## BOERNE 2018 MASTER PLAN

Technical Plan





# BOERNE 2018 MASTER PLAN

Technical Plan





THIS PAGE INTENTIONALLY LEFT BLANK

### **Acknowledgments**

The Boerne Master Plan was developed by the City of Boerne with the technical assistance and design help of Halff Associates, Inc. A special thanks goes to the many residents, landowners, and community leaders for their insight and support throughout the duration of this study. The following individuals are recognized for their significant contributions to the preparation of the 2018 Master Plan.

#### MAYOR AND CITY COUNCIL

Mike Schultz, Mayor

Nina Woolard, Mayor pro tem

Joe Anzollitto, Council Member

Steven Tye, Council Member

Ron Cisneros, Council Member

Tim Handren, Council Member

#### **PLANNING AND ZONING COMMISSION**

Joe Davis, Chairman

Cal Chapman, Vice Chair

Ricky Gleason

Chesney Dunning

Paula Hayward

Richard Sena

Patrick Cohoon

Israel Pena

**Bob Cates** 

#### **TECHNICAL ADVISORY COMMITTEE**

Chris Turk

Danny Zincke

Doug Meckel

James Kohler

Jeff Thompson

Jennifer Medeiros

Larry Woods

Laura Talley

Pamela Bransford

Paul Barwick

Ryan Bass

Sean Reich

#### HALFF ASSOCIATES, INC.

Matt Bucchin, AICP LEED Green Associate

Gail Ferry, PLA, AICP, ASLA, CLARB

Jill Baumgartner, PLA, ASLA

Joshua Donaldson, AICP

#### **MASTER PLAN COMMITTEE**

Amy Mangum

Amy Wilson

Barbara Racinowski

Ben Adam

Brad Ryden

Charlie Boyd

Dr. Thomas Price

Dylan Melnar

Heather Dickens

Isreal Pena

Jason Kirkpatrick

Jim Guy Egbert

JoAnn Schroeder

Joe Granados

John Hollinshead

Kim Grosenbacher

Lisa Winters

Mckayla Tate

Misty Mayo

Patrick Heath

Paul deLuna

Paula Hayward

Ricky Gleason

Roger Hemminghaus

Ron Cisneros

Whitney Schwope

#### **PROJECT STAFF**

Ron Bowman, City Manager

Kelly Skovbjerg

Kirsten Cohoon

Linda Zartler

Michael Mann

Nick Montagno

Riley Metcalfe

Sandy Mattick

Stephanie Kranich

Susana Ramos

### **Table of Contents**

| Acknowledgments   | \              |
|---|----------------|
| CHAPTER 1. INTRODUCTION   |                |
| Master Planning Purpose   | 2              |
| Previous Planning Efforts                                       | 2              |
| Successes of Previous Plan                                      | 3              |
| Planning Authority  | 4              |
| Planning Process  | 4              |
| Elements of the Plan  | 5              |
| How to Use This Plan  | 6              |
| Planning Area and Time Frame                                    | 6              |
| CHAPTER 2. EXISTING CONDITIONS                                  |                |
| Regional Context  | 10             |
| Historical Context  | 1C             |
| Demographics  | 1              |
| Utility Systems/Growth and Capacity                             | 16             |
| Existing Land Use and Development                               | 26             |
| Mobility  | 30             |
| Community Facilities and Services                               | 36             |
| Economic Development  | 42             |
| Community Livability  | 46             |
| CHAPTER 3. STAKEHOLDER MEETINGS                                 |                |
| Stakeholder Meetings  | 5C             |
| Master Plan Advisory Committee and Technical Advisory Committee | 5C             |
| Public Survey Highlights  | 52             |
| Open House  | 6 <sup>-</sup> |
| Elected & Appointed Officials Meetings                          | 7              |
| CHAPTER 4. COMMUNITY VISION                                     |                |
| Community Character & Growth                                    | 74             |
| Growth, Stability, and Change                                   | 75             |
| Determining Growth  | 76             |
| Future Land Use Scenarios                                       | 76             |
| Growth and Cost of Services                                     | 80             |
| Development Intensity Assumptions                               | 80             |
| Forecast  | 80             |

|    | Vision   | 81                  |
|----|--|---------------------|
|    | Goals and Guiding Principles   | 82                  |
|    | Future Land Use  | 84                  |
| 9  | CHAPTER 5. FUTURE DIRECTIONS   |                     |
|    | Goals, Objectives, & Action Recommendations  | 96                  |
|    | Growth & Capacity  | 98                  |
|    | Land Use & Development   | 110                 |
|    | Mobility   | 120                 |
|    | Community Facilities & Services  | 126                 |
|    | Economic Development   | 142                 |
|    | Community Livability   | 146                 |
| 9  | CHAPTER 6. PLAN IMPLEMENTATION   |                     |
|    | Introduction   | 151                 |
|    | Partnering for Success   | 151                 |
|    | Implementation Action Plan   | 152                 |
|    | Plan Administration  | 162                 |
| N  |  |                     |
| ľ  | Maps   |                     |
| ľ  | Maps Map 1.1, Planning Area  | 7                   |
| 1  | •  |                     |
| 1  | Map 1.1, Planning Area   | 19                  |
| 1  | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage   | 19                  |
| ľ  | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage  Map 2.2, Water Service Area  | 22<br>23            |
| 1' | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage  Map 2.2, Water Service Area  Map 2.3, Wastewater Service Area  | 22<br>23            |
| ľ  | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage  Map 2.2, Water Service Area  Map 2.3, Wastewater Service Area  Map 2.4, Electric Service Area                            | 22<br>23<br>24      |
|    | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage  Map 2.2, Water Service Area  Map 2.3, Wastewater Service Area  Map 2.4, Electric Service Area  Map 2.5, Gas Service Area | 22232425            |
|    | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage  Map 2.2, Water Service Area  Map 2.3, Wastewater Service Area  Map 2.4, Electric Service Area  Map 2.5, Gas Service Area | 1923242527          |
|    | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage  Map 2.2, Water Service Area  | 192324252731        |
|    | Map 1.1, Planning Area   | 19222425273135      |
|    | Map 1.1, Planning Area   | 19232425313535      |
|    | Map 1.1, Planning Area   | 1922242531357579    |
|    | Map 1.1, Planning Area  Map 2.1, Floodplain and Storm Drainage   | 1922242531357579139 |

## **Figures**

| Figure 2.1, Historical Population Growth  | 11 |
|---|----|
| Figure 2.2, Age Distribution  | 11 |
| Figure 2.3, Age Comparisons   | 12 |
| Figure 2.4, Race and Ethnicity  | 13 |
| Figure 2.5, Educational Attainment  | 13 |
| Figure 2.6, Median Household Income   | 13 |
| Figure 2.7, Poverty Level   | 13 |
| Figure 2.8, Local Industries  | 14 |
| Figure 2.9, Existing Water Storage Facilities   | 20 |
| Figure 2.10, Existing Lift Stations   | 24 |
| Figure 2.11, Existing Land Use  | 26 |
| Figure 2.12, Household Characteristics  | 28 |
| Figure 2.13, Age of Housing Stock   | 28 |
| Figure 2.14, Occupancy Characteristics  | 29 |
| Figure 2.15, Housing Type and Unit Breakdown  | 29 |
| Figure 2.16, Cost of Housing  | 29 |
| Figure 2.17, Functional Classification  | 30 |
| Figure 2.18, Existing Daily Traffic Volume (2016)                                     | 32 |
| Figure 2.19, Projected Daily Traffic Volume (2040)                                    | 33 |
| Figure 2.20, Cibolo Creek Catalytic Development Area Concept Plan by Gateway Planning | 43 |
| Figure 2.21, BISD Catalytic Development Area Concept Plan by Gateway Planning         | 44 |
| Figure 2.22, SoBo Draft Illustrative Concept Plan by Gateway Planning                 | 45 |
| Figure 2.23, Boerne Historic District   | 46 |
| Figure 3.1, Select MPAC Exercise Results  | 51 |
| Figure 3.2, Survey Respondent Demographics  | 52 |
| Figure 3.3, Survey Respondent Length of Residence                                     | 53 |
| Figure 3.4, Survey Respondent Area of Residence                                       | 53 |
| Figure 3.5, Overall Satisfaction with Boerne  | 54 |
| Figure 3.6, Satisfaction with City Services   | 55 |
| Figure 3.7, Transportation Priority Issues  | 56 |
| Figure 3.8, Neighborhood Priority Issues  | 57 |
| Figure 3.9, Importance of Economic Factors  | 58 |
| Figure 3.10, City's Performance on Economic Factors                                   | 59 |

| Figure 3.11, Overall Priority Issues  | 60  |
|---|-----|
| Figure 3.12, Open House Attendees' Area of Residence  | 61  |
| Figure 3.13, Impacts of Growth  | 62  |
| Figure 3.14, Congestion Relief Strategies   | 63  |
| Figure 3.15, Transportation Safety Strategies   | 63  |
| Figure 3.16, Traffic Calming Strategies   | 64  |
| Figure 3.17, Neighborhood Safety Strategies   | 64  |
| Figure 3.18, Housing Needs  | 65  |
| Figure 3.19, Economic Development Strategies  | 65  |
| Figure 3.20, Downtown Enhancement Strategies  | 66  |
| Figure 3.21, Potential Regulatory Provisions  | 66  |
| Figure 3.22, Non-Residential Building Form & Architecture                                       | 67  |
| Figure 3.23, Non-Residential Site Quality   | 68  |
| Figure 3.24, City Spending Priorities   | 69  |
| Figure 3.25, Open House Final Thoughts  | 70  |
| Figure 4.1, Boerne Historical and Projected Population  | 76  |
| Figure 4.2, Alternate Scenarios   | 77  |
| Figure 4.3, Preferred Scenario Analysis and Feedback  | 78  |
| Figure 4.4, Future Land Use Category Analysis   | 94  |
| Figure 5.1, Vision to Implementation Framework  | 96  |
| Figure 5.2, Growth Considerations   | 100 |
| Figure 5.3, Example Fiscal Impact Analysis Tool   | 102 |
| Figure 5.4, Catalytic Triad to Create Great Places  | 114 |
| Figure 5.5, Cibolo Creek Catalytic Site   | 114 |
| Figure 5.6, BISD Catalytic Site   | 115 |
| Figure 5.7, Boerne's What's Happening Interactive Website                                       | 116 |
| Figure 5.8, Boerne Thoroughfare Plan  | 120 |
| Figure 5.9, Boerne 1972 Master Plan by L.K. Travis  | 121 |
| Figure 5.10, High Priority Bike Lanes from AAMPO Regional Bicycle and Pedestrian Planning Study | 122 |
| Figure 5.11, High Priority Sidewalks from AAMPO Regional Bicycle and Pedestrian Planning Study  | 123 |
| Figure 5.12, Park Service Areas   | 129 |
| Figure 6.1, Implementation Tools  | 152 |
| Figure 6.2. Implementation Action Plan  | 153 |

THIS PAGE INTENTIONALLY LEFT BLANK