

4. Community Vision

Photo courtesy: Hannah Evans

One of the most important components of a comprehensive plan is the community's vision for the future. This vision is derived through the public engagement process and captured in the vision statement, guiding principles, goals, and implementation actions.

The community's vision for the future is also embodied in the City's adopted Future Land Use Plan. The Future Land Use Plan identifies differing areas of character which can guide future land use and development decisions; and as it is implemented, creates the "Boerne" of tomorrow as envisioned by the community. In this regard, the vision identifies how the community believes Boerne should grow, develop, and redevelop over time. For Boerne, the vision identifies how the City can realize its potential of being a mature live, work, play destination – while protecting the small-town character and sense of place that makes Boerne what it is today.

Implementation and full realization of the vision requires a concerted effort of public and private sector actions that will be undertaken during the horizon of this Plan and beyond, recognizing that change is constant and periodic reviews, updates, and modifications will be necessary.



Development of the City's Future Land Use Plan was a joint effort integrating feedback from dozens of individuals ranging from residents to elected and appointed officials.

Community Character & Growth

A well-planned system of land uses, combined with a distinct sense of place and a quality built environment provides an effective foundation for a sustainable and prosperous future. In this regard, a community needs to be comprised of unique and differing areas of character so that there is flexibility and choice for those citizens and businesses who wish to call Boerne home.

Therefore, the interrelationship between land use, character, and design cannot be overstated. This is particularly important for Boerne, as it was clearly identified throughout the public engagement process that what makes Boerne unique and special is its small town character. This is clearly embodied in downtown and along the entire stretch of the Hill Country Mile.

Across Boerne, the City exhibits a variety of development characteristics that range from rural (in some of the Hill Country estate neighborhood areas) to urban (in downtown). Each of these areas embody what makes Boerne “Boerne.” Outside of these areas, however, much of the new development exhibits the standard suburban and auto-centric development that can be found throughout the U.S.

Indeed, many of these areas could be characterized as anything but “small town.” It doesn’t mean these places are not important. To the contrary, they are essential to expanding and maintaining the City’s economic viability over time.

Moving forward, the City will need to find the right balance between these differing areas of character. It will require both public sector actions and the assistance of private development. One of the most important aspects will need to be the continued expansion, development, and redevelopment of the “urban” character of downtown. It is the historical, cultural, and governmental heart of the City, and is what people envision when they think of the “small-town character” of Boerne.

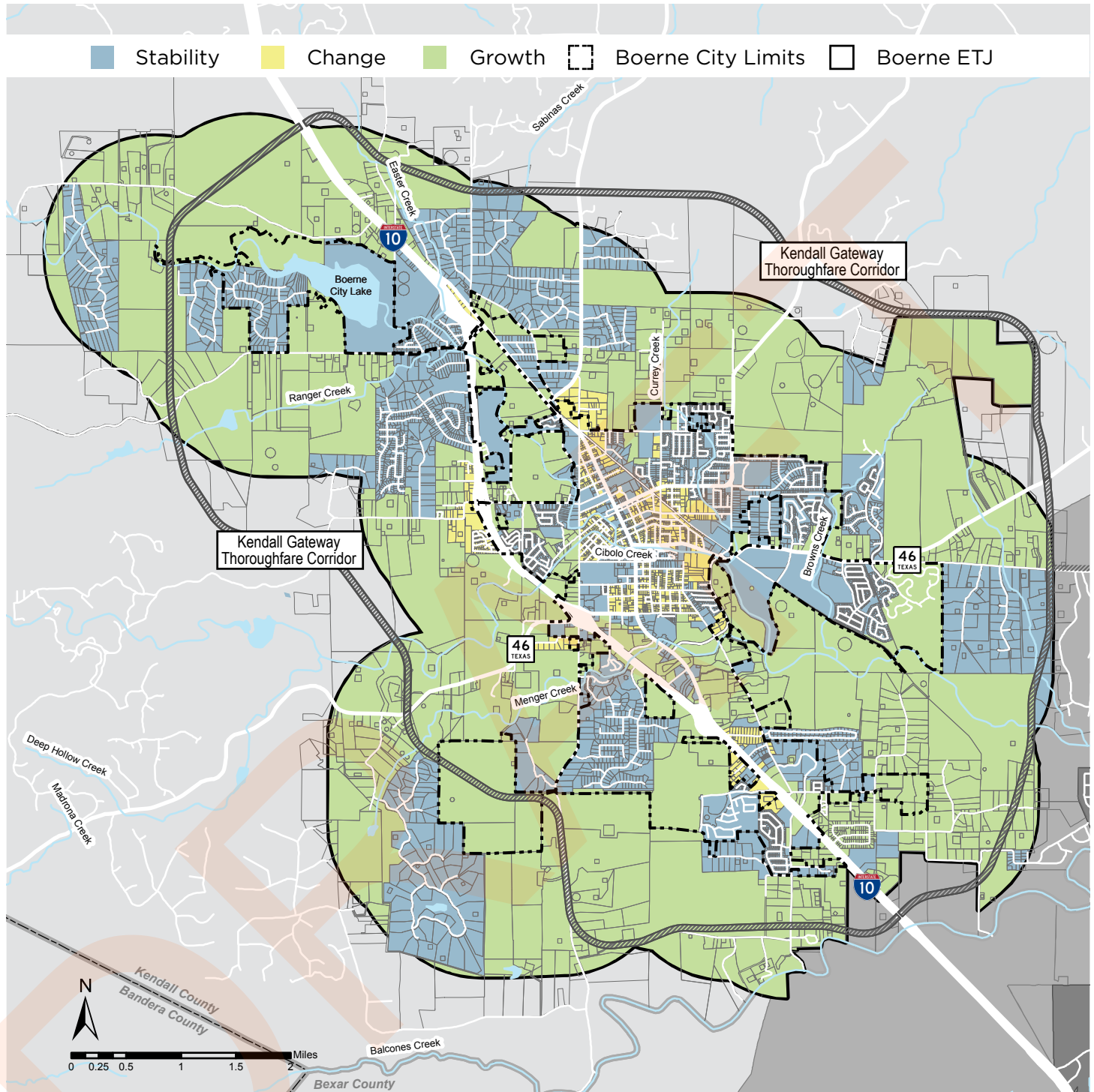
Similarly, the Hill Country areas are another aspect of Boerne that sets it apart from many other parts of the state. Growth in these areas should exhibit a rural character of development. Much of the remaining areas of Boerne will probably develop using an auto-oriented character of development. To ensure Boerne continues to exhibit a “small-town character” over time these areas will need to develop and redevelop using improved development design standards.



PHOTO COURTESY: HARMON EVANS

As Boerne looks forward towards its future, the City will need to ensure that it retains what makes Boerne unique and special.

Map 4.1, Growth, Stability, and Change Map



Growth, Stability, and Change

As a preliminary step in the analysis of the built environment's existing conditions, identifying the development patterns throughout the city is a necessary effort. This information helps determine the likelihood of particular parts of the community to change in the future. Areas that are currently undeveloped or underdeveloped reflect areas designated for growth. Areas that are already built out and are likely to continue their current use and contributions to the built environment are considered to be areas of stability. Areas that face

redevelopment pressure for a new land use or an increase in development intensity are considered to be areas of change (see Map 4.1, *Growth, Stability, and Change Map*, above).

This effort helps focus the future land use designations to be representative of the opportunities and strengths of the City's built environment. This approach is intended to be informative, but not necessarily a prescriptive method that needs to be followed to the letter.

Determining Growth

Understanding the potential growth a city may experience is an important component of planning for the future. In essence, it provides a snapshot of the potential number of houses needed; the configuration and capacity of new roads; expansions to water, wastewater, and other utility infrastructure; as well as many other important municipal functions that require years of pre-planning.

However, planning for accurate population growth is an inexact science even under the most ideal circumstances. In truth, while a local jurisdiction's ability to dictate and guide growth is a true function of city government and control, it is not beyond national, state, and regional market conditions and influences that shape it.

With that being said, population projections help a city to be able to proactively pre-plan for the future. While more accurate in the short-term, longer-term projections require constant analysis and re-evaluation which can effect all aspects of the planning process and land use. While it can be inefficient to significantly over estimate the projections, it can be catastrophic to significantly under estimate them.

Using the best data available, a series of population projection models were created including a 0.5 and 1.0 county step down model, a linear regression and exponential growth analysis (all using the latest population projection data from the Texas Demographic Center and from the Texas Water

Development Board Draft 2021 Regional and 2022 State Water Plan projections data).

Using this available projection data, the projected Boerne population for 2040 ranged from a low of 16,605 people (using the 0.5 county step-down method) to 50,981 people (using the exponential growth method) (see Figure 4.1, *Boerne Historical and Projected Population*). Considering the continued rapid rate of growth in Boerne and the region, an average of all forecasting tools were used to determine a 2040 projected population for Boerne.

2040 Projected Population

For the purposes of planning for the future, an anticipated 2040 population of 27,841 people will be used.

Future Land Use Scenarios

To determine the best plan for moving forward, a series of three alternate future land use scenarios were developed. These included: Alt. 1, *Traditional Development*, Alt. 2, *Expanded Downtown*, and Alt. 3, *Activity Centers* (see Figure 4.2, *Alternative Scenarios* on the next page).

Figure 4.1, Boerne Historical and Projected Population

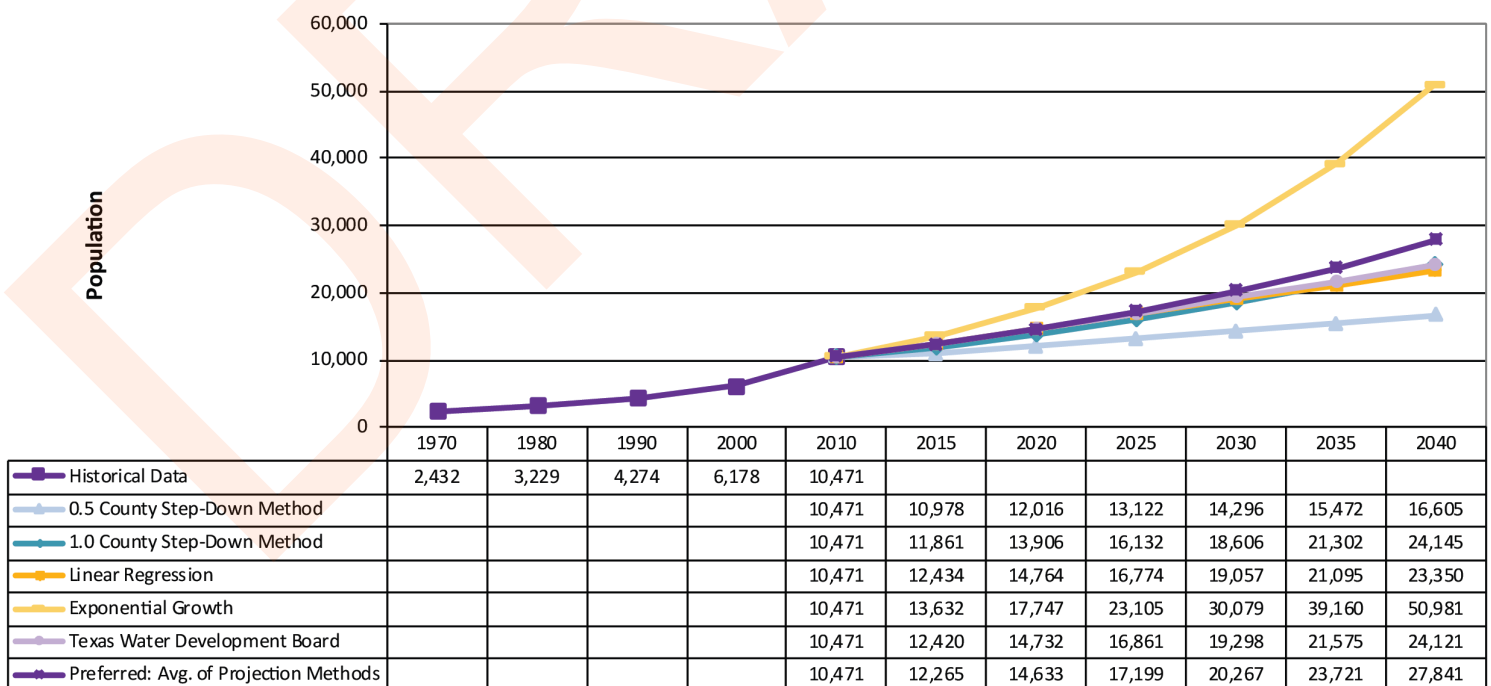
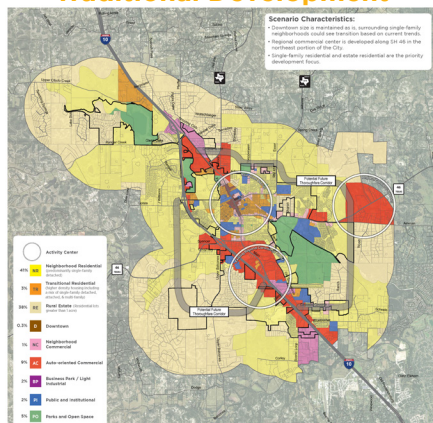
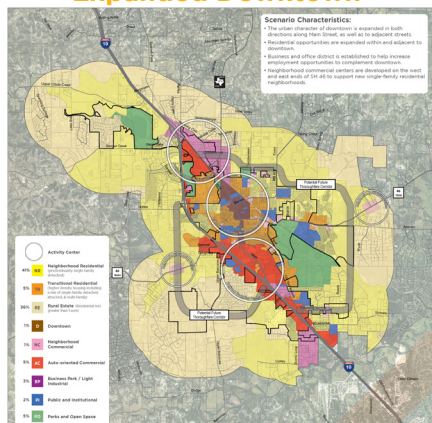


Figure 4.2, Alternate Scenarios

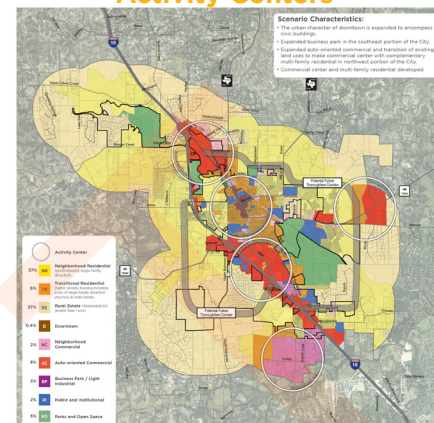
Alternate 1 Traditional Development



Alternate 2 Expanded Downtown



Alternate 3 Activity Centers



KEY PARAMETERS:

- Downtown size is maintained as is, surrounding single-family neighborhoods could see transition based on current trends.
- Regional commercial center along SH 46 in the northeast portion of the City.
- Single-family residential and estate residential are the priority.

PROS

Provides good base for past growth; but not ideal for the future.

CONS

Protects downtown as is, but does not allow for growth and expansion.

Leads to urban sprawl and over reliance on linear commercial.

Not enough business / office park area.

Too large of activity center east of town.

Too much auto-oriented commercial.

Limits ability to grow economically.

Lack of housing diversity.

KEY PARAMETERS:

- Urban character of downtown is expanded along Main Street and adjacent streets.
- Residential opportunities are expanded in and near downtown.
- Business and office district increase employment opportunities near downtown.
- Neighborhood commercial centers are developed along SH 46 to support new single-family residential neighborhoods.

PROS

Expands and diversifies downtown (i.e., grows the urban character/ mixed-use area in and around downtown).

Requires improved architectural controls.

Increases needed housing diversity particularly in the central core area; but possibly too much.

Provides opportunity for more young professionals.

Protects downtown character.

CONS

Too much business / office park.

Lacks neighborhood shopping opportunity at the edges of town.

KEY PARAMETERS:

- Urban character of downtown is expanded to encompass civic buildings.
- Expanded business park in the southeast portion of the City.
- Expanded auto-oriented commercial and transition of existing land uses to make commercial center with multi-family residential in northwest portion of the City.
- Commercial center and multi-family residential developed along SH 46 in northeast portion of the City.

PROS

Allows downtown growth (not to the extent of the *Expanded Downtown* scenario), but anticipates additional growth in other activity centers.

Better architectural controls needed.

CONS

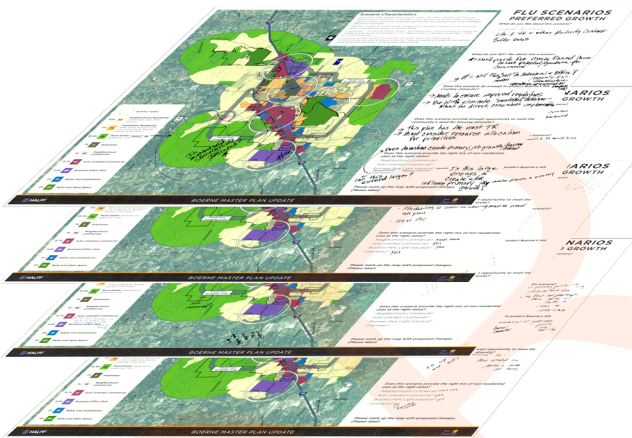
Too much auto-oriented commercial and business / office park; not enough of neighborhood commercial.

Does not feel like Boerne.



A joint meeting was held between the City Council, Planning & Zoning Commission, and the MPAC. This meeting was held on January 10, 2018 and was open to the public. A maps and markers exercise was undertaken to derive additional consensus on how to move forward with the preferred future land use plan.

Figure 4.3, Preferred Scenario Analysis and Feedback



PROS

- Provides for needed expanded downtown center.
- Future Land Use categories are appropriate.
- Provides necessary buffering of nonresidential to residential areas.
- Creates good opportunity for business/employment areas.
- Creates needed SH 46 E Activity Center.
- Thoroughfare plan (if implemented) will help north and south areas of Boerne.
- Good proposed use (i.e., residential) in SOBO.

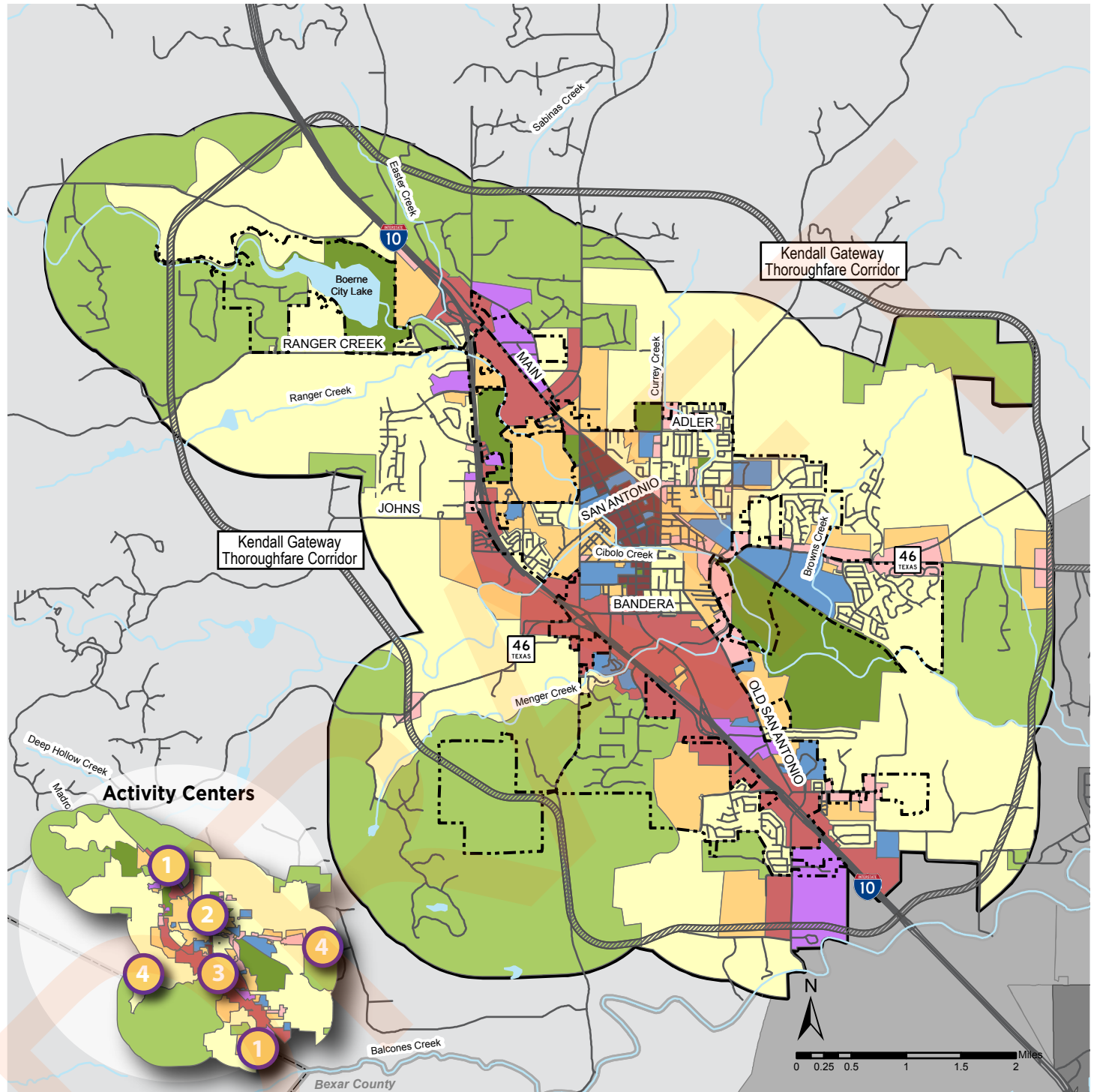
Additional feedback on the preferred alternative was derived through a joint meeting of the City Council, Planning and Zoning Commission, and MPAC (see Figure 4.3, *Preferred Scenario Analysis and Feedback*). Overall, there was positive feedback on the preferred alternative, the future land use categories, and the focus on protecting and expanding downtown. Additional comments derived through a maps and markers exercise were used to further refine the preferred future land use plan (see Map 4.2, *Boerne Future Land Use Plan*).

Once a preferred and refined alternative was established, it was further analyzed to understand how growth could occur as well as the inherent cost of services in various areas (see page 76).

CONS

- Too much auto-oriented commercial at gateway points to City; although gateways to City are the most appropriate areas for commercial / employment nodes.
- Too much rural estate uses on edges versus neighborhood residential.
- Too much transitional residential on SH 46 E; should be more situated near proposed thoroughfare intersection.
- Need more neighborhood commercial near east and west gateway points.
- Need more transitional residential near the north and south sides of town and throughout Boerne.

Map 4.2, Boerne Future Land Use Plan



Activity Centers

- 1 Employment/Commercial
- 2 Downtown and Urban Neighborhood
- 3 Regional Commercial
- 4 Neighborhood Commercial

- Parks & Open Space
- Rural Estate
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- Auto-Oriented Commercial
- Business/Office Park
- Downtown
- Public & Institutional
- Boerne City Limits
- Boerne ETJ
- Nearby Cities
- Nearby ETJs
- Counties

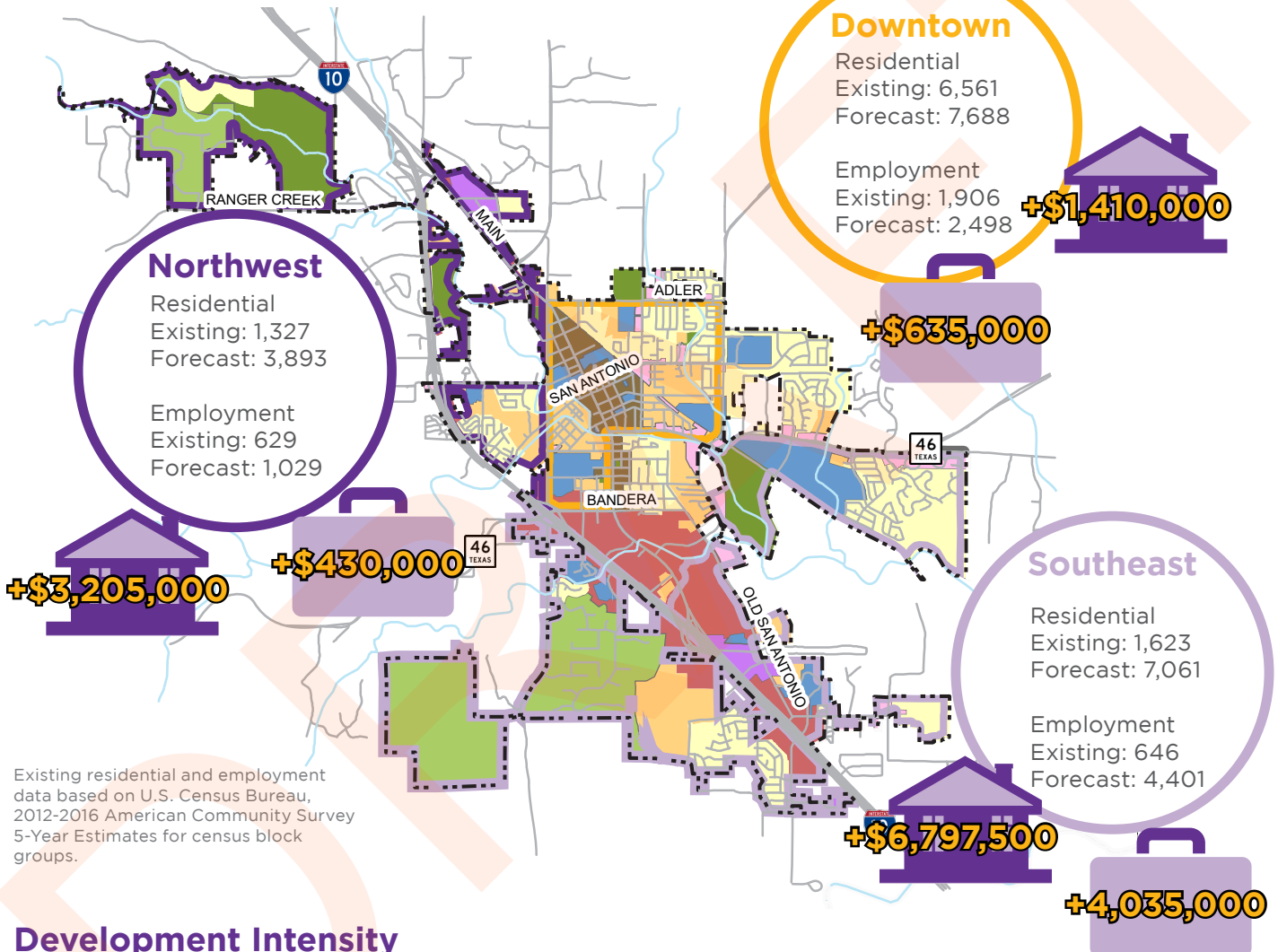
Growth and Cost of Services

As part of the development of a future land use map, it is important to highlight where future population growth will occur and understand how the growth affects the cost of services. To determine the cost of service an appropriation analysis method was used. This approach considered the following information: the City operating budget, City population, City employment, land use breakdowns, and property values. This information is reflective of the most recent year where all of the data was available, which was 2016.

COS Per Resident



COS Per Job



Development Intensity Assumptions

The future land use categories are established with the intent of influencing the development character of the underlying built environment. As such, it is possible to make informed generalizations about the number of housing units and employment with respect to each land use category. This information was determined by analyzing the existing housing and employment characteristics of the community of Boerne and adjusting those values proportionately to intended character of the areas set out in the new future land use plan.

Forecast

Forecasting is based on an assumption of meeting the development intensities of the corresponding future land use category. This assumption is built around the understanding that development would occur with the most efficient use of the property that the land use category is applied to. Essentially this makes the forecast a max build-out scenario. The reality is that development does not often meet forecast, as individual development projects are based on different development needs and intensities. The forecast numbers were developed for land areas that are currently within the City limits.

Vision

A community's vision represents a collective aspiration for the future, while also defining a direction for the goals and actions that are set out later in this Plan. The vision statement functions as a tool for decision-making by elected and appointed officials, guides city staff priorities, and helps build community support to ensure that everyone is working together towards the same future.

For a vision to be implementable, it must truly represent a collective vision of where the community wants to go. As such, development and vetting of the vision statement occurred throughout the planning process, from early stakeholder meetings, through the online survey and public meetings, to the MPAC and eventually the City Council.

Moving forward, the vision statement for Boerne is as follows:

Vision

A vision statement is a formal statement that expresses the aspirations and goals of a community.

Boerne – As Unique As Our Name!

The distinctive character of Boerne is embodied in a unique blend of historic Hill Country character and small-town charm, our warm and welcoming people, and our vibrant and tourist-friendly downtown.

- **We understand the importance of embracing our German heritage and culture because it makes Boerne a special place to live and play, raise a family, work, visit, and retire.**
- **We recognize that high-quality education and diversity in housing and employment opportunities will allow today's residents and future generations to live our "Texas Hill Country" experience throughout their lifetime.**
- **We value building a community as unique as our name through open and transparent government, balanced and sustainable growth, protection of our natural resources, diversification of housing and jobs, and a continued promotion of our distinguishing sense of place.**

Our vision and values are timeless even as land use and growth policies may change. Our City goals and actions reflect practical application of these values and aspirations.

Goals and Guiding Principles

Goals and guiding principles can also be an important component of decision-making, particularly as part of post-adoption implementation. As set out below, there are six goals and associated guiding principles which frame recommendations identified in Chapter 5, *Future Directions*.



GOAL 1 – GROWTH & CAPACITY

Accommodate anticipated community growth through smart growth principles and strategic investments in utilities while protecting the natural resources and small-town character of Boerne.

Guiding Principles

- Promote growth that is balanced and diversified to create a sustainable and resilient economy.
- Consider the fiscal and social implications of annexation (or non-annexation) to understand its impacts on City capital investments, staffing, operations, maintenance, and debt.
- Ensure that there is well-planned and fiscally sustainable public utility infrastructure (e.g., drainage, water, and wastewater) to support community growth objectives.
- Proactively plan for the upgrade or expansion of infrastructure to create opportunities for growth in areas that have the potential for infill, revitalization, or redevelopment.
- Protect integrity of, and public access to, Boerne City Lake; Cibolo, Menger, and Currey Creeks; and all public parks and greenspaces.



GOAL 2 – LAND USE & DEVELOPMENT

Diversify housing and employment opportunities through a focus on the character and quality of development and redevelopment around Boerne.

Guiding Principles

- Guide the types, patterns, and designs of different land uses using the Future Land Use Plan, zoning map, and associated development regulations.
- Promote changes in the built environment which embody real placemaking reflective of Boerne and the Hill Country character.
- Evaluate modifications to development regulations to create environmentally-friendly and high-quality spaces that reflect Boerne's community pride, history, and Hill Country character.
- Promote public and/or private investment in downtown Boerne that maintains or creates an urban, walkable, mixed-use environment in a manner that enhances and grows this unique sense of place.
- Encourage new development and redevelopment where adequate public services and utilities are already in place and have adequate capacity (infill properties).
- Foster the development of new neighborhoods comprised of diverse and quality housing options (i.e., a range of price, size, and design preferences) to meet the needs of a growing workforce and multigenerational life-cycle community.



GOAL 3 – MOBILITY

Proactively plan for a multimodal transportation system to reduce congestion, accommodate anticipated travel demand, and provide quality of life amenities.

Guiding Principles

- Create a mobility network of interconnected activity centers, corridors, and neighborhoods through a well-connected street layout that provides multiple route options to external destinations. This includes protection and development of future rights-of-way designated on the City's Thoroughfare Plan.
- Consider adoption of "Complete Streets" principles, meaning new street and thoroughfare development or redevelopment provides for pedestrian, bicycle, and vehicular options for all users.
- Reduce truck traffic through downtown and encourage alternative routes outside of established neighborhoods.
- Develop and utilize street cross-sections using context sensitive design reflective of the character of the adjacent land uses.
- Consider changing needs for on- and off-street parking requirements in context of fiscal and economic sustainability.



GOAL 4 – COMMUNITY FACILITIES & SERVICES

Provide high-quality facilities and services which create a healthy, safe, and well-educated community and include the residents in decision-making processes.

Guiding Principles

- Continue to maintain and improve the City's facilities as appropriate.
- Consider locating new publicly-accessible facilities in areas that contribute to Boerne's character and sense of community. This should include giving new community facilities accessible and prominent sites.
- Continue proactive and effective public safety services to ensure the public health, safety, and welfare.
- Consider increased collaboration with BISD as a means to support mutually beneficial programs offered by each entity and locating new schools as the center of neighborhoods within safe and easy walking distance from the areas they are intended to serve.
- Consider public facilities as economic development investments for the future. New public facilities should set the bar for what quality, durable development should look like within the City and should include an evaluation of both first and long-term costs to the City.



GOAL 5 – ECONOMIC DEVELOPMENT

Foster a thriving and diverse economy through business attraction, retention, expansion, employment diversification, and destination amenities which maintain the overall financial viability of the City.

Guiding Principles

- Encourage commercial redevelopment opportunities consistent with Land Use and Community Livability policies.
- Continue to promote Boerne as an excellent and desirable place to locate a business.
- Continue to support existing business development and expansion opportunities and initiatives.
- Continue to promote economic development opportunities both within downtown and along the City's arterial corridors and activity centers. This includes strengthening and diversifying downtown's economic base on equal footing as efforts along the City's arterial corridors.
- Ensure that the City is a well-governed, transparent, and ethical organization that provides excellent customer service.



GOAL 6 – COMMUNITY LIVABILITY

Maintain Boerne's unique character through celebration of Boerne's culture, placemaking initiatives, vibrant community interaction, and a diversified event calendar.

Guiding Principles

- Continue to prioritize revitalization and enhancement of downtown to create a historical, cultural, and governmental heart of Boerne.
- Protect and/or enhance areas and buildings of historic value in accordance with historic preservation guidelines and appropriate development standards.
- Continue to promote multigenerational events which encourage social interaction and cohesion.
- Encourage and consider incentives for vertical development in the downtown comprised of retail, restaurants, and other commercial activity.
- Encourage and consider incentives for new development and redevelopment that includes a mix of uses and live, work, play environment.
- Consider changing needs for on- and off-street parking requirements in context of fiscal and economic sustainability.
- Prioritize the development of sustainable recreational facilities to meet the needs of all users.

Future Land Use

The Future Land Use Plan and associated descriptions captures the community's values and envisioned future regarding how, when, and where Boerne should grow over the next 10 years and beyond. It covers all areas within the City limits and the City's extraterritorial jurisdiction (ETJ). It was derived using feedback from the public engagement process, including feedback received from the online community survey, open house public workshop, the Master Plan Advisory Committee (MPAC), Planning and Zoning Commission, and City Council.

The Future Land Use Plan is not only a map of preferred patterns of future development, but also a tool that guides staff, elected and appointed officials, and the development community in how and what types of development will be located within the community. At the core of the Future Land Use Plan is the protection of public health, safety, and general welfare, as well as the preservation of important community features and values. In this regard, the Future Land Use Plan is perhaps the most important component of a comprehensive plan.

With that being said, the Future Land Use Plan is also intended to be a guide and is subject to modification over time based upon new or changing information and circumstances. The map itself is primarily used to evaluate zoning requests. Similarly, the descriptive text is used to support staff recommendations and elected and appointed official decisions on the same. By state law, the Future Land Use Plan does not have the same force of law as the City's zoning map. However, the descriptive text is oftentimes used to guide updates to the City's zoning and other development regulations. As such, the future land use descriptions have been developed within the context that they will lead to improvements to the City's zoning regulations over time.

As set out in Map 4.2, *Boerne Future Land Use Plan*, on page 75, geographic areas of future land use have been identified for the entire City limits and the ETJ. The next nine pages contain a series of one-page future land use descriptions which provide further information about the intent of these differing areas of the community, including:

- *Intent & Character.* This subsection provides a general description of the intent and intended character of development.
- *Appropriate Land Use Types.* This subsection provides guidance on the primary, and in many cases, secondary uses which may be appropriate in certain areas of the City and to update zoning district regulations.
- *Compatible Zoning Districts.* This subsection provides guidance as to which established zoning district may be most appropriate to implement the intent of the future land use category. In many cases, improvement to the City's regulations may be warranted to fully achieve the envisioned character.
- *Moving Forward.* This subsection provides guidance on proposed locations and development qualifiers which may be appropriate during zoning requests, development approvals, as well as during subsequent updates to the City's regulations.

Set out in Figure 4.3, *Future Land Use Category Analysis*, found after the future land use descriptions contains acreage and percentage breakdowns by category.

Future Land Use Categories

The Future Land Use Plan contains the following nine categories:

1. Parks & Open Space
2. Rural Estate
3. Neighborhood Residential
4. Transitional Residential
5. Neighborhood Commercial
6. Auto-Oriented Commercial
7. Business / Office Park
8. Downtown
9. Public / Institutional

When citizens, property owners, investors and the development community have confidence that their time, effort, and monetary investments are valued and protected for the long-term, it provides certainty, security, and encouragement to do or invest more. Alternatively, when these protections are not in place, or where there is low transparency or trust, it breeds uncertainty and a tentativeness towards making the best long-term development decisions for the future.



PARKS & OPEN SPACE

Intent & Character

The Parks & Open Space future land use category includes active and passive parkland, trails, and open spaces that have been designated for public purposes and recreational enjoyment. In some cases, it could include privately owned areas that are set aside for similar purposes.

Appropriate Land Use Types (permitted, limited, or restricted)

Areas designated for parks and open space should be comprised of public parks and recreation areas, public / private golf courses, trails, and privately owned common areas set aside for floodplain protection. Secondary uses predominantly include special events. In some cases, parkland may be collocated with public facilities and infrastructure to maximize resource use and efficiency (e.g., regional detention may be collocated on a portion of the same property as a public park).

Compatible Zoning Districts

The Parks & Open Space future land use category is not intended to be implemented via a specific zoning district. Instead, the zoning and subdivision regulations should be evaluated to ensure adequate park and open space areas are set aside and developed simultaneously with new development or redevelopment.

Moving Forward

The following recommendations should be considered as part of rezonings, development approvals, or improvements to existing regulations:

- Areas designated as public parkland or open space on the future land use plan should be maintained in public ownership in perpetuity.
- The future land use plan should be updated to reflect privately owned parkland submitted to meet minimum requirements for open space (e.g., as part of parkland dedication requirements or semi-public common areas as part of new development).
- New parks that involve active recreation (e.g., sport fields) should be located along a collector roadway or greater in functional classification.
- Existing regulations should be evaluated to require and / or incentivize the protection of sensitive natural resources (e.g., stream corridors, floodplains, steep slopes, wetlands) as common open space areas.



PUBLIC PARKLAND



PLAZAS AND OPEN SPACES



CREEKS, NATURAL DRAINAGE, AND OTHER OPEN SPACE AREAS

Photo by Hannah Evans



SINGLE-FAMILY DETACHED HOUSE,
LARGE LOT



SINGLE-FAMILY DETACHED HOUSE,
LARGE LOT



SINGLE-FAMILY DETACHED HOUSE,
LARGE LOT

RURAL ESTATE

Intent & Character

The Rural Estate future land use category is intended for areas within the City which will maintain a rural character during the plan horizon and beyond. These areas are comprised of natural undeveloped areas, agriculture, and large, estate lots with large lot minimums and greater setbacks.

Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as Rural Estate include agriculture, local utility services, parks and recreation, personal care homes, safety services, single-family detached residential (including modular housing), and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly uses, bed and breakfast lodging, campgrounds, commercial stables, community and group homes, government facilities, home professions, kennels, plant nurseries, and recreational vehicle parks.

Compatible Zoning Districts

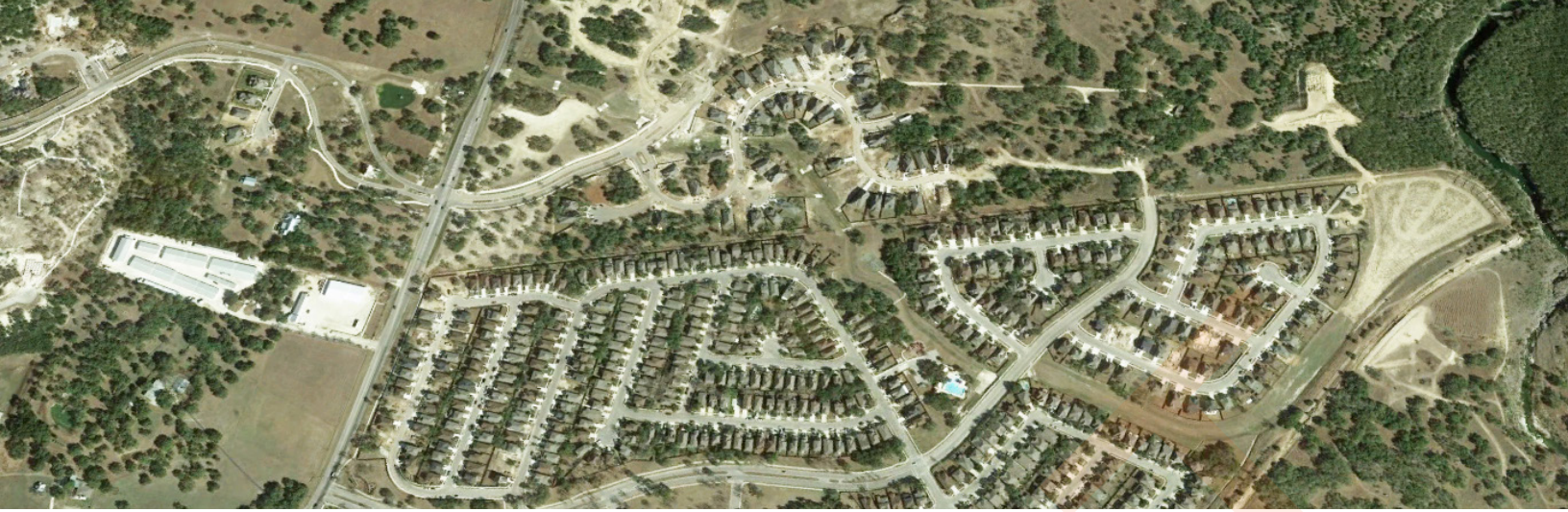
The following existing districts may be compatible with the rural estate future land use category (zoning district modifications may be needed to achieve the envisioned rural character):

- R-A

Moving Forward

The following recommendations should be considered as part of rezonings, development approvals, or improvements to existing regulations:

- Appropriate residential dwelling types could include rural lots, large lots, and manor lots provided that a minimum of one dwelling unit per two acres is maintained. Depending on lot size, this could necessitate minimum amounts of open space depending on lot size (e.g., conservation subdivisions could be allowed with smaller lot sizes and larger areas of protected common open space).
- New rural neighborhoods should be served by roads with rural cross-sections and should not need sidewalks or on-site stormwater detention systems.
- New rural neighborhoods are intended to be served by on-site septic and wells.
- New nonresidential development should also be designed to reflect a rural character.



NEIGHBORHOOD RESIDENTIAL

Intent & Character

The Neighborhood Residential future land use category is intended for areas that will be primarily developed with new single-family detached residential subdivisions. Development reflects a suburban to auto-oriented character; meaning that these areas are predominantly dominated by streets, driveways, and garages. Lot sizes and architectural styles are fairly uniform; but generally, new development density is between two and six units per acre (depending on required open space ratios).

Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as Neighborhood Residential include parks and recreation, personal care homes, safety services, single-family detached residential (including modular housing), and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly uses, bed and breakfast lodging, community and group homes, government facilities, home professions, and local utility services.

Compatible Zoning Districts

The following existing districts may be compatible with the Neighborhood Residential future land use category (zoning district modifications may be needed to achieve the envisioned character):

- RMA, R-E, RE-1, R-1, RN-1, and MU-1*

Moving Forward

The following recommendations should be considered as part of rezonings, development approvals, or improvements to existing regulations:

- Appropriate residential dwelling types could include estate lots, low-density lots, standard lots, neighborhood lots and small lots provided that the performance standards achieve the envisioned character of the area (i.e., as lot size goes down, open space goes up).
- *It may be appropriate to allow small amounts of single-family attached products (e.g., duplexes or townhouses) and neighborhood commercial as part of a master planned community development
- Development approvals for new residential or nonresidential development should include dedication of thoroughfares and trails as specified within the adopted thoroughfare plan and trail plan maps.



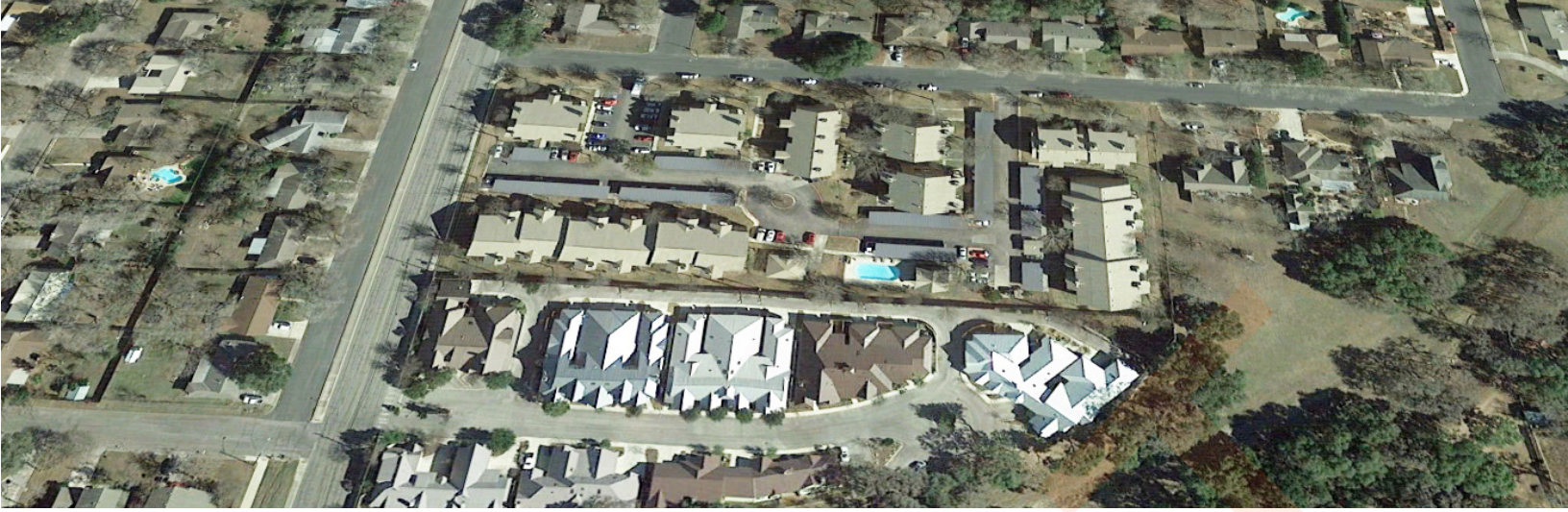
SINGLE-FAMILY DETACHED HOUSE



SINGLE-FAMILY DETACHED HOUSE



SINGLE-FAMILY ATTACHED HOUSE
(SMALL % AS PART OF A MASTER
PLANNED COMMUNITY)



EXISTING MATURE HOUSING STOCK



DUPLEX / TOWNHOUSE



APARTMENT

TRANSITIONAL RESIDENTIAL

Intent & Character

The Transitional Residential future land use category is intended for areas that will be primarily developed with a higher density and with different housing types than which is allowed in Neighborhood Residential. These areas are intended to be developed with an auto-oriented character, meaning that streets, driveways, parking lots, and garages are the dominant view. In general, these areas are intended to provide a transition between lower density Neighborhood Residential and more intensive nonresidential uses.

Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as Transitional Residential include parks and recreation, personal care homes, safety services, single-family attached residential (including modular housing), multi-family, and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly uses, bed and breakfast lodging, community and group homes, government facilities, home professions, local utility services, and single-family detached residential (including garden homes).

Compatible Zoning Districts

The following existing districts may be compatible with the Transitional Residential future land use category (zoning district modifications may be needed to achieve the envisioned character):

- R-2, R-3, R-D, and R-4*

Moving Forward

- Appropriate residential dwelling types could include duplex lots, attached lots, and multi-dwelling lots provided that the performance standards achieve the envisioned character of the area (i.e., as lot size goes down, open space goes up).
- Existing single-family detached residential should be allowed to remain and/or be replaced.
- *It may be appropriate to allow small amounts of new single-family detached products (e.g., standard lots, neighborhood lots, and small lots) and neighborhood commercial as part of a master planned community development.
- New neighborhoods should be designed in a manner that buffers lower density uses from more intense uses and should be required to have at least two points of access to a collector roadway or greater in functional classification.



NEIGHBORHOOD COMMERCIAL

Intent & Character

The Neighborhood Commercial future land use category is intended for areas that will be developed primarily as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These areas are intended to be of a more suburban character rather than auto-oriented. In other words, the areas designated for vehicles (i.e., driveways, parkways, etc.) should be deemphasized through placement (e.g., on the side of the building), landscaping, or screening.

Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as Neighborhood Commercial include assembly uses, day / adult care, community and group homes, hotels (boutiques), offices (including medical), parks and recreation, personal care homes, retail sales and services (with design and scale limitations), restaurants, safety services, and schools. Appropriate secondary uses include such things as assembly uses, local utility services, and government facilities.

Compatible Zoning Districts

The following existing districts may be compatible with the Neighborhood Commercial future land use category (zoning district modifications may be needed to achieve the envisioned character):

- B-1

Moving Forward

- New Neighborhood Commercial development should be located and take access from a collector roadway or greater in functional classification.
- New Neighborhood Commercial areas should be subject to scale limitations based upon the functional classification of roadway it takes access from.
- New Neighborhood Commercial areas should be subject to design standards (e.g., occupy smaller footprints and have pitched roofs, higher levels of landscaping, and less signage than similar uses in Commercial land use areas) which ensure compatibility with surrounding residential areas.
- No drive-throughs should be allowed, bay doors should be placed perpendicular to the public right-of-way, and signage should be appropriately scaled to reflect neighborhood-serving uses.



Photo Not From Boerne

NEIGHBORHOOD SCALE
ADMINISTRATIVE OFFICE



NEIGHBORHOOD SCALE
PROFESSIONAL OFFICE



TRANSITIONED
NEIGHBORHOOD RETAIL



RETAIL, STRIP SHOPPING CENTER



OFFICE, STAND ALONE



BIG BOX RETAIL

AUTO-ORIENTED COMMERCIAL

Intent & Character

The Auto-Oriented Commercial future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes (e.g., I-10 and portions of SH 46). These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile. While these areas will always be auto-oriented, there is room for improved pedestrian and bicycle accommodation and higher quality development.

Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as Auto-Oriented Commercial include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, day / adult care, hotels and motels, offices (including medical), parks and recreation, personal care homes, retail sales and services (including heavy retail), restaurants, safety services, and schools. Appropriate secondary uses include such things as local utility services, government facilities, recreation and entertainment facilities, recreational vehicle parks, shopping centers, and transportation uses.

Compatible Zoning Districts

The following existing districts may be compatible with the Auto-Oriented Commercial future land use category (zoning district modifications may be needed to achieve the envisioned character):

- B-2 and B-2R

Moving Forward

- New Auto-Oriented Commercial development should be located and take access from an arterial roadway, or a newly constructed collector roadway that is appropriately designed to handle larger traffic volumes.
- New Auto-Oriented Commercial development should include improved standards for building form and architecture, buffering, landscaping, and signage.
- Minimum lot sizes should not be needed provided that all other minimum requirements (e.g., parking, landscaping, setbacks, etc.) are met without the need for a variance.
- Bicycle and pedestrian accessibility and safety should be incorporated as part of new development and redevelopment.



BUSINESS / OFFICE PARK

Intent & Character

The Business / Office Park future land use category is intended to create opportunities for the City's two proposed employment / commercial activity centers. These areas will be developed to support various employment opportunities related to light manufacturing, light industrial, or warehousing uses, all primarily consisting of indoor uses. These areas are strategically located with easy access to I-10 to maximize opportunities for new development.

Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as Business / Office Park include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, contractor services, funeral homes or mortuaries, large vehicle sales and services, manufacturing (indoor operations), mini-warehouses, offices (including medical), trade schools, and warehouse retail and wholesale uses. Appropriate secondary uses include such things as local utility services, government facilities, and transportation uses.

Compatible Zoning Districts

The following existing districts may be compatible with the commercial future land use category (zoning district modifications may be needed to achieve the envisioned character):

- O and I

Moving Forward

- New Business / Office Park development should be located along an arterial roadway and have good access to I-10.
- New development which includes outdoor operations should be designed to minimize the amount of nuisance (e.g., light, sound, dust, etc.) that leaves the site.
- New outdoor storage areas should be designed in a manner that screens materials and equipment from the public rights-of-way and abutting uses.



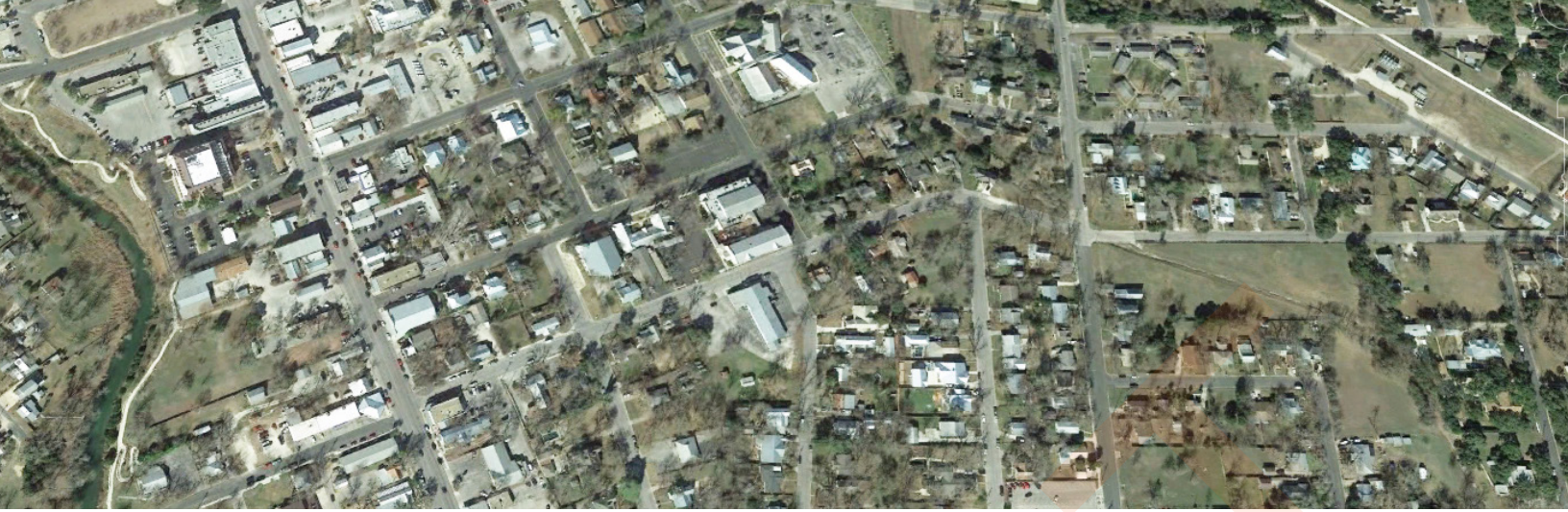
LIGHT INDUSTRIAL



WAREHOUSING



MANUFACTURING



LOCAL BUSINESSES ALONG MAIN STREET



PEDESTRIAN SIDEWALK FRONTING MAIN STREET



TRANSITIONED COMMERCIAL USES

DOWNTOWN

Intent & Character

The Downtown future land use category is intended for areas that include a mix of uses developed with an urban character situated in a higher density/intensity, pedestrian-friendly environment. The urban character of downtown is characterized by buildings being located close to the street (i.e., build-to lines), parking is either on-street or in public parking lots, and the pedestrian environment has equal consideration, if not priority, over the vehicle. It is envisioned that new mixed use development (or redevelopment) will extend further along north and south Main Street and to some of the abutting streets.

Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as Downtown include brew pubs and night clubs, government facilities, multi-family, offices (including medical), parks and recreation, retail sales and services, restaurants, single-family attached residential (i.e., townhouses built with an urban character), safety services, and schools. Appropriate secondary uses include such things as assembly uses, local utility services, home professions, hotels, personal care homes, recreation and entertainment facilities, and transportation uses.

Compatible Zoning Districts

The following existing districts may be compatible with the Downtown future land use category (zoning district modifications may be needed to achieve the envisioned character):

- B-3

Moving Forward

- New Downtown development should be subject to a “build-to” requirement so as to prevent auto-oriented character from disrupting the intended urban character of the Downtown area.
- New Downtown development should be designed for two or more stories so as to create a sense of enclosure necessary to foster an urban environment.
- New Downtown development should de-emphasize parking to on-street areas or public parking lots, while over emphasizing the pedestrian environment.
- New Downtown development should emphasize vertical mixed use, including some kind of combination of retail, office, and/or residential uses (e.g., lofts).



PUBLIC / INSTITUTIONAL

Intent & Character

The Public / Institutional future land use category is intended for areas that are for public and semi-public uses such as schools, government facilities and services, etc.

Appropriate Land Use Types

The appropriate primary uses allowed in areas designated as Public / Institutional include administrative services, assembly uses, cemeteries, exhibition or fairgrounds, libraries, local utility services, museums, golf courses, maintenance and service facilities, parks and recreation services, postal facilities, railroad facilities, regional detention facilities, safety services, and schools.

Compatible Zoning Districts

The Public / Institutional future land use category is not intended to be implemented via a specific zoning district. Instead, the zoning and subdivision regulations should be evaluated to ensure that these uses are allowed in appropriate districts.

Moving Forward

- New Public / Institutional development should be located and take access from a collector roadway or greater in functional classification.
- New Public / Institutional civic uses should demonstrate a high standard of quality, including building form, architecture, and materials; landscaping; and signage.
- New Public / Institutional development should be designed in a manner that matches the quality and character of the surrounding area. In other words, new Public / Institutional uses in the downtown area should be designed to match the intended urban character of that area.



CITY HALL (FUTURE) & LIBRARY CAMPUS



SCHOOLS



SAFETY SERVICES

FUTURE LAND USE ANALYSIS

As set out in Map 4.2, *Boerne Future Land Use Plan*, on page 79, the City is separated into differing areas of land use and character. It is intended to guide growth in a manner that results in a balanced land use pattern, which is important for the health and long-term well-being of the community.

The Boerne Future Land Use Plan provides for varying areas of residential character. It is envisioned that there will be new residential development (similar to the newer residential subdivisions being built today, like Regent Park) surrounded by higher-end Texas Hill Country residential estates, like Menger Springs.

The Boerne Future Land Use Plan also provides for varying areas of nonresidential character. Several activity centers have been added throughout the City, including two Employment / Commercial Activity Centers which provide Business / Office Park and sales tax generating commercial uses in proximity to Interstate 10. Two smaller Neighborhood Commercial Activity Centers provide smaller scale and less intense commercial uses along key existing and potential thoroughfares (e.g., along SH 46).

A new Downtown and Urban Neighborhood Activity Center is strategically located in the central core of Boerne. As envisioned, it includes an expanded mixed-use downtown (with urban character) which is supported and strengthened by existing residential housing, some of which may transition to higher density transitional housing types over time. Finally, a Regional Commercial Activity Center is located near the intersection of SH 46 and Interstate 10, where large volumes of regional traffic pass every day.

The total number of projected acres and percentage breakdowns are set out in Figure 4.4, *Future Land Use Category Analysis*, below.

Figure 4.4, Future Land Use Category Analysis

Future Land Use Category	Map Color / Symbol	Acres	Percent
Parks & Open Space		1,439	5.0%
Rural Estate		10,122	35.0%
Neighborhood Residential		11,629	40.1%
Transitional Residential		1,781	6.1%
Neighborhood Commercial		495	1.7%
Auto-Oriented Commercial		1,627	5.6%
Business/Office Park		1,022	3.5%
Downtown		275	1.0%
Public & Institutional		568	2.0%
Total		28,958	100.0%