Urban Design Assistance Team (R/UDAT) after two full days of intensive public engagement. The City Campus is a 15.5-acre site on North Main Street which currently houses the Patrick Heath Public Library and will be the future location of the proposed City Hall. The Central Business District includes the heart of downtown Boerne and encompasses many of the City's historic, cultural, and economic assets. The stretch of Cibolo Creek running through downtown Boerne was evaluated in terms of opportunities for recreation and education, environmental protection and enhancement, and community linkages.

The R/UDAT team evaluated and provided ideas and recommendations on seven key elements including regenerative design, community preservation, civic connectivity, image of the City, civic health, City Campus, and the downtown center. Many of the plan's recommendations included development of high-quality public spaces, opportunities for ongoing community engagement, strategies to celebrate community pride, and ensuring that development benefits the surrounding environment and provides a well-connected community.

City Campus recommendations included conducting a cultural needs assessment for the site; creating a North Main Street overlay district; redesigning North Main and Johns Road as complete streets; creating a campus master plan for the site; and building a model facility to demonstrate high-quality design.

Downtown center recommendations included planning for a more dense, compact, and taller urban core; flexible and adaptive zoning; a more walkable creek front with plaza; and providing affordable housing; among others.

While the Patrick Heath Public Library has been built on the City Campus property and the future City Hall will fill out that site, most of the R/UDAT Boerne, Texas plan also remains unimplemented.

<sup>1</sup> U.S. Census Bureau, Top 10 Fastest-Growing Counties (Percent Change, Counties With a Population of 10,000 or More): July 1, 2015 to July 1, 2016, <https://www.census.gov/newsroom/press-releases/2017/cb17-44.html>.



### Revisions to the Future Land-Use/Development Plan Concept Map (2010 & 2012)

Staff re-evaluated some of the 'Town Center' concepts from the 2006 plan and made various other updates and revisions to the Land-Use Plan on two occasions.

### Downtown Boerne Strategic Initiative (2016)

The Downtown Boerne Strategic Initiative was completed in 2016 by Gateway Planning Group, Catalyst Commercial, and Velocity Group. The plan created implementation steps to improve downtown Boerne. In general, these included encouraging high-quality, catalytic redevelopment of two specific properties, prioritizing actions to secure investment in downtown, and recommendations for engagement with TxDOT regarding the ownership of Main Street (a TxDOT road). Key issues were identified which need to be addressed if the downtown is going to grow into its full potential. These issues include a balance between serving locals and visitors, improved pedestrian and parking accommodation, and greater connectivity with the surrounding neighborhoods.

The plan split the downtown area into three character zones: General Downtown Area, Creekside Zone, and Arts Zone. The General Downtown area was further broken down into a number of experience districts. The plan provided recommendations for the entirety of the area regarding ways to activate the spaces; increase usage and interest in downtown; and attract additional merchants. The plan also recommended the development of an ad-hoc working group and series of tasks for the group, including consideration of whether or not transfer of ownership of Main Street from TxDOT to the City through the Turnback Program was viable in terms of costs versus benefits.

The plan presented schematic redevelopment ideas for two key catalytic sites: Cibolo Creek catalytic site and BISD catalytic site.

The Cibolo Creek catalytic site is located west of Main Street along both sides of the Cibolo Creek (see Figure 2.21, *Cibolo Creek Catalytic Development Area Concept Plan*). Primary recommendations for the site included infill; smaller and more affordable homes; mixed-use development; structured and surface parking; restaurant and retail establishments; and heightened interaction with Cibolo Creek.

Figure 2.21, *Cibolo Creek Catalytic Development Area Concept Plan* by Gateway Planning

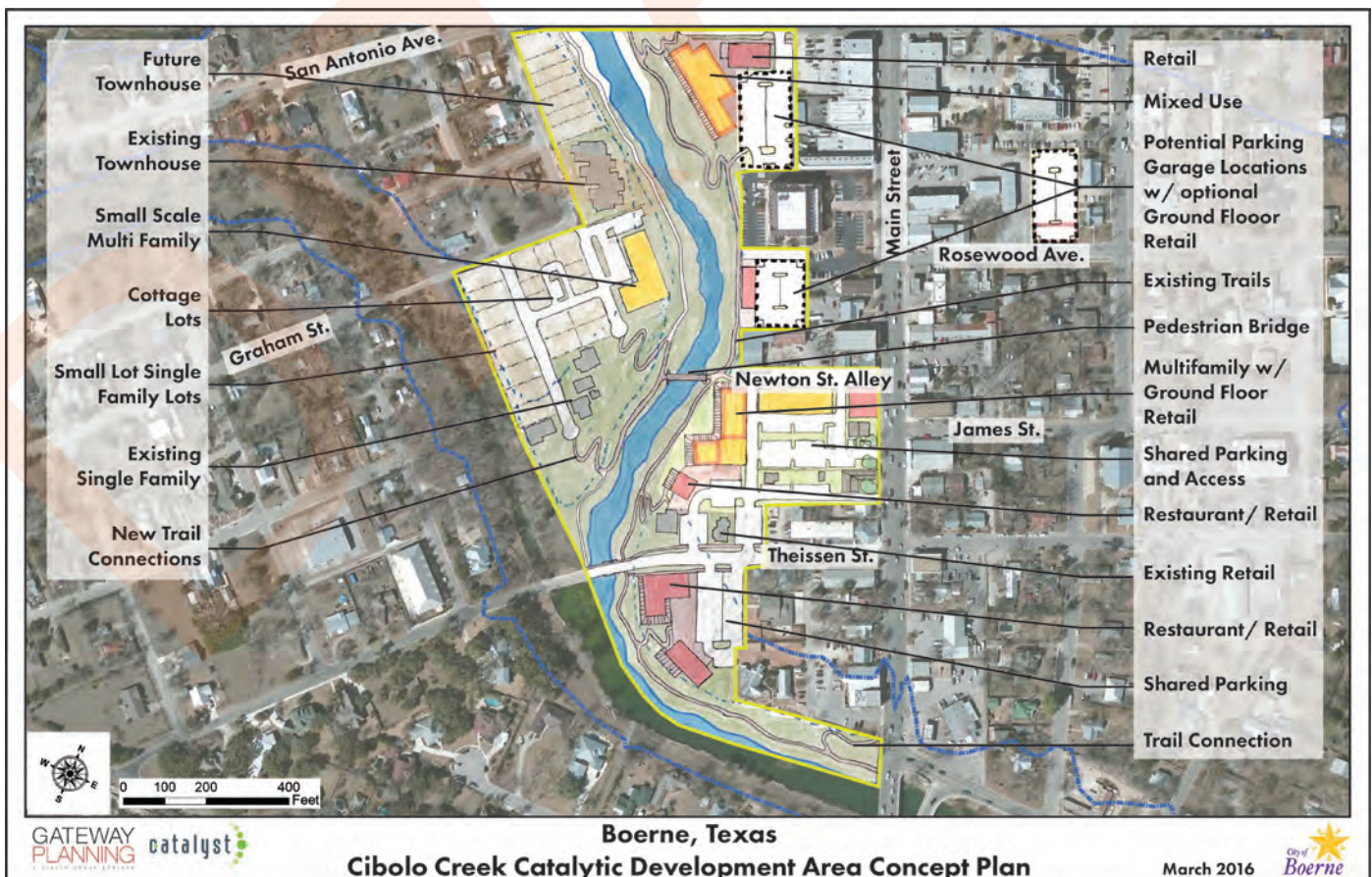
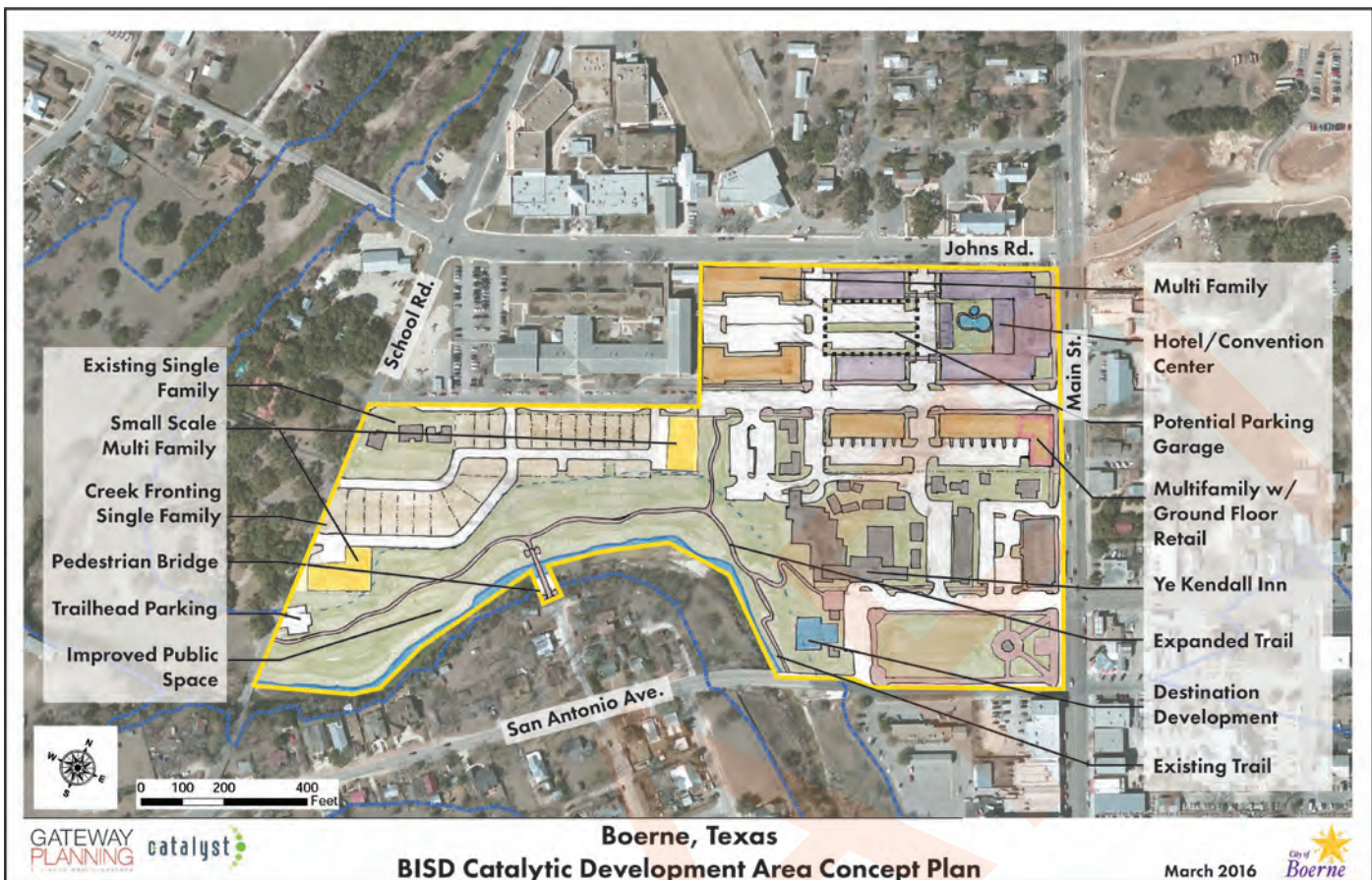




Figure 2.22, *BISD Catalytic Development Area Concept Plan by Gateway Planning*

The BISD catalytic site is located at the north end of downtown, at the southwest corner of the intersection of Main Street and Johns Road (see Figure 2.22, *BISD Catalytic Development Area Concept Plan*, on the next page). The site sits catty-corner to the City Campus which includes the public library and future City Hall. Primary recommendations for the site include: a mixed-use development with a hotel/conference center, offices, and retail; residential housing including multifamily, townhomes, and small lot single family; potential structured parking; and improved public space along Cibolo Creek.

Lastly, the plan identified the following four other potential catalytic sites which could be further analyzed and planned:

- City's Lohmann Surface Parking Lot
- Lohmann Street Area
- Lehmann Properties across from Main Plaza
- Lehmann Downtown Surface Parking Lot

### 2017 Economic Development Work Plan

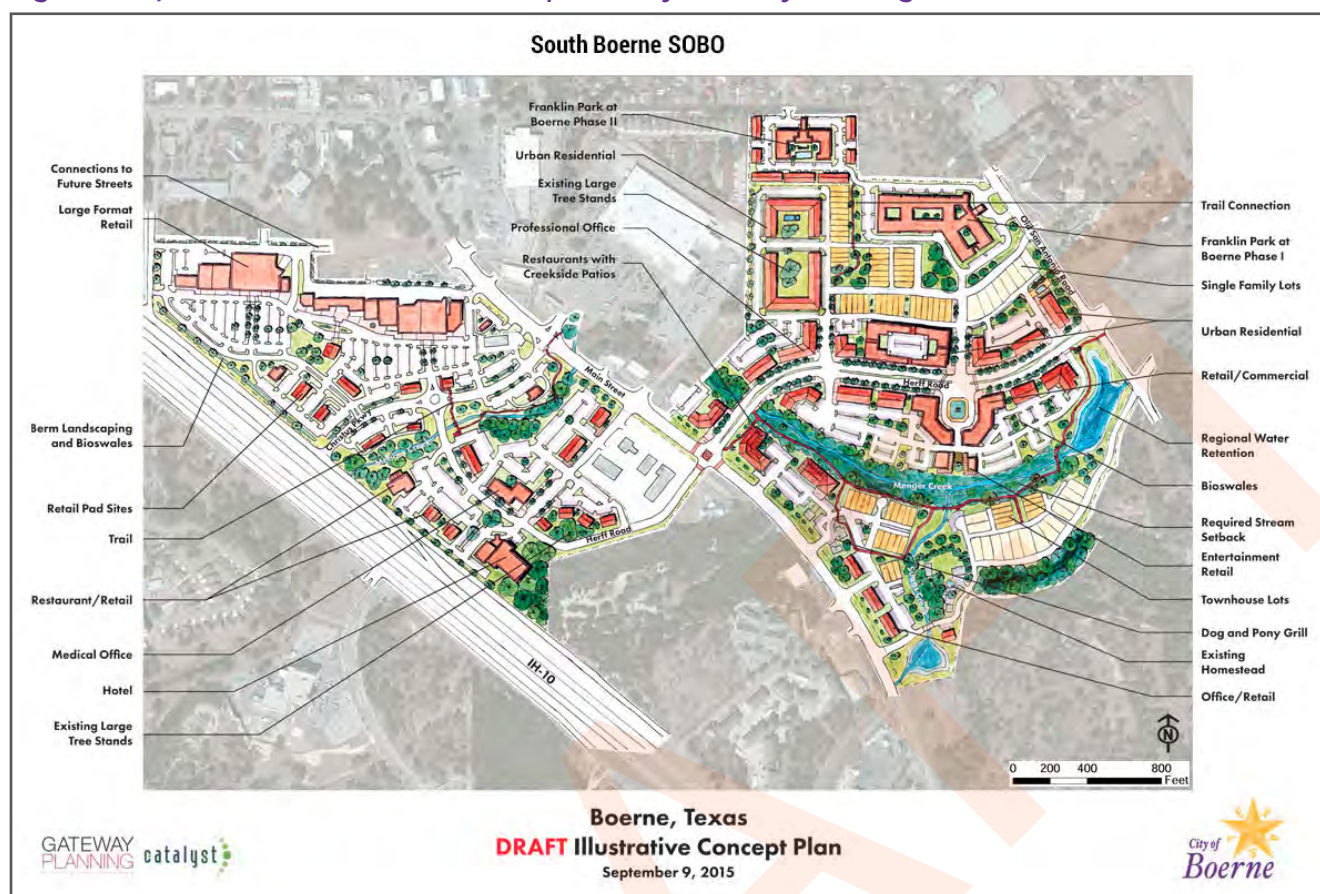
The 2017 Economic Development Work Plan was developed by the City of Boerne Economic Development Department. This is the fifth such plan and summarized the status of the 2016 and other prior work plan initiatives and 2017 work plan goals and key initiatives. Many of the successes from 2016 were made possible by close coordination between the City, Kendall County, and the Boerne Kendall County Economic Development Corporation (BKCEDC). Key 2016 elements from the plan are listed below. The 2017 initiatives will be reviewed as part of the analysis and recommendations in Chapter 5, *Future Directions*.

Status of select 2016 work plan initiatives:

- The Herff Road upgrade and extension was completed and the property for the Christus Parkway extension from Herff road was acquired. These are two of the key roads which will create the South Boerne (SoBo) development area.
- The SoBo Concept Plan is a mixed-use development which will be both a destination and a gateway into the City. The long-term goal is for the SoBo development (see Figure 2.23, *SoBo Draft Illustrative Concept Plan*) and Downtown Central Business District to complement each other. The project continued



Figure 2.23, SoBo Draft Illustrative Concept Plan by Gateway Planning



to progress forward in 2016 with consultant advice from Catalyst Commercial and Gateway Planning Group.

- As a result of Business Retention and Expansion visits, it became known that the area on Highway 46 East, which is the fastest growing part of the City, was drawing interest for expansion by a grocery store.
- A number of housing development projects which include apartments, townhomes, and a first-of-its-kind cottage project progressed forward.
- The City grew its gas customer base by seven percent and sewer and water customer counts by four percent each. Growth in these utilities systems have been a goal of each economic development work plan to date and the City has been very successful, particularly with regard to growing customer base for the gas department. The electric department continues to grow its customer base at a rate of two percent per year due to the constraint of the service territory.
- The City identified key development process areas which need improvement and have addressed several of them to date with plans to work on others in the near future.

The 2017 work plan goals and initiatives included roadway and mobility projects, downtown and Hill Country Mile initiatives, North Main Street revitalization, planning initiatives, revenue enhancement and diversification, and elements from the Convention and Visitors Bureau and BKCEDC.



## Community Livability

Community livability relates to the everyday experiences of individuals who live and work in Boerne. This includes the character and placemaking elements which set the community apart, the cultural and historic heritage of Boerne, special opportunities for interaction with friends and neighbors, and the overall quality of life in the community.

### CHARACTER AND PLACEMAKING

Character and placemaking elements are those that come to people's minds when they think about Boerne. These elements can include gateways into the City, beautification elements, corridor improvement areas, etc. To date, Boerne has one specific gateway on Highway 46 East. The City has an Entrance Corridor Overlay District which establishes the parameters for development of properties along the City's key vehicular entrance corridors.

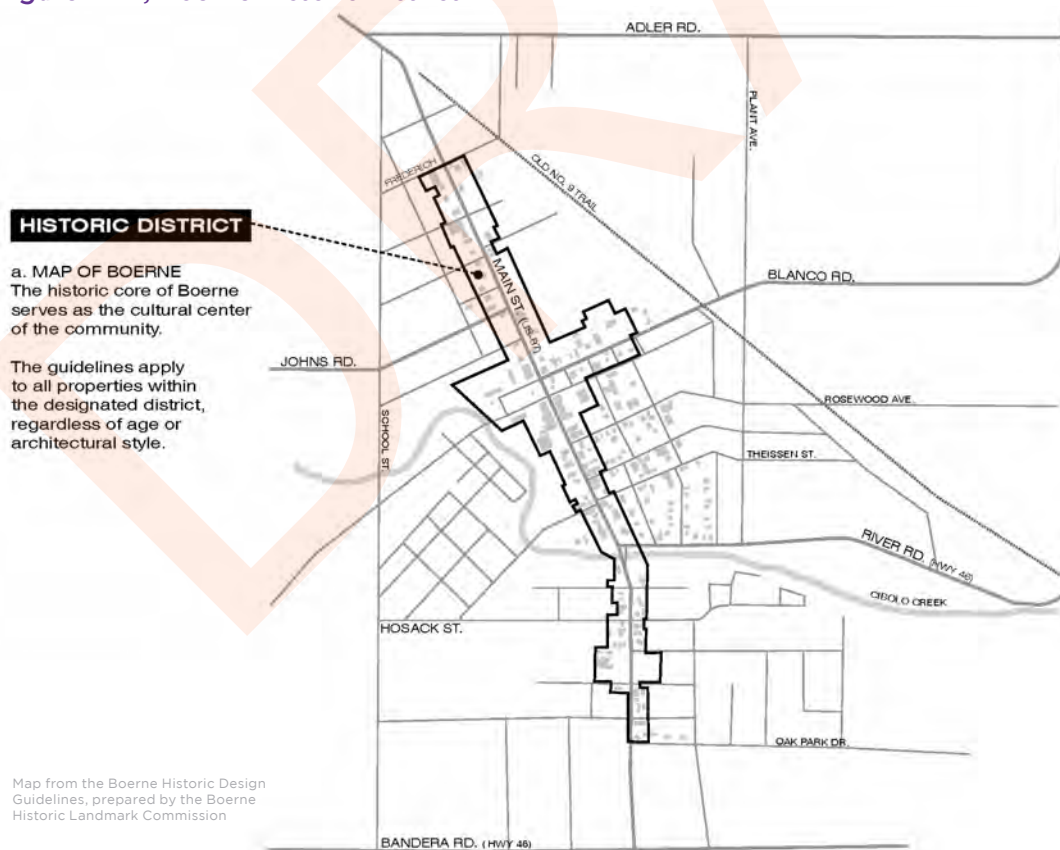
Boerne's historic district largely follows Main Street in the downtown area (see Figure 2.24, Boerne Historic District). The Boerne Historic Design Guidelines, prepared by the Boerne Historic Landmark Commission, are a guide for property improvements within the historic district. While not an ordinance, the guidelines are the framework by which the Historic Landmark Commission evaluates new buildings, additions and remodeling, garages and auxiliary buildings, demolition, relocation, and maintenance and repair projects in the district.

At the heart of the historic district is the Hill Country Mile. This stretch of Main Street exemplifies the City's character, culture, and history. This area is what many visitors think of when they envision visiting Boerne. The Hill Country Mile extends along Main Street from the City Campus in the north to Oak Park Drive to the south. This stretch includes restaurants, boutique retail, and public spaces. Strategically located public art elements and access to the Cibolo Creek and trails help to further create a memorable sense of place. Today, the majority of businesses in this stretch close around 5:00 pm. With extended hours of operation, additional diverse business types, and potential expansion of the Hill Country Mile, this gem of Boerne could become an even greater asset for the community.

### SPECIAL EVENTS

There are a number of special events held throughout the year that draw both local and regional attendees. These events are coordinated by different City departments or other local organizations. Special events are a great way to encourage people to interact, attract visitors to Boerne, provide a high-quality multigenerational experience for residents, and build a vibrant community.

**Figure 2.24, Boerne Historic District**



Some of the events held in Boerne include:

- Year Round Family-Friendly Events - varying community events held throughout the year (e.g., Easter Egg Hunt, Movies in the Park, Concerts in the Park, Outdoor Family Fair, Boerne Chocolate Walk, Boerne Boo, etc.).
- Boerne Art al Fresco - an outdoor walkable public sculpture competition located throughout historic downtown and along the trail system.
- Dickens on Main - Main Street is annually closed to vehicle traffic and transformed into a vintage winter wonderland every Thanksgiving weekend.
- Vehicle Enthusiasts' Delights - Texas Corvette Show, Hot Rod Nights, and Keys to the Hills Rod Run.
- Cultural Events - Boerne Berges Fest, which includes a parade celebrating the community's German heritage, and Abendkonzerts Concerts at the Gazebo (The Boerne Village Band concert - the longest continuously playing German Band outside of Germany).
- Boerne Market Days - monthly open air markets with artists, craftsmen, and varying vendors which set up on Main Plaza.
- Boerne Farmers Market - weekly farmers markets held at the Cibolo Nature Center and Farm from March through December.

## QUALITY OF LIFE

When asked during the public engagement component of this planning process, it was clear that one of Boerne's greatest assets is the high quality of life. Public survey respondents were asked how satisfied they were with the City of Boerne based on the overall quality of life. Over 90 percent (or over 1,400 people) indicated they were very satisfied or satisfied with the quality of life. Based on community responses, the elements which most highly contribute to the high quality of life in Boerne are:

- small-town character;
- great school district;
- growing parks and trail system;
- location in the Texas Hill Country;
- downtown Boerne;
- high quality of the built environment; and
- high-quality emergency services.

The community feedback indicated concerns about issues which have the potential to negatively impact the quality of life in Boerne. Some of these elements include concern about and perception of crime, the speed of growth, and the perceived lack of government transparency, among others. Further detail about public input results will be discussed in Chapter 3, *Community Input*.



*Dickens on Main draws thousands of people from around the region.*

Photo courtesy: DoM Talboys/Photography for ArtGives



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