



# 2022 City of Boerne Rolling Ten Year Plan

Adopted XX, 2021

# Mayor's Foreword



The City of Boerne is a thriving and vibrant community that has been growing for the past 50 years. Natural byproducts of growth include increased demands on aging infrastructure, continued desire for quality of life amenities, and incorporation of fresh ideas in an ever evolving landscape. It is critical to have a long range plan for addressing all the needs of the community and keeping that plan alive and current. This 10 year rolling plan is an extremely important document for everyone in the community because it will always lay out the plan for what's coming next in terms of projects aimed at bettering our community. Additionally, this document will also serve as a historical reminder of all the projects that have been completed over the recent past, so that we don't lose sight of how we have progressed over time.

I'm very appreciative and thankful to our dedicated City Council for supporting a rolling 10 year plan. As your city government, we have discussed the value and importance of a single plan document for our citizens that encapsulates all our plans and projects. This will always be one of the best places to reference questions that may arise, such as, "What is planned for our parks and recreation? When will more sidewalks be added for walkability? What transportation projects are planned to relieve all the congestion?" City Council will update this plan annually, in coordination with our fiscal year budget process.

While the city does not have unlimited funding for all the projects in any given year, it is vital that City Council continually prioritizes projects, ensuring we all get the highest value for dollars spent. Sometimes large projects must be broken up into multiple smaller efforts so that some progress can be made within each budget year. Other times, we will look for assistance in funding from the State and/or County on very expensive projects such as transportation improvements. Regardless, this document will serve as the single source of truth for the City of Boerne's project priorities. I'm very excited that we have put this planning component in place for our great city.

Finally, success in local government is heavily dependent on community engagement. We are fortunate to have a fantastic city with highly engaged citizens that truly care about Boerne and the surrounding community. Together, we shall make great things happen in Boerne, TX.

Tim Handren

Mayor – Boerne, TX



# Mayor & City Council



**TIM HANDREN**  
Mayor



**Ty Wolosin**  
District 1 & Mayor ProTem



**Nina Woolard**  
District 2



**Quinten Scott**  
District 3



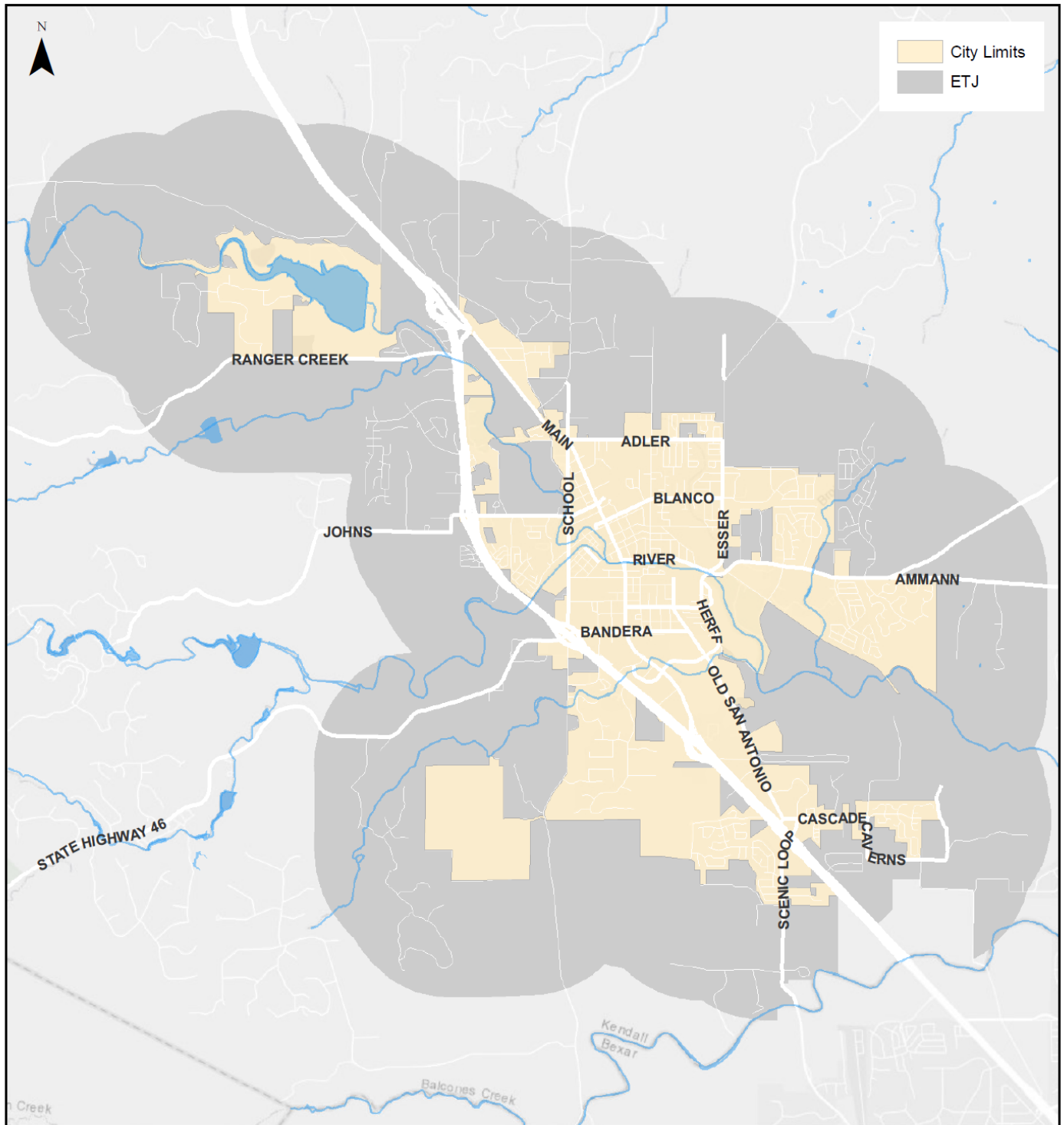
**Bryce Boddie**  
District 4



**Joseph Macaluso**  
District 5

# Boerne City Limits & Extraterritorial Jurisdiction (ETJ)

September 22, 2021



0 0.5 1 2 Miles



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# 1. INTRODUCTION & PURPOSE OF DOCUMENT



The City of Boerne, located in South Central Texas and nestled comfortably in the Texas Hill Country, is a burgeoning community of over 18,000 residents. Boerne was originally founded in 1852 by John James and Gustav Theissen and named after the German author and publicist Karl Ludwig Börne. Boerne, like many Hill Country towns in the area, lays claim to a strong German and Prussian influence and its charming and historic downtown/Main Street area reflect this influence. Boerne is the county seat of Kendall County and is located just 15 miles northwest of San Antonio. Stunning natural amenities, an unforgettable small town atmosphere, excellent parks and trail systems, and exemplary schools continue to contribute to an increase in growth and prosperity for Boerne.

As the City and larger region continue to expand, City leaders have recognized the importance of thoughtful and proactive strategic planning. The 2022 City of Boerne Rolling Ten Year Plan looks to centralize and summarize each of the strategic planning documents that the City adopts.

This introductory chapter gives context to the purpose of the Rolling Ten Year Plan, how the plan should be used, and the process by which the plan will be updated.





## Purpose of the Rolling Ten Year Plan

The Rolling Ten Year Plan is an organizational document that brings together and highlights key components, recommendations, and implementation priorities of all the major planning documents for the City of Boerne. It summarizes each of the individual documents and provides one source for elected officials and the community to go to look at key highlights and recommendations from each plan.

In 2017, the City of Boerne initiated an update to the 2006 Boerne Master Plan. The result, the Boerne 2018 Master Plan identified key challenges and opportunities, defined goals and objectives, developed a strategic vision, and established an implementation framework that each subsequent planning document listed in this Rolling Ten Year Plan will follow.



2014 Dickens on Main, ©Elizabeth Castle for Art Givens

## Elements of the Rolling Ten Year Plan

The first Rolling Ten Year Plan is organized into five main chapters and an appendix that highlights the major action items from each plan chapter. The Rolling Ten Year Plan includes the following chapters:

### CHAPTER 1: INTRODUCTION & PURPOSE OF DOCUMENT

This chapter introduces and explains the purpose of the Rolling Ten Year Plan

### CHAPTER 2: COMMUNITY DEMOGRAPHICS

The second chapter presents a community profile of Boerne including the regional and historic context and a demographic snapshot.

### CHAPTER 3: GOALS

This chapter describes the overall goals and accompanying principles by which all of the following documents described in this plan form their basis.

### CHAPTER 4: BOERNE 2018 MASTER PLAN

The fourth chapter looks at the Boerne 2018 Master Plan that is the overall comprehensive planning document for the City of Boerne.

### CHAPTER 5: CITY OF BOERNE PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

This chapter looks at the 2017 City of Boerne Parks, Recreation, and Open Space Master Plan.

### APPENDIX A: MASTER ACTION ITEM LIST

This list contains all major actionable items from every plan in this document that have budget implications as well as the most current 5-year capital improvement plan.



## How to use the Rolling Ten Year Plan

The Rolling Ten Year Plan, much like each of the plans summarized within it, is meant to provide guidance to elected officials, City staff, property owners, developers, and residents regarding decisions on policy making, the built environment, and priorities of expenditures. However, the Plan is only successful when the actions outlined in it are prioritized and implemented judiciously. Actions from each of the documents summarized in this plan include:

- Changes to regulatory tools used by cities to control development (i.e., zoning and subdivision ordinances);
- General budget or capital improvement program investments;
- Additional planning studies or efforts;
- Procedures or policies used to guide City decisions;
- New or changed programs, staffing, or operational procedures; and
- Partnerships or coordination activities within the City of Boerne and with external entities.



## Updating this Plan

Although each of the plans within this document was based on a detailed analysis of existing conditions and an intense public engagement process, it still reflects a snapshot in time. For each of the documents summarized in this plan to be achievable, implementation must continue to be flexible and allow adjustment to accommodate changes in the local, national, and social environment. Therefore, it is recommended that the Rolling Ten Year Plan be revisited on a yearly basis followed by warranted updates.

- **Annual Progress Report:** As a part of their work program, the City Council should evaluate progress on the Action Items contained on the Master Action Items List.
- **Annual Updates:** Led by the City Managers' office, and after the yearly progress report is prepared, the Master Action Items List should be updated as part of a yearly Plan amendment.



## 2. COMMUNITY DEMOGRAPHICS & EXISTING CONDITIONS

Boerne continues to grow and develop at a rapid pace. Understanding the past and the present help to facilitate plans and projections for the future. This chapter looks at key demographic data and gives a general overview of the utility systems and general operations within the City.

It provides an overview of:

- Community demographics
- Utility system growth and capacity
- Community facilities and services
- Existing Land Use & Development
- Mobility



## Community Demographics

**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%
2019	18,232	71%	38%	47,431	42%

Source: U.S. Census Bureau 1970, 1980, 1990, 2000, 2010, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019.

**Figure 2.2: Age Comparisons**

Age Range	Boerne			Kendall County		Texas		USA	
	2010	2019	% Change	2010	2019	2010	2019	2010	2019
Under 5 years	7.30%	6.70%	-8.2%	5.50%	4.80%	7.80%	7.10%	6.60%	5.90%
5 to 9 years	5.90%	6.10%	3.4%	5.90%	5.70%	0.10%	7.20%	6.60%	6.00%
10 to 14 years	7.20%	8.80%	22.2%	8.40%	8.30%	7.50%	7.40%	6.80%	6.50%
15 to 19 years	6.90%	7.00%	1.4%	6.90%	7.40%	7.60%	7.10%	7.30%	6.50%
20 to 24 years	3.20%	4.70%	46.9%	4.40%	5.30%	7.30%	7.10%	7.00%	6.50%
25 to 34 years	6.80%	5.60%	-17.6%	4.10%	4.40%	7.40%	7.40%	6.80%	7.10%
30 to 34 years	7.70%	6.20%	-19.5%	4.40%	5.00%	7.00%	7.30%	6.40%	6.80%
35 to 39 years	6.60%	7.20%	9.1%	5.80%	6.00%	7.20%	6.90%	6.80%	6.60%
40 to 44 years	6.60%	5.70%	-13.6%	7.40%	6.80%	6.90%	6.60%	7.10%	6.10%
45 to 49 years	6.90%	6.50%	-5.8%	8.80%	6.40%	7.10%	6.40%	7.50%	6.20%
50 to 54 years	5.50%	5.40%	-1.8%	7.70%	6.80%	6.50%	6.10%	7.10%	6.20%
55 to 59 years	7.50%	5.80%	-22.7%	7.50%	7.60%	5.50%	5.90%	6.20%	6.50%
60 to 64 years	5.20%	5.80%	11.5%	7.80%	6.40%	4.40%	5.30%	5.10%	6.40%
65 to 69 years	3.10%	4.10%	32.3%	4.90%	5.60%	3.20%	4.20%	3.80%	5.30%
70 to 74 years	3.70%	5.80%	56.8%	3.60%	5.30%	2.50%	3.10%	3.00%	4.30%
75 to 79 years	2.80%	3.90%	39.3%	2.30%	3.70%	1.90%	2.10%	2.40%	3.00%
80 to 84 years	2.90%	1.90%	-34.5%	2.00%	1.50%	1.40%	1.40%	1.90%	1.90%
85 years and over	4.40%	3.00%	-31.8%	2.50%	2.80%	1.20%	1.30%	1.70%	1.90%
Median Age	37.8	38.6	2.12%	43.3	41.4	33.4	34.6	36.9	38.1

Source: U.S. Census Bureau, 2011-2019 American Community Survey 5-Year Estimates, Age and Sex, Table S0101



**Figure 2.3: Race and Ethnicity**

Race & Ethnicity	Boerne	Kendall County	Texas	United States
White	87.10%	89.90%	74.00%	72.50%
Black or African American	0.90%	0.60%	12.10%	12.70%
American Indian & Alaska Native	0.30%	0.50%	0.50%	0.80%
Asian	0.20%	0.90%	4.80%	5.50%
Native Hawaiian & Other Pacific Islander	0.30%	0.10%	0.10%	0.20%
Other	7.30%	3.70%	5.80%	4.90%
Two or More Races	3.80%	4.30%	2.70%	3.30%
Hispanic or Latino Descent	27.00%	23.90%	39.30%	18.00%

Source: U.S. Census Bureau, 2014-2019 American Community Survey 5-Year Estimate, Table DP05: ACS Demographic and Housing Estimates.

**Figure 2.4: Educational Attainment**

Educational Attainment	Boerne	Kendall County	Texas	United States
High School or Higher	94.30%	92.80%	83.70%	88.00%
Bachelors Degree or Higher	41.60%	42.10%	29.90%	32.10%

Source: U.S. Census Bureau, 2014-2019 American Community Survey 5-Year Estimate, Table S1501: Educational Attainment.

**Figure 2.5: Median Household Income**

Household & Family Income	Boerne	Kendall County	Texas	United States
Median Household Income	\$70,745	\$84,747	\$61,874	\$62,843

Source: U.S. Census Bureau, 2014-2019 American Community Survey 5-Year Estimate, Table DP03: Selected Economic Characteristics.

**Figure 2.6: Poverty Level**

Poverty Level	Boerne			Kendall County	Texas	United States
	2010	2019	% Change			
Families below poverty level	5.40%	5.20%	-3.70%	3.90%	11.30%	9.50%
Individuals below poverty level	9.10%	7.20%	-20.88%	5.60%	14.70%	13.40%

Source: U.S. Census Bureau, 2014-2019 5-Year American Community Survey, DP03: Selected Economic Characteristics.

Figure 2.7: Median Household Income Comparison

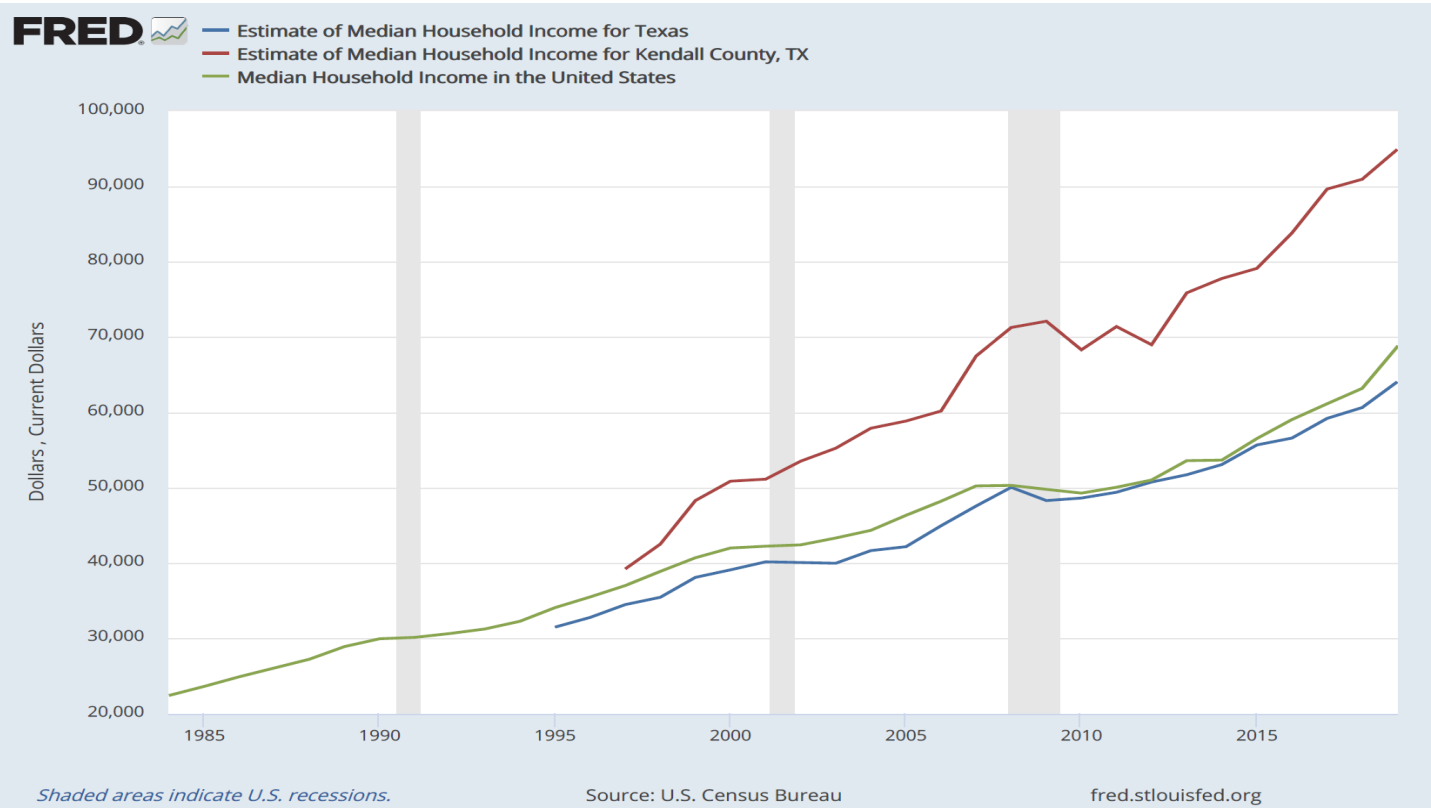
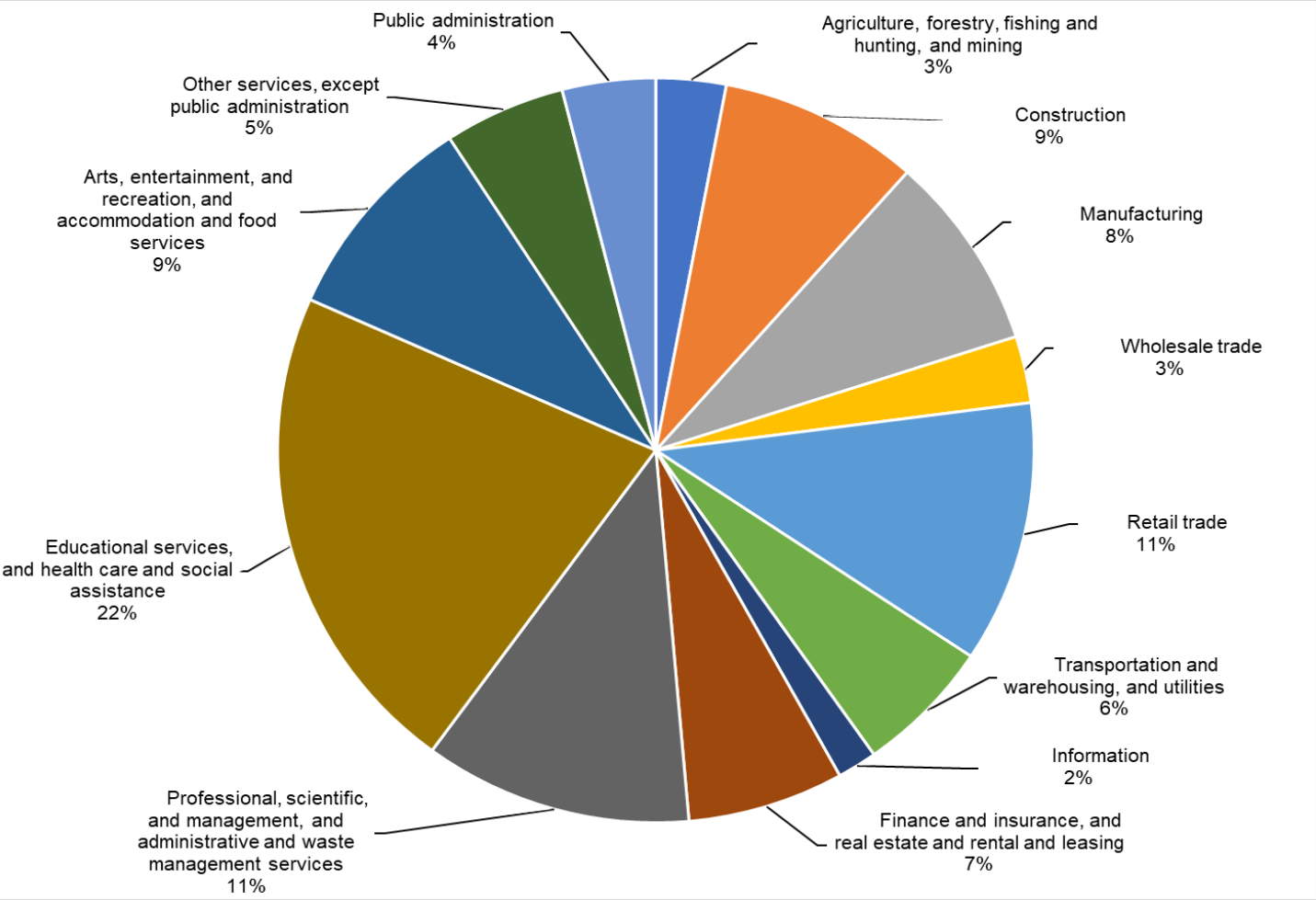
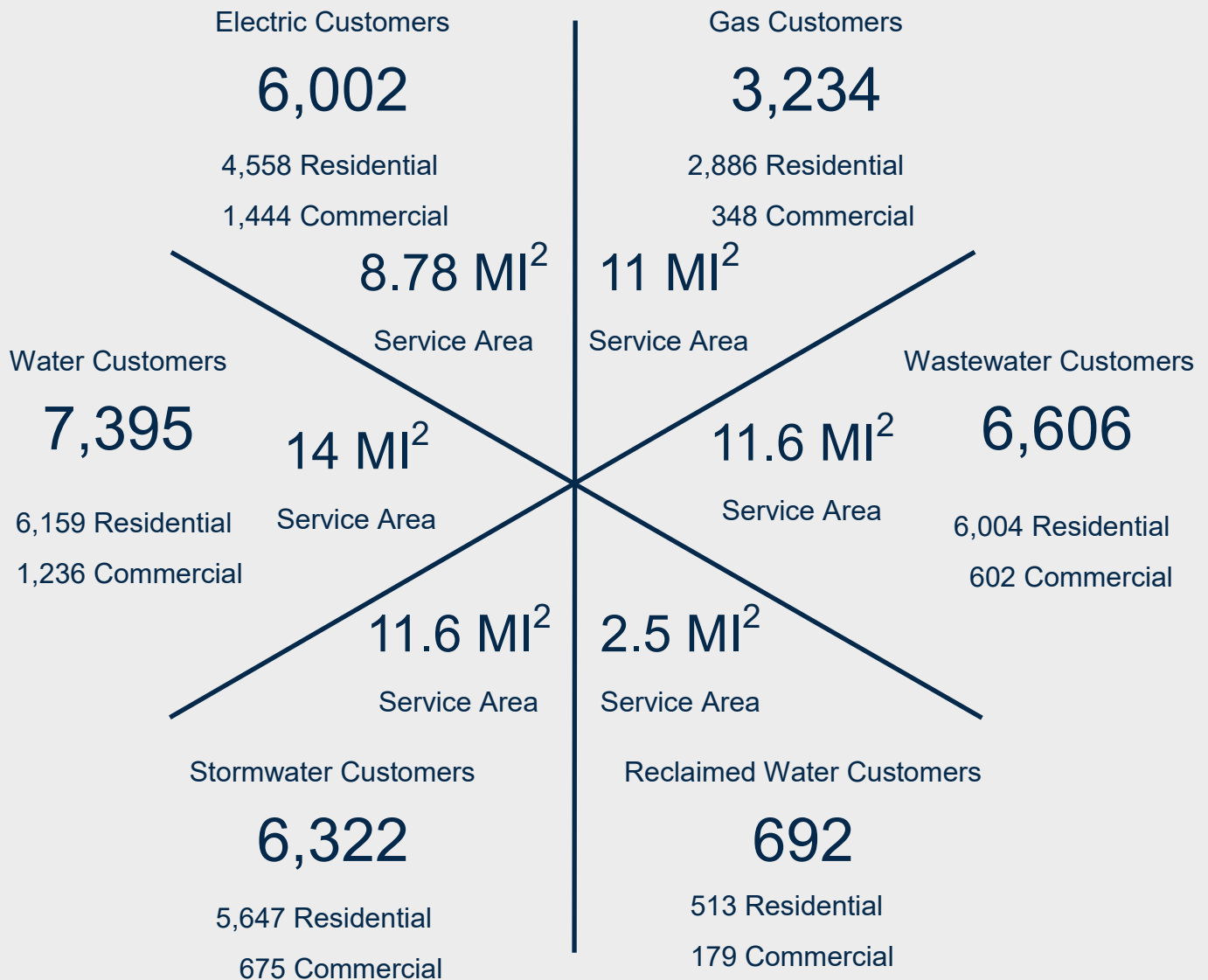


Figure 2.8: Local Industries



# Growth and Capacity

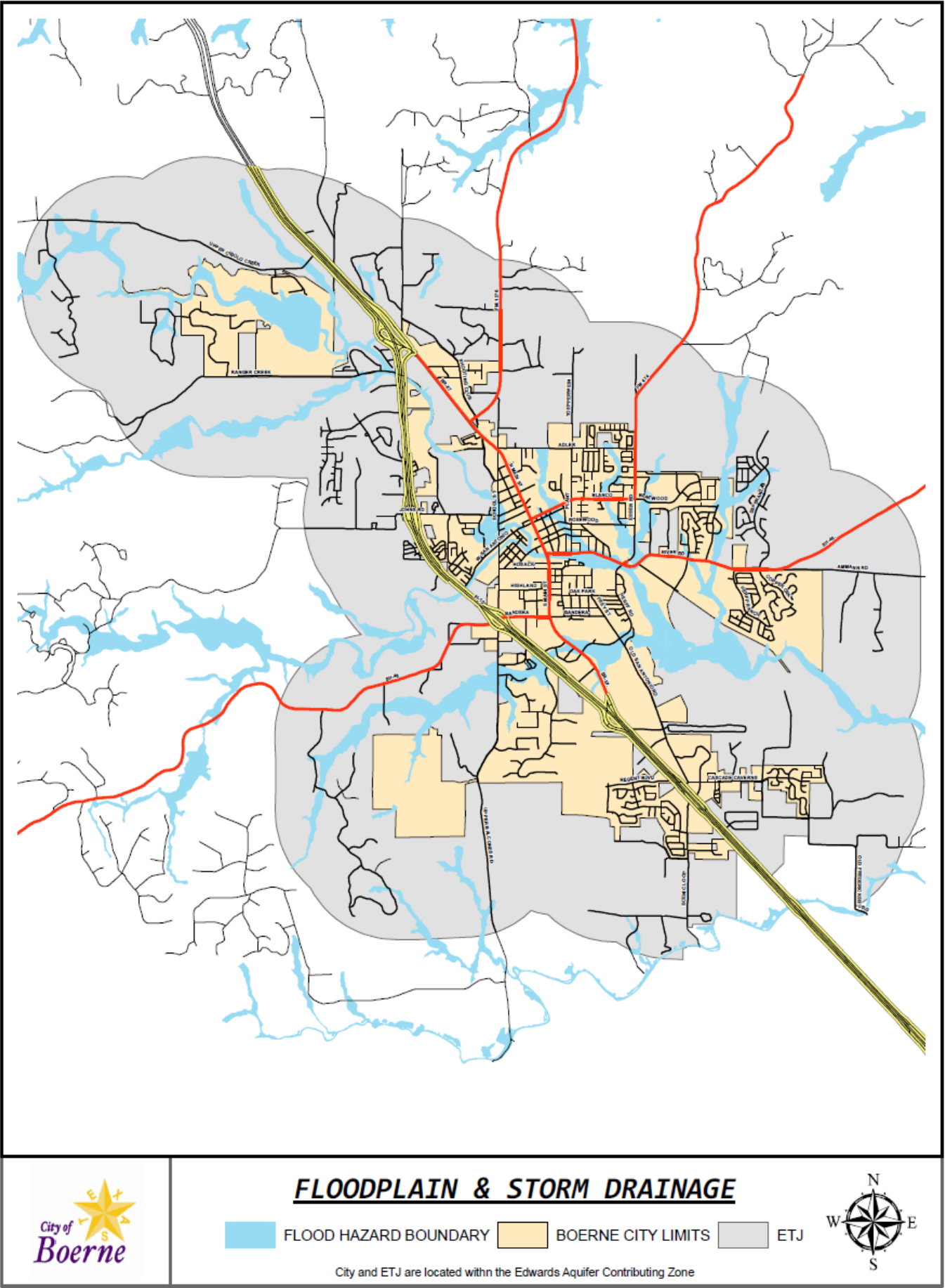


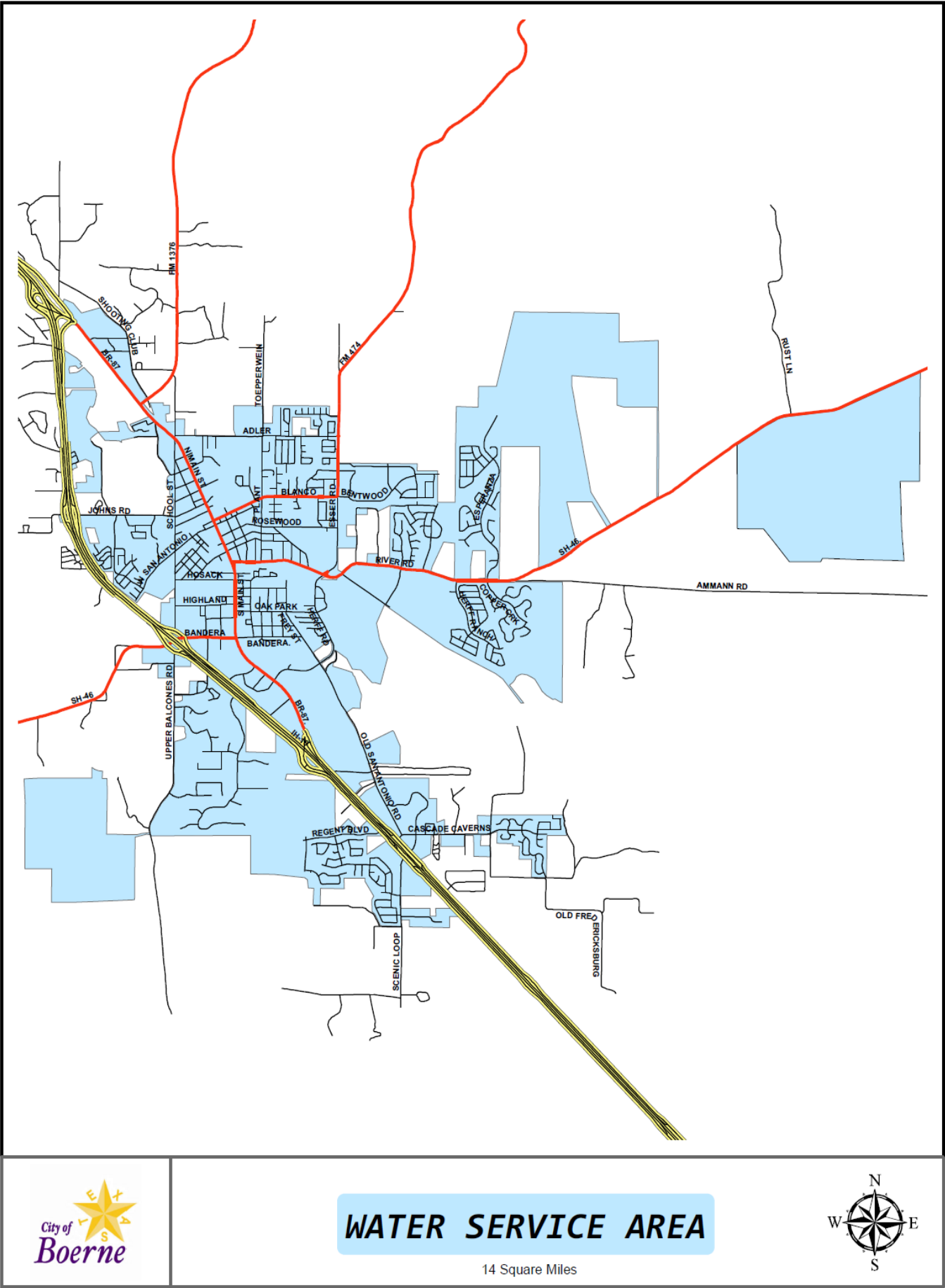
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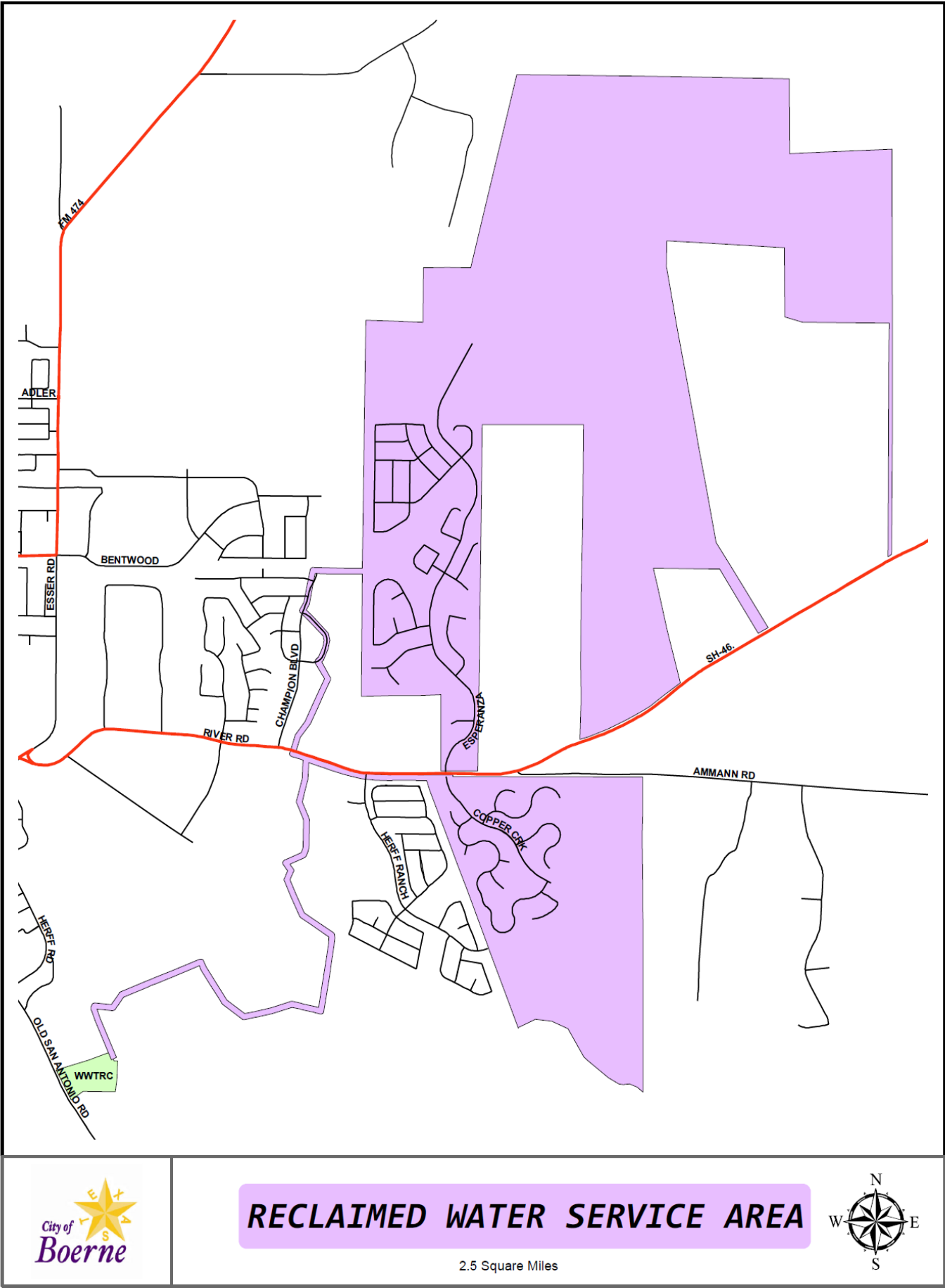
OF BOERNE IS IN THE 100-YEAR  
FLOODPLAIN



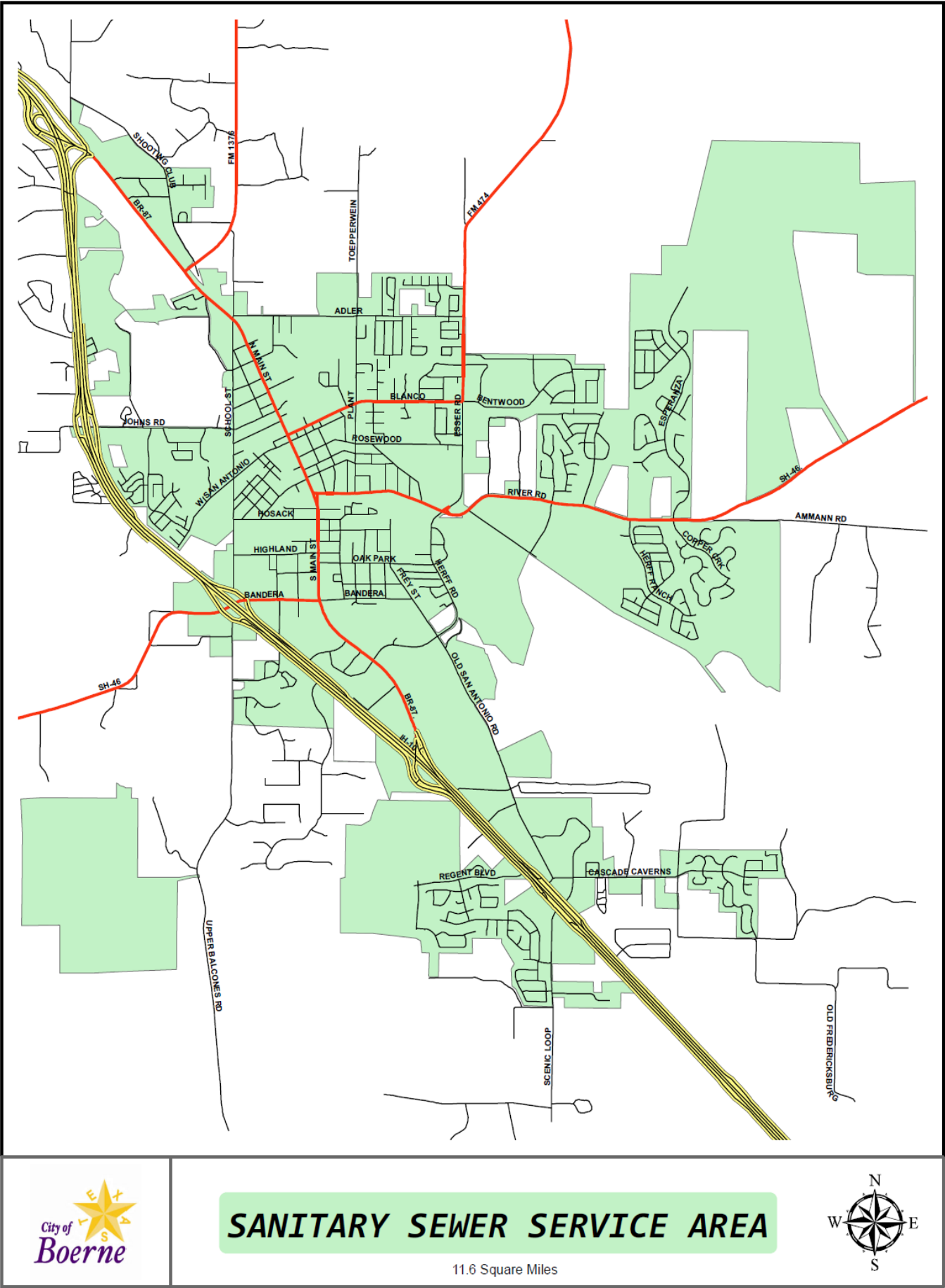


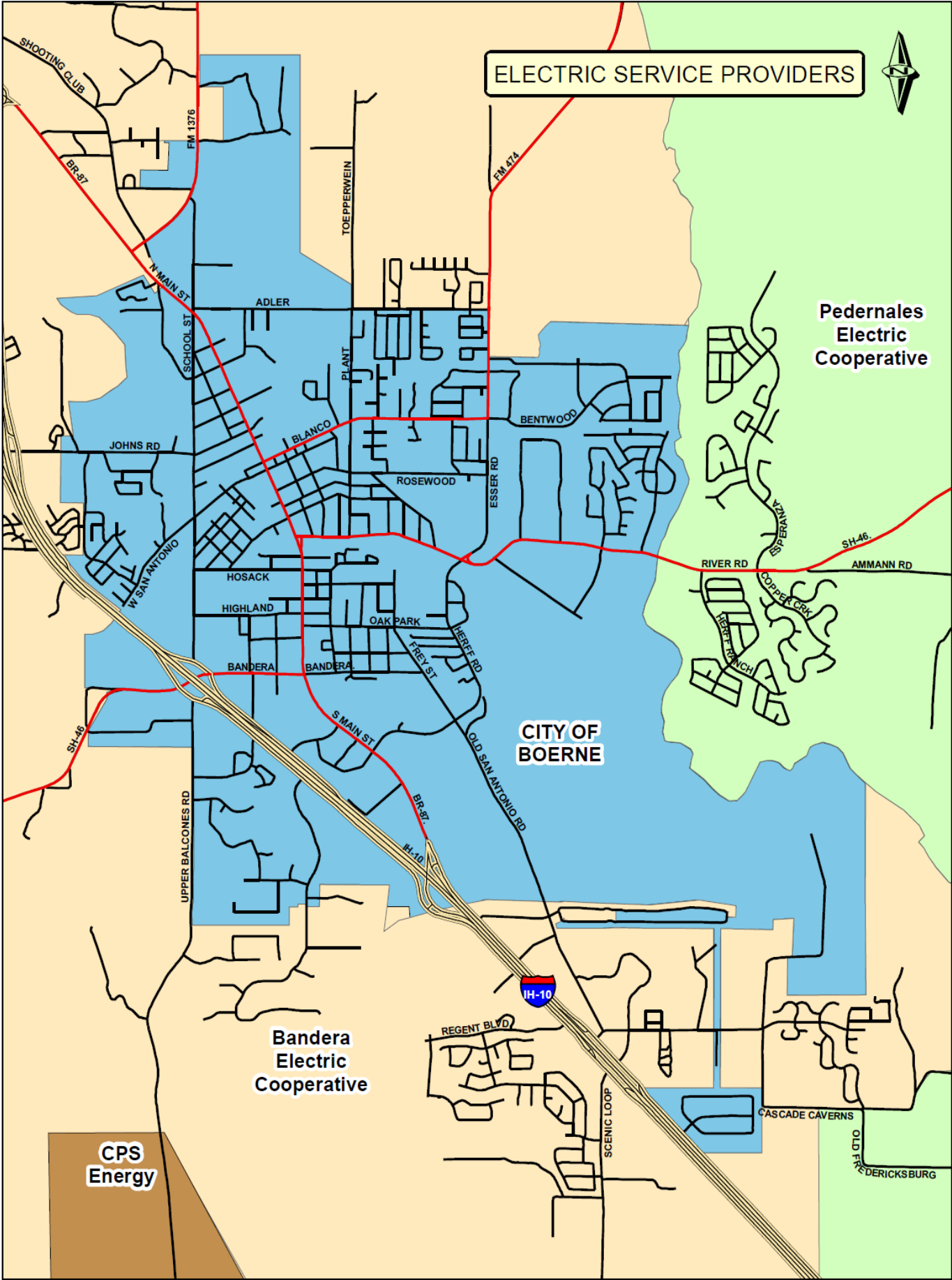


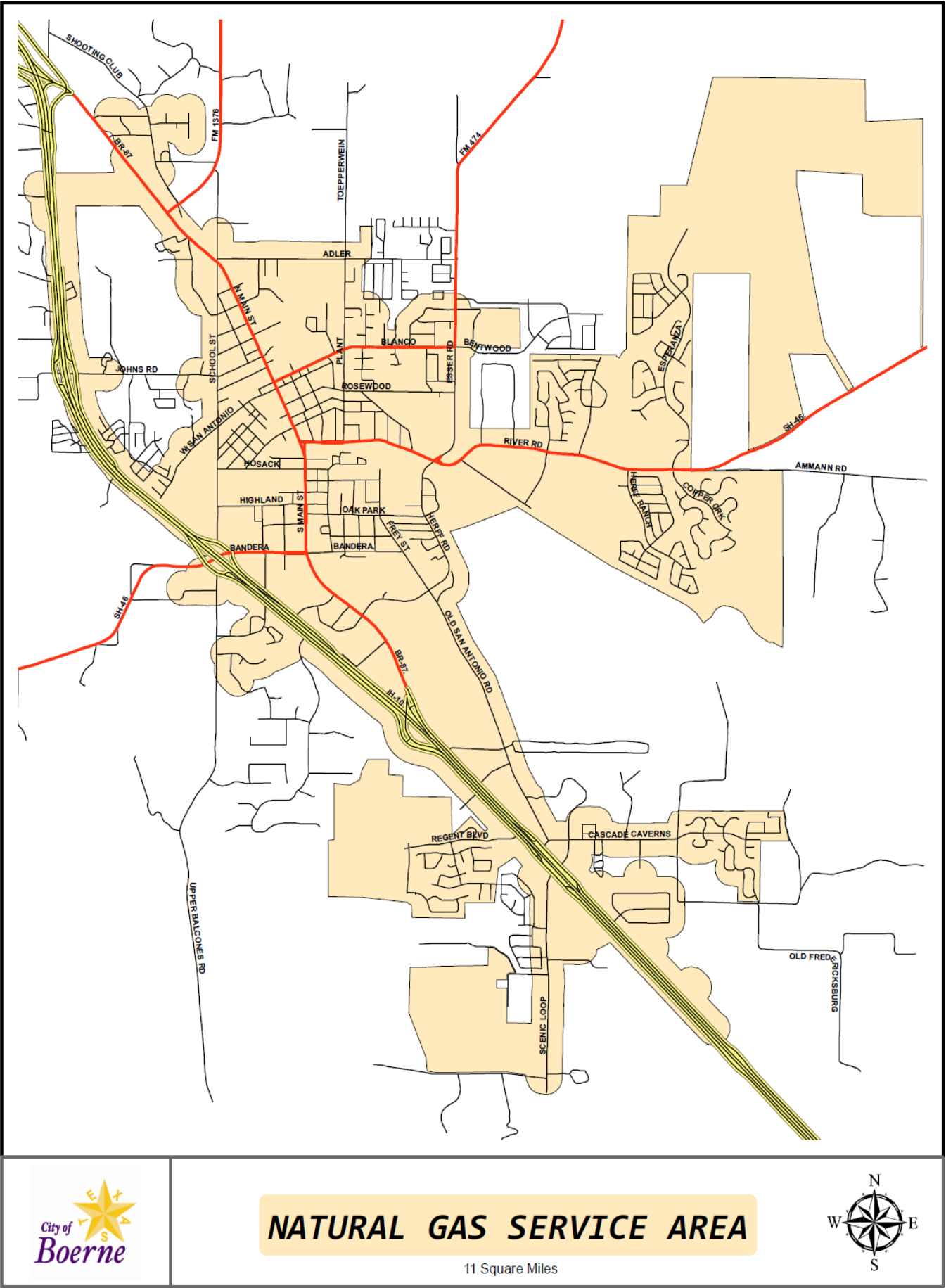
















# Community Facilities & Services

## 431

ACRES OF PARKLAND

144,215



PEOPLE  
SERVED BY  
THE PATRICK  
HEATH PUBLIC  
LIBRARY

60



POLICE DEPARTMENT STAFF



21

FIRE DEPARTMENT STAFF

193 SQUARE  
MILES



FIRE DEPARTMENT SERVICE AREA

10,000+

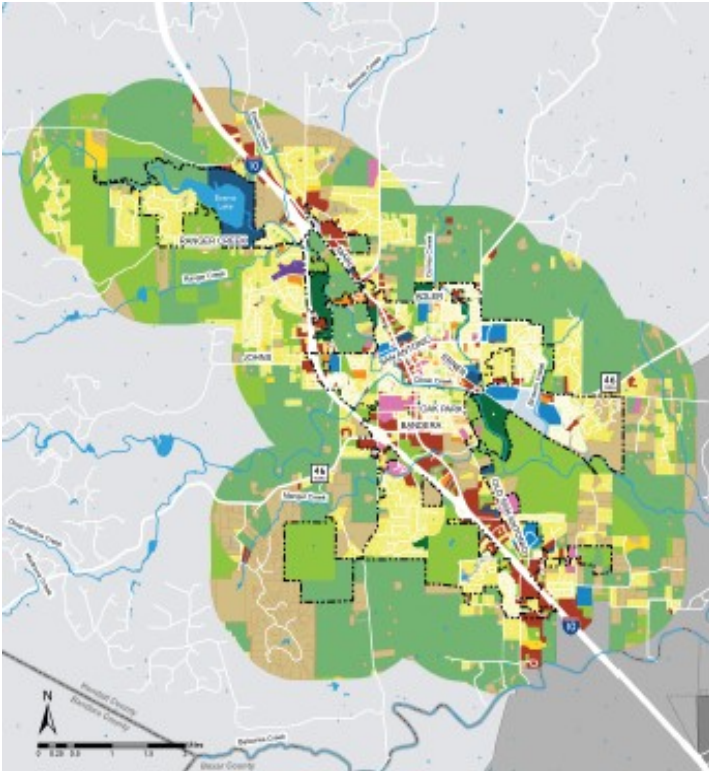
STUDENTS ENROLLED IN THE  
BOERNE INDEPENDENT  
SCHOOL DISTRICT





# Existing Land Use & Development

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.



**Figure 2.9: Existing Land Use**

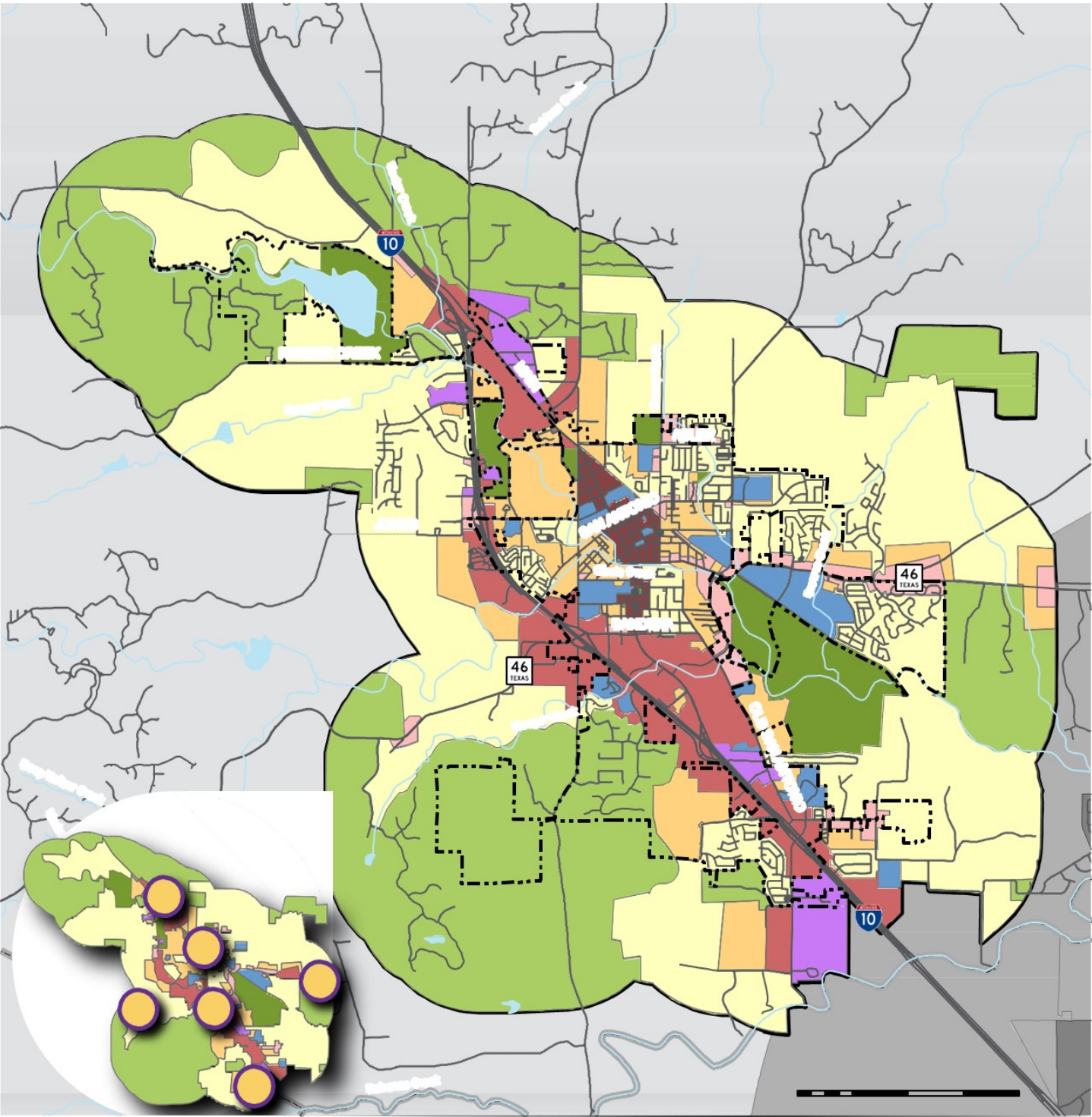
LAND USE	ACRES	%	PROPERTIES
SINGLE FAMILY & DUPLEX	3,680.56	50%	5,387
COMMERCIAL	1,256.74	17%	776
PUBLIC INSTITUTIONAL	1,225.74	17%	60
AGRICULTURAL & RURAL RESIDENTIAL	222.20	3%	14
INDUSTRIAL	180.74	2%	100
MULTIFAMILY	147.06	2%	59
OFFICE	11.13	0.15%	16
HOLDING	10.80	0.15%	3
TOTAL	6,734.97	91%	6,415

**Figure 2.10: Household Characteristics**

Household Characteristic	2010	2018/2019	% Change
Total Occupied Housing Units	4,085	5,452	33.5%
Population in Households	9,239	15,522	68.0%
Average Household Size	2.23	2.85	27.8%
Family Households	2,635	5,452	106.9%
Population in Family Households	7,513	12,441	65.6%
Average Family Household Size	3.1	3.43	10.6%
Non-Family Households	1,434	1,797	25.3%
Population in Non-Family Households	1,726	1,986	15.1%
Average Non-Family Household Size	1.20	1.11	-7.5%
Median Household Income	\$51,879	\$70,745	36.4%

Source: 2011-2019 ACS 5-Year Estimates Tables B09019, B11012, DP04, and S1101; 2006-2010 ACS 5-Year Estimates Table B09016; 2010 Census QT-P11.

# 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

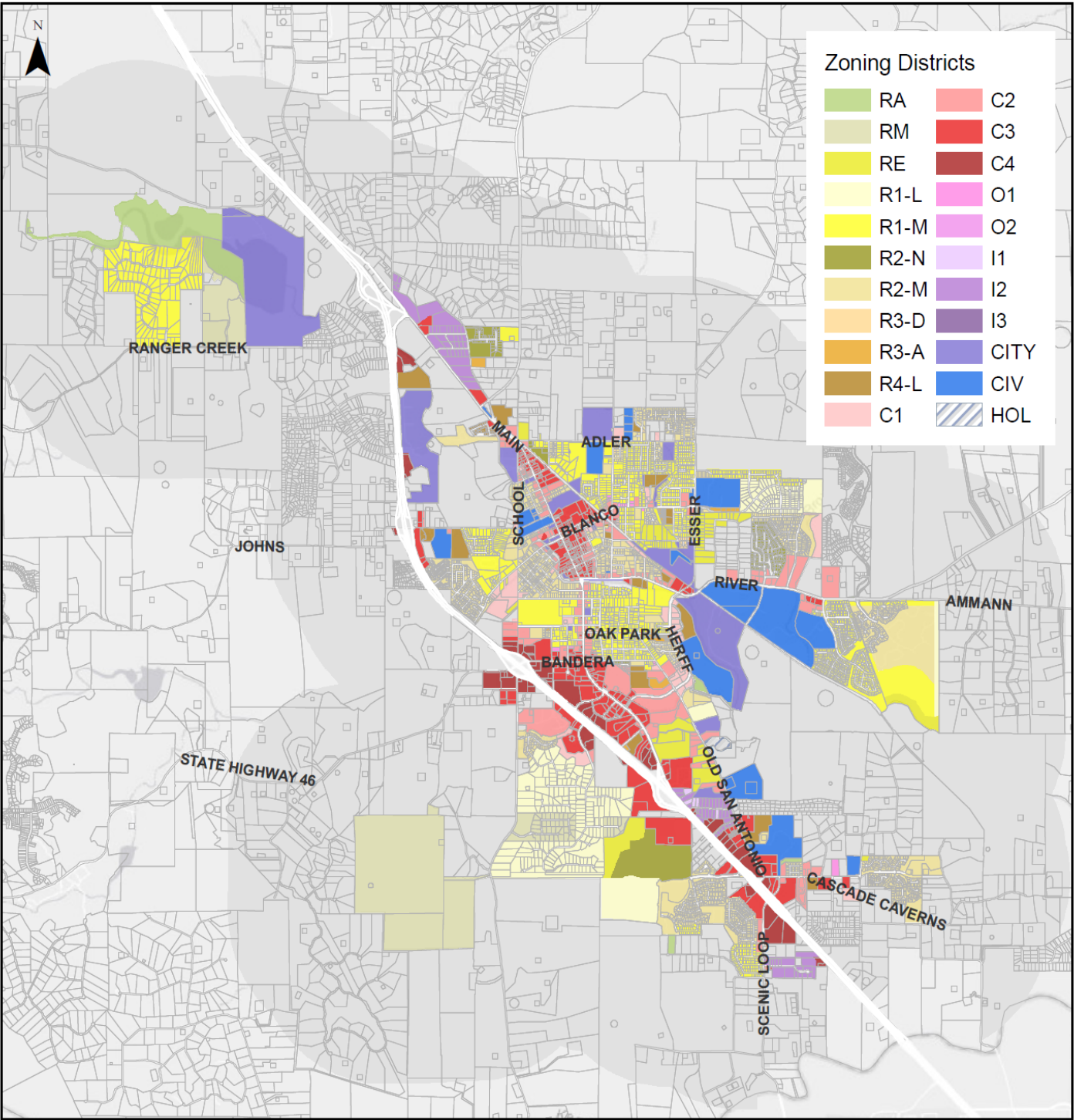
Nearby ETJs

Counties



# Zoning Map

September 21, 2021



0 0.5 1 2 Miles



For additional detail, see the online Zoning Map:  
<https://boerne.maps.arcgis.com/apps/webappviewer/index.html?id=a4d97a3040324dfe9614eb3d39b7df45>

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**Figure 2.11: 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	5,452	271	244	505	1,353	1,862	1217
Percentage	--	5%	4%	9%	25%	34%	22%

Source: 2011-2019 ACS 5-Year Estimates Table B25127: Tenure by Year Structure Built by Units in Structure.

**Figure 2.12: Occupancy Characteristics**

Occupancy Characteristic	2010	2019	% Change
Total Housing Units	4,400	5,862	33.23%
Occupied Housing Units	4,134	5,452	31.88%
Vacant Housing Units	266	410	54.14%
Vacancy Rate	6.00%	6.99%	16.50%
Owner Occupied	2,170	2,265	4.38%
Owner Occupancy Rate	52.50%	41.54%	-20.88%
Renter Occupied	1,964	3,187	62.27%
Renter Occupancy Rate	47.50%	58.46%	23.07%

Source: 2014-2019 and 2006-2010 ACS 5-Year Estimates Table DP04: Selected Housing Characteristics.

**Figure 2.13: Housing Type and Unit Breakdown**

Housing Types	2010	% Breakdown 2010	2019	% Breakdown 2019	% Change 2010-2019
Single Family, Detached	2,919	66%	3,980	70.05%	36%
Single Family, Attached	18	0%	215	3.78%	1094%
Duplex	179	4%	92	1.62%	-49%
Multi-Family (3+ units)	1,157	26%	1,485	26.14%	28%
Other	127	3%	90	1.58%	-29%
Total	4,400	--	5,862	--	33%

Source: 2014-2019 and 2006-2010 ACS 5-Year Estimates Table B25024: Units in Structure.

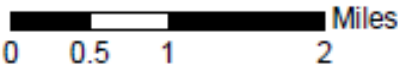
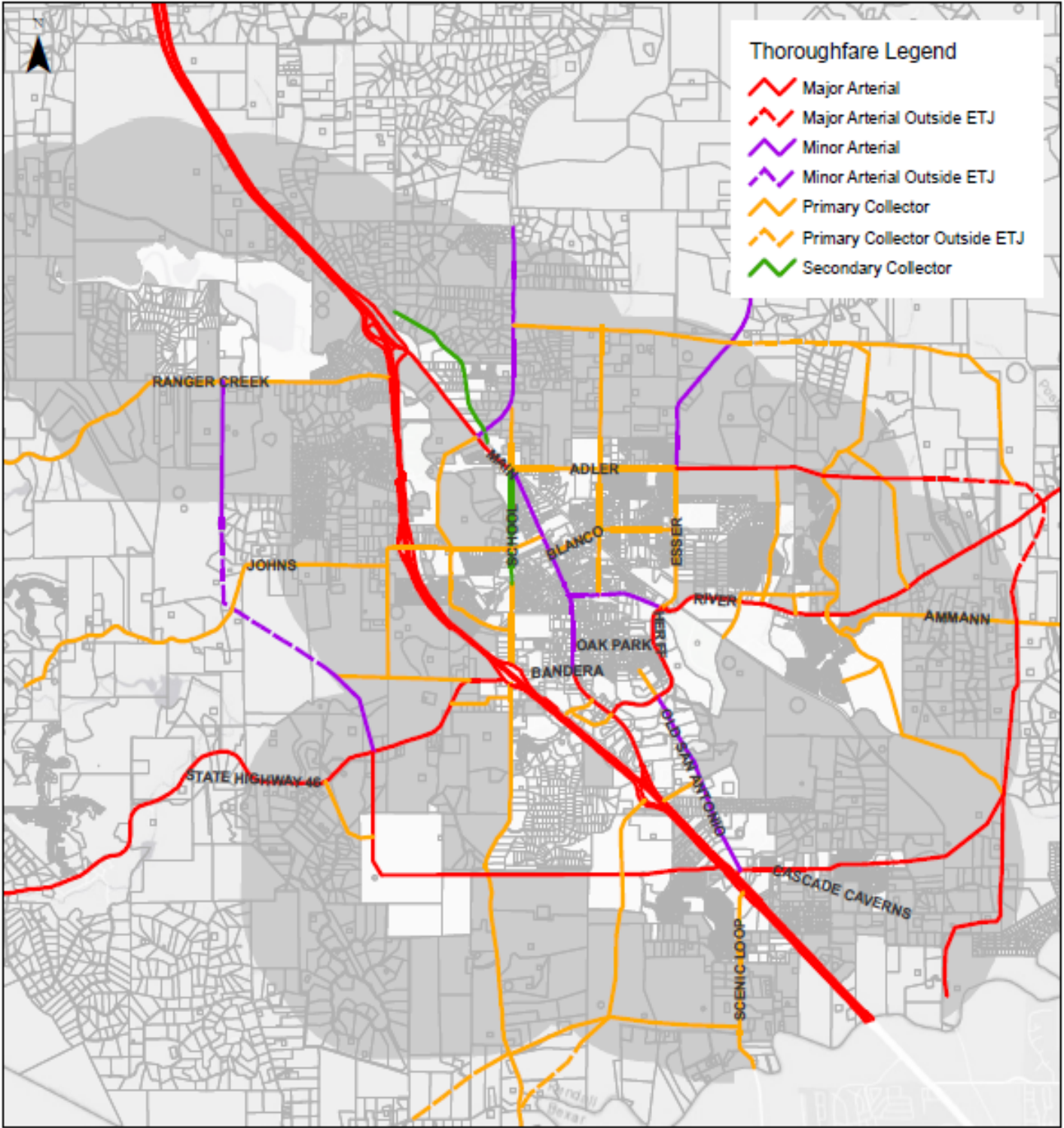
**Figure 2.14: Cost of Housing**

Cost Characteristic	2010	2015	% Change
Median Property Value	\$216,800	\$286,300	32.06%
Median Gross Rent	\$965	\$1,260	30.57%
Median Household Income	\$51,879	\$70,745	36.37%
Monthly Income	\$4,323	\$5,895	36.36%
Home Value: Income Ratio	4.18	4.05	-3.18%
Monthly Rent: Income Ratio	0.22	0.21	-4.55%

Source: 2014-2019 and 2006-2010 ACS 5-Year Estimates Tables DP03: Selected Economic Characteristics and B25064: Median Gross Rent.

# Thoroughfare Map

September 21, 2021



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# Mobility

## KEY TRAFFIC AREAS

Interstate	State Highway	Business
10	46	87



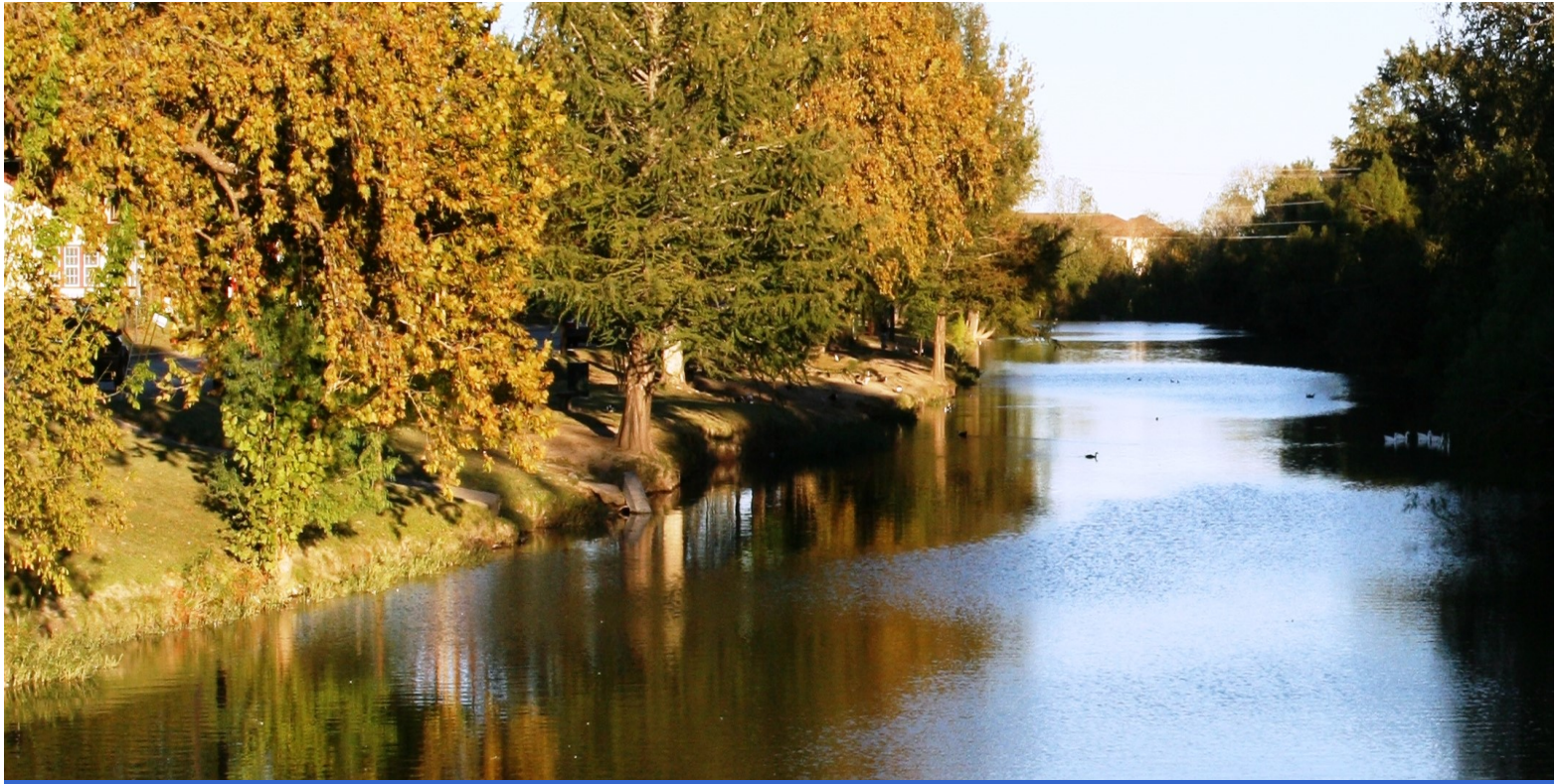
31.9 Miles of Major Arterials

4.3 Miles of Minor Arterials

14.4 Miles of Primary Collector

1.0 Miles of Secondary Collector





### 3. GOALS AND GUIDING PRINCIPLES

The goals and guiding principles laid out in the Boerne 2018 Master Plan serve as the guiding principles and focus areas by which all other documents in the City are formed. They give both foundation and structure to all City strategic planning efforts both now and in the future.

Those goals and principles, detailed below, shall serve to assist staff and governing bodies in future decision making regarding not only the large-scale efforts directed toward community wide improvement, but also the day-to-day decisions that affect the individual.



## **THE GOALS:**

### **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 attraction of higher paying jobs, 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.







## 4. BOERNE 2018 MASTER PLAN



In 2017, the City of Boerne initiated an update to the 2006 Boerne Master Plan (also known as the comprehensive plan). The Boerne Master Plan identifies key challenges and opportunities, defines goals and objectives, develops a strategic vision, and establishes implementation strategies to be achieved over 10 years.

Community elements considered in this Plan include land use, mobility, community facilities and services, economic development, and livability. The resulting Plan is representative of input from residents and stakeholders and includes achievable actions to be enacted by the City and its partners. The Plan serves as a blueprint to guide future development and redevelopment in a community based on an established vision. It considers existing and future needs and determines actions that the community should pursue over time to realize the overall plan vision. City staff and decision makers use the community master plan to direct and enact changes to regulatory documents such as zoning and development regulations.



## Key Components of the Boerne 2018 Master Plan

- Analysis of Existing Conditions
- Community Input
- Community Vision
- Future Directions
- Goals, Objectives, and Action Recommendations
- Plan Implementation



The following pages summarize the goals and action items associated with them that were produced in the Boerne 2018 Master Plan. The goals and guiding principles that came from this original document provide the City and its elected officials the framework and measurement criteria for all other strategic planning documents that will come. The action items, summarized in the following pages, provided key initiatives and milestones for City officials and staff to strive to achieve. At the back of this document in the appendix, those action items with budget implications are listed, with timeframe for completion as well as other key information including Council sponsorship for items, potential budget cost, and current status.





# RECOMMENDED GROWTH & CAPACITY ACTIONS

**GOAL 1: Accommodate anticipated community growth through smart growth principles and strategic investments in utilities while protecting the natural resources and small-town character of Boerne.**

**Objective 1.1:** Proactively pursue a smart growth and annexation strategy to facilitate measured and sustainable growth over the long-term.

- Action 1.1.1, Proactively evaluate and implement Boerne's growth program in the context of smart growth principles.
- Action 1.1.2, Emphasize community growth strategies that maximize the use of existing City infrastructure.
- Action 1.1.3, Continue to evaluate opportunities for potential strategic annexation as part of the City's growth and expansion strategy.
- Action 1.1.4, Re-evaluate the City's Capital Improvement Program (CIP) and update it to incorporate consistent findings related to the Master Plan and changing priorities.
- Action 1.1.5, Ensure that all departments are open and transparent about their development related data.
- Action 1.1.6, Refine the fiscal impact analysis process to potentially include a tool used in the assessment of property annexation and planned unit development proposals.

**Objective 1.2:** Continue to pursue drainage enhancements, program changes, and funding mechanisms to reduce future flood events and impacts to life and property.

- Action 1.2.1, Coordinate with the San Antonio River Authority (SARA) and Guadalupe-Blanco River Authority (GBRA) partners to implement identified improvements on the Cibolo Creek watershed and other important drainage ways in the Boerne area.





- Action 1.2.2, Modify the City's drainage criteria manual and regulations stemming from recent updates to the frequency and intensity of rainfall events.
- Action 1.2.3, Develop a comprehensive Drainage Master Plan for Boerne.

**Objective 1.3: Continue to pursue utility improvements to ensure an efficient and sustainable infrastructure system for the future.**

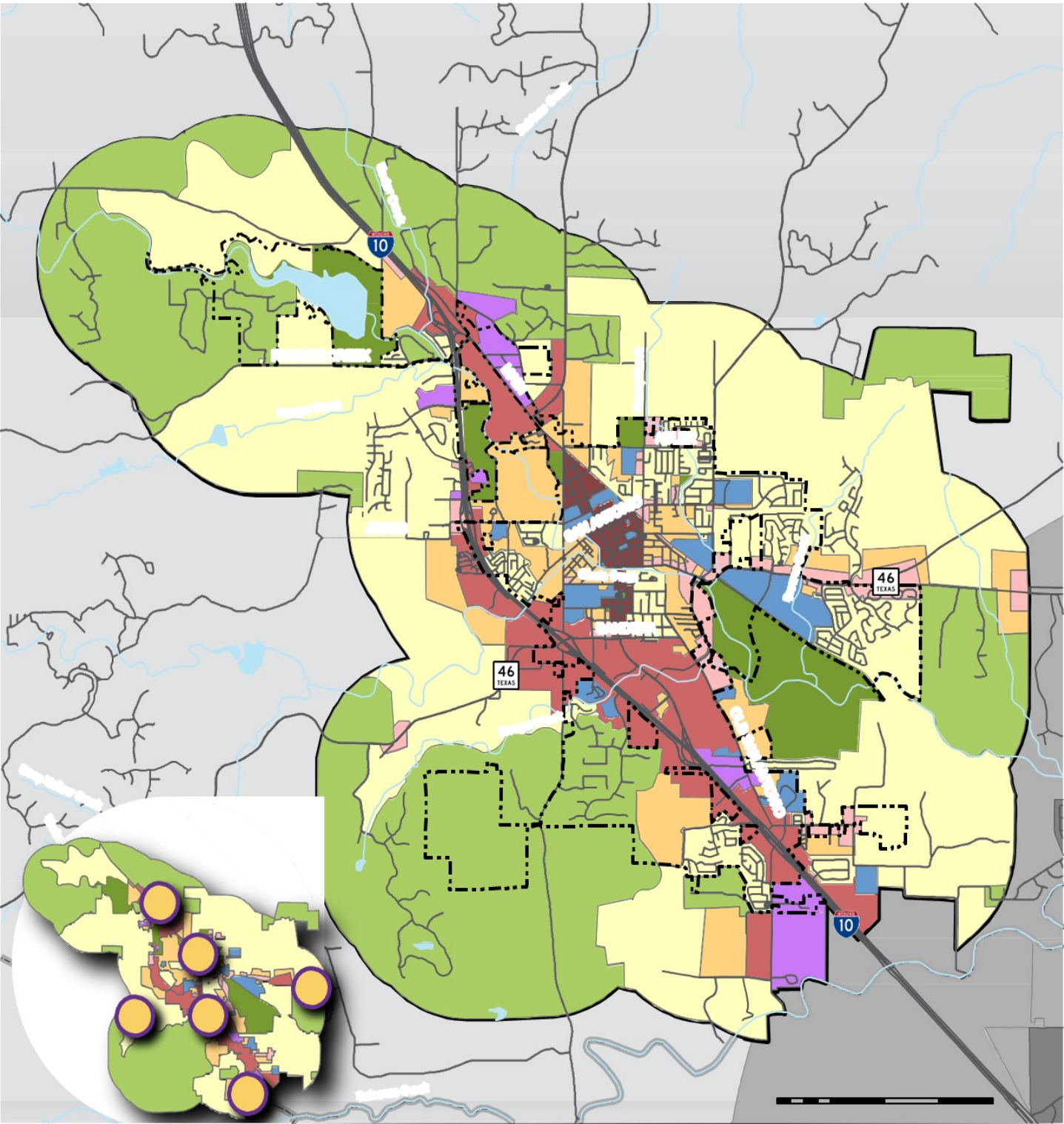
- Action 1.3.1, Develop a comprehensive water/wastewater Master Plan to help identify long-term water and wastewater infrastructure needs.
- Action 1.3.2, Evaluate and anticipate extensions of the water and wastewater Certificate of Convenience and Necessity (CCN) boundaries concurrent within the City's growth and annexation program.
- Action 1.3.3, Continue to monitor and communicate annual water demand to ensure the City does not exceed its reserved long-term water supply.
- Action 1.3.4, Continue to weigh the costs versus benefits and long-term effectiveness of allowing Kendall West Utility (KWU) and other utility suppliers to serve in-City utility needs before expanding to additional areas.
- Action 1.3.5, Continue to evaluate and anticipate the need for expansion of the City's water treatment to accommodate population growth projections.
- Action 1.3.6, Continue to evaluate and anticipate the need for expansion of the City's Wastewater Treatment and Recycling Center (WWTRC) to accommodate population growth projections.
- Action 1.3.7, Continue to identify opportunities to extend the reclaimed water supply to new private development.
- Action 1.3.8, Periodically evaluate and modify necessary utility rates and impact fees to ensure economically sustainable continuation of operations.
- Action 1.3.9, Continue to evaluate the costs versus benefits of providing public utility infrastructure to areas outside the City limits.
- Action 1.3.10, Evaluate the feasibility of a future partnership or consolidation of infrastructure services in the Boerne area.

- Action 1.3.11, Determine present conditions of downtown/North Main utility infrastructure; create a program for improvements to allow for economic development opportunities.

**Objective 1.4: Evaluate opportunities to increase the protection of Boerne's sensitive natural resources.**

- Action 1.4.1, Promote environmentally sensitive building and low impact development (LID) practices as part of new public and private development.
- Action 1.4.2, Continue to promote and foster increased use of water conservation practices throughout the City.
- Action 1.4.3, Continue to implement the urban waterfowl management recommendations as part of a broader effort to improve water quality.
- Action 1.4.4, Evaluate opportunities to improve riparian buffers on City-owned property.
- Action 1.4.5, Evaluate and implement modifications to the City's development ordinances to establish riparian buffers and low impact development as part of new development in sensitive areas.
- Action 1.4.6, Evaluate and implement modifications to the City's zoning, subdivision, and other development regulations to encourage or incentivize further protection of sensitive natural resources (e.g., stream or riparian corridors, steep slopes, mature trees, etc.) as part of new development.





- 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

# LAND USE CLASSIFICATIONS

As set out on the *Future Land Use Plan*, the City is separated in 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.

Future Land Use Category		Description	Map Color / Symbol	Acres	Percent
Parks & Open Space		This 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.		1,377	4.8%
Rural Estate		This future land use category is intended for areas which will maintain a rural character. These areas are comprised of natural undeveloped areas, agriculture, and large, estate lots with large lot minimums and greater setbacks.		9,641	33.3%
Neighborhood Residential		This 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.		11,609	40.1%
Transitional Residential		This future land use category is intended for areas that will be primarily developed with a higher density and a variety of housing types. These areas are intended to be developed with an auto-oriented character.		2,129	7.4%
Neighborhood Commercial		This future land use category is intended for areas that will be developed primarily as nonresidential uses that are of a suburban character and an appropriate use, scale, and design that is compatible with abutting or nearby residential uses.		598	2.1%
Auto-Oriented Commercial		This 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. While these areas will always be auto-oriented, there is room for higher quality development.		2,115	7.3%
Business/ Office Park		This future land use category is intended to create opportunities for the proposed employment / commercial activity centers. These areas will be developed to support light manufacturing, light industrial, or warehousing uses, all primarily consisting of indoor uses.		572	2.0%
Downtown		This 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, and will extend further along north and south Main Street and to some of the abutting streets.		287	1.0%
Public & Institutional		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.		630	2.2%
Total				28,958	100.0%



# RECOMMENDED LAND USE & DEVELOPMENT ACTIONS

## GOAL 2: Diversify housing and employment opportunities through a focus on the character and quality of development and redevelopment around the community.

Objective 2.1: Evaluate opportunities to strengthen provisions to ensure quality development outcomes in Boerne.

- Action 2.1.1, Undertake a comprehensive analysis of the City's zoning, subdivision, and other zoning regulations, and evaluate and modify ordinances to accomplish quality development goals.
- Action 2.1.2, Undertake a comprehensive update to the City's zoning, subdivision, and other development regulations to implement the recommendations identified in the Boerne Master Plan and improve the quality and character of the built environment and the City's design criteria.
- Action 2.1.3, Review and amend the subdivision regulations as necessary to improve connectivity in and through new subdivisions.
- Action 2.1.4, Review and amend the zoning and subdivision regulations to allow a greater mix of housing types in neighborhoods.
- Action 2.1.5, Collaborate with Boerne ISD to establish joint goals for future school siting to ensure they are well-located and integrated into neighborhoods where possible

Objective 2.2: Utilize the Boerne Future Land Use Plan in conjunction with the rezoning process to create differing areas of character within the City.

- Action 2.2.1, Proactively evaluate opportunities to expand the unique urban character of downtown to adjacent areas designated on the Boerne Future Land Use Plan.
- Action 2.2.2, Identify opportunities to allow multi-family residential in transitional residential areas per market demand.
- Action 2.2.3, Review and amend the zoning and subdivision regulations to facilitate increased transition of existing single-family residential units to higher density transitional residential products or neighborhood commercial in and around the older established neighborhoods of downtown.
- Action 2.2.4, Develop character and context-sensitive street cross-sections as part of the next update to the City's Thoroughfare Master Plan.
- Action 2.2.5, Facilitate opportunities to implement the Cibolo Creek Catalytic Site in downtown Boerne.
- Action 2.2.6, Facilitate opportunities to implement the BISD Catalytic Site in downtown Boerne.
- Action 2.2.7, Consider expansion of efforts to increase protections for historic preservation in Boerne.

Objective 2.3: Evaluate opportunities to improve the development process to foster a mutually-beneficial partnership with the development community.

- Action 2.3.1, Continue to enhance the City's interactive website which contains all data and layers necessary to navigate the development process.
- Action 2.3.2, Continue to provide the What's Happening interactive website to improve interaction and transparency with citizens and the development community





- Action 2.3.3, Develop a comprehensive guidebook which clearly specifies the development process for citizens and the development community.
- Action 2.3.4, Establish of a zoning clearance permit to clarify development rights.
- Action 2.3.5, Establish a consistent process for codifying adopted City ordinances.
- Action 2.3.6, Evaluate opportunities to establish mixed-use development along Herff Road (i.e., mixed-product residential, commercial, medical and office development).
- Action 2.3.7, Continue to evaluate and make necessary improvements to the development review process as identified in the 2017 and 2018 Economic Development Work Plans.

Objective 2.4: Prioritize the revitalization and enhancement of downtown Boerne to further strengthen it as the historical, cultural, and governmental heart of Boerne.

- Action 2.4.1, Facilitate public streetscape improvements as catalyst projects in downtown.
- Action 2.4.2, Identify funding for additional gateways into downtown Boerne.
- Action 2.4.3, Continue to identify opportunities to add urban-character residential units in downtown and the surrounding area to create an increased nighttime and weekend market demand.
- Action 2.4.4, Coordinate with area property owners (and TxDOT) to improve access and the landscaping and visual appearance of properties along North Main Street





## RECOMMENDED MOBILITY ACTIONS

**GOAL 3: Proactively plan for a multimodal transportation system to reduce congestion, accommodate anticipated travel demand, and provide quality of life amenities.**

Objective 3.1: Partner with federal, state, Kendall County, and other local partners to enhance regional mobility options in the Boerne area.

- Action 3.1.1, Prepare an update to the City's Thoroughfare Master Plan.
- Action 3.1.2, Continue to actively participate in regional transportation planning efforts to promote funding and infrastructure improvements which benefit Boerne.
- Action 3.1.3, Continue to work in partnership with TxDOT, Kendall County, and other area partners to find solutions regarding regional transportation issues.
- Action 3.1.4, Evaluate the cost/benefit of acquiring the rights-of-way of Main Street/Highway 87 from TxDOT.

- Action 3.1.5, Determine and pursue available opportunities to establish a new truck route ordinance to reroute truck traffic away from Main Street.
- Action 3.1.6, Support longer-term efforts to establish a transit station in Boerne by 2032.

Objective 3.2: Identify funding and evaluate opportunities to increase the multi-modal transportation options with Boerne.

- Action 3.2.1, Adopt a Complete Streets policy to promote safer mobility for all users.
- Action 3.2.2, Obtain cost estimates and establish a long-term plan to implement the high priority on-street bicycle lane projects as set out in the Boerne Pedestrian & Bicycle Recommendations Study (AAMPO) (e.g., East Blanco Road/West San Antonio Ave.; Herff Road from Oak Park Drive to Old San Antonio Road; West Highland Drive; South Plant Street; and the secondary streets of Turner Avenue, West Hosack Street, Live Oak Street, and Rosewood Avenue).





- Action 3.2.3, Obtain cost estimates and establish a long-term plan to implement the high priority pedestrian sidewalk projects as set out in the Boerne Pedestrian & Bicycle Recommendations Study (AAMPO) (e.g., West San Antonio Avenue to Lattimore Boulevard; Rosewood Avenue to downtown Boerne; North right-of-way of River Road; East Bandera Road; Schweppe Street; Herff Road to Old San Antonio Road; West Bandera Road from I-10 frontage road to past Norris Lane).
- Action 3.2.4, Continue to work with TxDOT to establish additional pedestrian crosswalks with median refuges at additional locations on Main Street and River Road.
- Action 3.2.5, Fund the recommended improvements to key intersections to improve the safety of pedestrian crossings (e.g., Herff Road/ Esser Road/River Road; Bandera Road/Main Street, and the South Main Street/Crosspoint intersections).
- Action 3.2.6, Fund and establish the recommended shared use path improvements to improve pedestrian and bicycle connections throughout the City (e.g., along Esser Road and Johns Road, Champion Boulevard, and a connection between Johns Road and North Main Street).
- Action 3.2.7, Partner with the Alamo Area MPO and other jurisdictions to create consistent bicycle and pedestrian educational and promotional materials beneficial to the Boerne community.
- Action 3.2.8, Expand efforts to increase enforcement actions related to bicycle and pedestrian safety in Boerne



## RECOMMENDED COMMUNITY FACILITIES & SERVICES ACTIONS

**Goal 4: Provide high-quality facilities and services which create a healthy, safe, and well- educated community and include the residents in decision-making processes.**

**Objective 4.1: Continue to provide and enhance an open, transparent, and responsive City Hall and associated governmental operations for the Boerne community.**

- Action 4.1.1, Develop a community outreach and engagement strategy that fosters dialogue, builds community trust, and encourages informed civic participation.
- Action 4.1.2, Utilize the Boerne Master Plan as an integral part of daily, weekly, and monthly decision-making processes.
- Action 4.1.3, Develop specific benchmarking performance measures for each Master Plan element and use these to track plan implementation on a recurring basis.
- Action 4.1.4, Annually budget the necessary funds needed to implement identified projects set out in the Master Plan.
- Action 4.1.5, Develop additional downtown parking options.
- Action 4.1.6, Publish list of volunteer and donation opportunities to allow the public to help improve the public spaces in Boerne.

**Objective 4.2: Provide a high-quality and well-maintained parks and recreation system to support the quality of life in Boerne.**

- Action 4.2.1, Move forward with implementation of priority projects identified in the Boerne Parks, Recreation, and Open Space Master Plan.
- Action 4.2.2, Review and update the Open Space Systems requirements as a Parkland Dedication Ordinance to help meet the growing need for parks and recreation as development in the community continues.
- Action 4.2.3, Proactively address parkland needs in underserved areas identified in the Boerne Parks, Recreation, and Open Space Master Plan.
- Action 4.2.4, Pursue partnerships with Boerne ISD and Kendall County to best leverage City resources and maximize recreation opportunities.
- Action 4.2.5, Annually assess the need for parks and recreation project funding in the City's 5-Year Capital Improvement Plan.
- Action 4.2.6, Consider development of an aquatics facility or natatorium; plan to provide a variety of water-based recreation opportunities in Boerne.
- Action 4.2.7, Continue to perform Recreational Programming and Event Assessments to identify additional opportunities for multigenerational recreation.
- Action 4.2.8, Update the Boerne Parks, Recreation, and Open Space Master Plan by 2022-2023.

**Objective 4.3: Provide high-quality library services for Boerne and the general community.**

- Action 4.3.1, Develop an update to the library strategic plan by 2020.
- Action 4.3.2, Determine alternative funding options, including increased support from Kendall County, and collaborate and support efforts by the Boerne Public Library Foundation (BPLF) and the Friends of the Boerne Public Library (FOBPL) to raise funds to support library services.
- Action 4.3.3, Determine location and funding to meet the longer-term goal to establish public library services in other areas of Boerne.

- Action 4.3.4, Continue support for further expansion of traditional and innovative library resources and programs.

**Objective 4.4: Provide effective police services to protect the health, safety, and welfare of the community.**

- Action 4.4.1, Continue to support Police Department efforts to establish relationships to ensure efficient and effective provision of law enforcement in Boerne (e.g., dispatch, jail, and school resource officer (SRO) operations).
- Action 4.4.2, Continue to support Police Department efforts to offer community service and educational programs.
- Action 4.4.3, Support Police Department efforts in advancing the use of technology to improve the safety of the Boerne community.
- Action 4.4.4, Evaluate near-term needs to improve operations at the City's existing facility.
- Action 4.4.5, Continue to support Police Department staffing, training, and vehicle and equipment needs as part of the Department's budget and 5-year Plan.

**Objective 4.5: Provide effective fire services to protect the health, safety, and welfare of the community.**

- Action 4.5.1, Continue to identify and evaluate opportunities to better meet accepted national fire service response and staffing standards.
- Action 4.5.2, Evaluate opportunities to maintain or improve the City's Insurance Services Office (ISO) ratings.
- Action 4.5.3, Continue to support Fire Department efforts to offer community service and educational programs.
- Action 4.5.4, Expand the Fire Department's efforts to educate the public on wildland fire protection and awareness.
- Action 4.5.5, Support Fire Department efforts to obtain specialized response equipment (e.g., hazardous materials response, high and low angle rope rescue, confined space, swiftwater, vehicle extrication, and other specialized rescue needs).

- Action 4.5.6, Support Fire Department efforts to increase the amount of training for both paid and volunteer personnel (e.g., emergency response training, supervisory training, etc.).

- Action 4.5.7, Evaluate partnerships and financial opportunities to establish an emergency services training facility in Boerne.

- Action 4.5.8, Continue to support Fire Department efforts in advancing the use of technology to improve the safety of the Boerne community.

- Action 4.5.9, Continue to evaluate other Fire Department facilities, including future substations.

**Objective 4.6: Provide effective EMS response services to protect the health, safety, and welfare of the community.**

- Action 4.6.1, Evaluate the near- and long-term needs regarding Boerne's provision of EMS response.

**Objective 4.7: Continue to evaluate and identify opportunities to better meet the needs of the animal services facility.**

- Action 4.7.1, Continue to provide quality humane care of animals for the health, safety, and welfare of the community.

- Action 4.7.2, Increase partnership opportunities with area veterinarians, rescue groups, trainers, and volunteers to increase quality humane care and adoptions.

**Objective 4.8: Encourage the provision of high-quality healthcare in Boerne.**

- Action 4.8.1, Evaluate the near and long term needs regarding healthcare facilities in Boerne.



# RECOMMENDED ECONOMIC DEVELOPMENT ACTIONS

**Goal 5: Foster a thriving and diverse economy through business attraction, retention, expansion, employment diversification and attraction of higher paying jobs, and destination amenities which maintain the overall financial viability of the City.**

**Objective 5.1: Foster sustainable, quality economic growth in Boerne.**

- Action 5.1.1, Continue to develop an annual budget, the CIP, and the Economic Development Work Plan to ensure a proactive and coordinated course of action for current and future economic development efforts.
- Action 5.1.2. Maintain and/or expand support for an effective and coordinated business attraction, retention, and expansion (BRE) program.
- Action 5.1.3, Seek out and evaluate opportunities to expand incentives and other assistance for residential and nonresidential property owners to reinvest in their properties.
- Action 5.1.4, Evaluate opportunities to increase entrepreneurship in Boerne.
- Action 5.1.5, Continue to support efforts to increase the establishment of place-based economic opportunities in Boerne.
- Action 5.1.6, Consider increased support for efforts to create destination amenities in Boerne.
- Action 5.1.7, Consider and/or expand support for the Boerne Convention and Visitors Bureau (CVB).
- Action 5.1.8, Create and pursue opportunities for partnering to attract a future community college or higher education institutional campus to the Boerne area.
- Action 5.1.9, Support the development of an economic development strategic analysis.
- Action 5.1.10, Seek economic development initiatives to expand and diversify employment opportunities including higher paying jobs.





## RECOMMENDED COMMUNITY LIVABILITY ACTIONS

**GOAL 6: Maintain Boerne's unique character through celebration of Boerne's culture, placemaking initiatives, vibrant community interaction, and a diversified event calendar.**

**Objective 6.1: Provide increased opportunities for public interaction.**

- Action 6.1.1, Develop additional park-based events to provide increased opportunities for diversified recreation and encourage greater use of the parks system.
- Action 6.1.2, Consider opportunities for additional publicly (e.g., plazas, greens) and privately (e.g., outdoor dining) developed gathering spaces to promote community interaction.
- Action 6.1.3, Following a Recreational Programming and Events Assessment, evaluate additional opportunities for community events.

**Objective 6.2: Enhance the appearance and character of the community through public and private sector actions.**

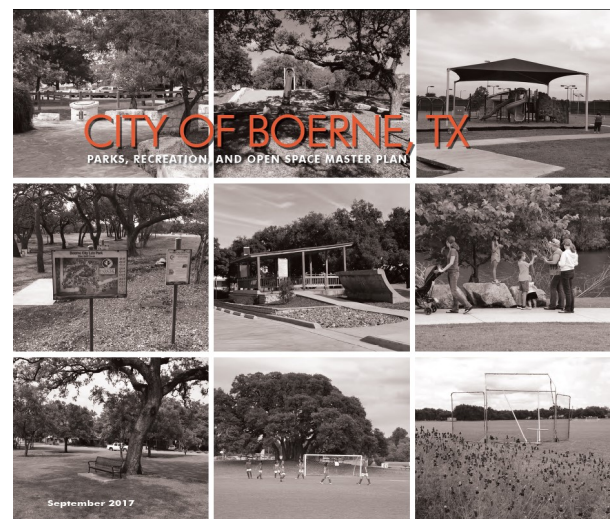
- Action 6.2.1, Expand and/or enhance the Hill Country Mile to increase its marketability
- Action 6.2.2, Continue to evaluate the effectiveness of the recently adopted lighting provisions as a means to further protect Boerne's nighttime skies.
- Action 6.2.3, Utilize scaled entrance monuments, signage, and landscaping to identify points of entry into Boerne.
- Action 6.2.4, Consider funding alternatives to provide for a greater variety of arts initiatives.
- Action 6.2.5, Consider replacing and enhancing street signage throughout Boerne to improve community identification.
- Action 6.2.6, Consider the addition of wayfinding signage at key points around the City.
- Action 6.2.7, Coordinate with TxDOT to improve the appearance of key interchanges along Interstate 10 (i.e., South Main Street, Bandera Road, Johns Road, North Main Street).





## 5. CITY OF BOERNE PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

In 2017, The City of Boerne initiated a process of updating its Parks and Recreation Master Plan. The previous plan, adopted July 2012, paved the way for many park facility improvements which serve the community, such as the development of Cibolo Creek Trail (Main Plaza to City Park), the Old #9 Trail and River Road Park Renovations, Veterans Park Plaza and Kinder Park Renovation Projects and numerous other park amenity improvements. As a result of the success of the 2012 plan, an updated Parks and Recreation Master Plan was needed to provide City Council and staff the appropriate vision for continuing to enhance its Parks and Recreation facilities and programs for the next 5 to 10 years.





The parks planning effort aimed to evaluate existing parks and recreation facilities to determine opportunities for improvements and additions, such as identifying new park and facility opportunities to support the recreation needs of Boerne residents. Burditt Consultants, LLC was engaged by the City of Boerne to update the Parks and Recreation Master Plan to address current and future recreation needs and is influenced by stakeholder input. The following approaches were implemented in the development of the master plan:

- Standards-Based Approach – utilizing traditional park standards and evaluation of current trends.
- Demand-Based Approach - utilizing input from staff, Council, the Parks Master Plan Steering Committee, sports leagues, Boerne ISD, Kendall County, the Boerne YMCA, and the residents to identify current and future needs and desires.
- Resource-Based Approach - leveraging available land, natural features, rights-of-way, and city facilities to enhance park and recreation opportunities.



The following studies were undertaken in the development of the master plan:

- Inventory of existing parks and facilities
- Evaluation of available growth and demographic data, trends, and projections.
- Analysis of stakeholder input conducted by the City including survey input, public meeting results, focus group input.
- Identification of Priority Projects
- Development of concepts for new and renovated facilities
- Probable cost estimation for priority projects

## Community Values

Through the process of community engagement, certain common community values were expressed and opportunities for demonstrating these values through park development and recreation programming are woven into this planning document.

## Existing Parks and Facilities

The overall condition of parks and facilities in Boerne is excellent. A total of 12 developed parks and green space properties are maintained by the Parks and Recreation Department for a range of purposes including programmed activities such as league sports, community events and passive recreation.

The planning process combined stakeholder involvement with on-the-ground evaluation of conditions and sought to identify projects for further study that would maximize the amount of recreation and fulfill as many of the above intentions as feasible. The following projects were identified, and concept drawings were developed along with statements of probable cost:

## Priority Projects

The following Priority Projects have been identified in the City of Boerne Parks, Recreation, and Open Space Master Plan:

## Northside Community Park Expansion

### *Development of Sports Fields and other improvements*

Northside Community Park has the highest potential for immediate expansion of recreation opportunities in Boerne with approximately 36 acres of land available. The City has identified the renovation of this park as the highest priority, and plans to expand sports capacity through development of adult softball fields and multi-purpose fields for soccer, football and lacrosse. The site has the capacity to allow for relocation of the adult softball program to this site with 3 new fields, 4 large multi-purpose fields, and 1 small multi-purpose field. The City has expressed the intention to preserve the existing Live Oak Mott to the greatest extent possible with the given program, therefore fields were planned to work around this asset. Additional planned features include a basketball court, volleyball court, pavilions, concession stand, parking (234 spaces) and walking trails. The new fields will provide a home for the Boerne Lacrosse Team, TAAF Youth Football, adult flag football. and will expand capacity for soccer.

(This project would include the conversion of Fields 9-11 to Youth Baseball Fields at Northrup Park)



### AMENITIES

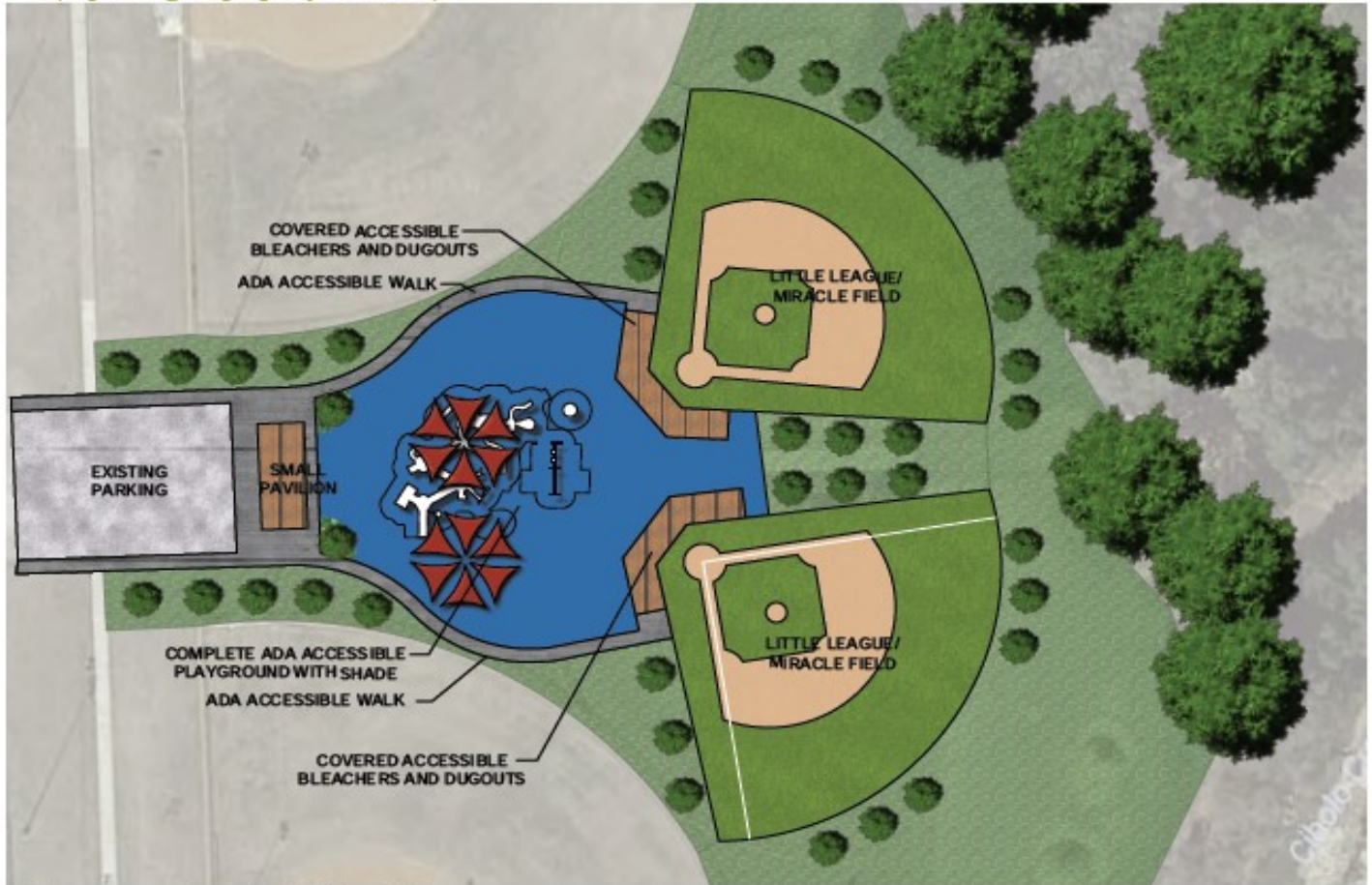
- Adult Softball Fields - 3
- Large Multi-Purpose Fields - 3
- Small Multi-Purpose Field - 1
- Covered Basketball Court - 1
- Volleyball Court - 1
- Playgrounds
- Dog Park
- Pavilions
- Restrooms
- Concessions
- Walking Trails
- Picnic Shelters
- Parking
- Bio-swales
- Landscaping

### Conceptual Site Plan

Not to Scale

**Approximate Investment Per Household:**  
**\$108 to \$257 per year**  
 (depending on property valuation)

**Investment Per Household:**  
**\$42 to \$105 per year**  
 (depending on property valuation)



## Conceptual Site Plan

Not to Scale

### Northrup Park

#### *Miracle League fields and playground*

The existing T-Ball Fields at Northrup Park are due for renovation, which presents an opportunity for eliminating barriers to play for park visitors with disabilities. The two existing T-Ball fields, along with the surrounding under-utilized space, can be transformed into an all-access recreation area complete with two barrier-free baseball fields, playground, and surrounding circulation space. The City has already begun the process of seeking funding sources, with some public and private funds already secured. The concept on the left utilizes the same T-Ball fields, but incorporates poured-in-place play surfaces that eliminate barriers to use by players that use wheelchairs or have other mobility limitations. The surrounding spaces are conceived as an open plaza-like environment with barrier-free play structures for a variety of ages and abilities. Passive areas also utilize the rubberized play surfaces to provide a safe and inviting outdoor recreation environment.

The concept shown below shows the new fields oriented in a different direction than the existing T-Ball fields. This enhances the user experience by locating activity areas near the batter's boxes. An alternative approach using the existing field orientation could be implemented with some cost savings if existing components can be re-used such as fencing and lighting.



## Boerne Lake Park Improvements

*Additions including ADA accessible fishing pier and kayak launch, walking trails, shaded picnic areas, and landscape improvements*

Boerne Lake Park is an invaluable resource for the Boerne Parks and Trails System. Offering water access, open space and the capacity for large events makes this park a destination like no other. The online survey indicated that a significant number of residents (19.6% of responses) primarily visit the park on an infrequent basis for events. Taking advantage of the available space requires consideration of the nature of the site. As a flood control structure, the lake periodically overflows into park areas. The proposed amenities are intended to be resistant to occasional inundation.

The concept drawing below proposes an additional playground, picnic shelters, a monument sign, tree plantings landscaping, trails and improved overflow parking. The parking is planned as a grass-paver system that provides a solid surface for vehicle traffic while not increasing flood conditions. Tree islands are planned as mulched, contiguous beds that would assist with traffic control.

### Accessible Water Access

Providing access to the lake for visitors with disabilities can be achieved through the use of modern dock systems. Utilizing a combination floating dock with kayak launch would provide ADA-compliant access to the water when paired with a vehicle-pedestrian pathway from the parking lot to the dock.



## Conceptual Site Plan

Not to Scale

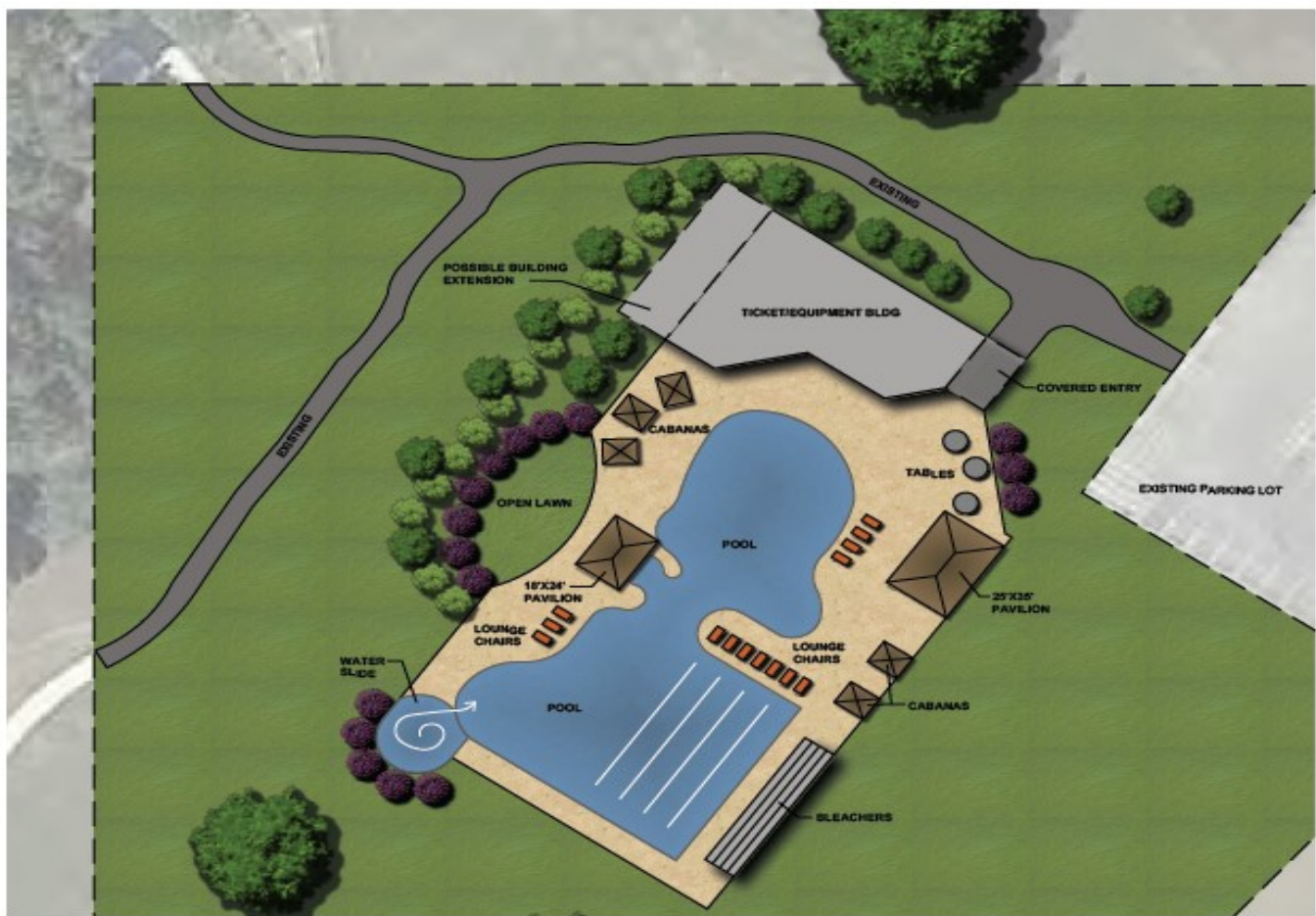
**Park Renovation**  
Investment Per Household:  
\$18 to \$44 per year  
(depending on property valuation)

## Aquatics Opportunities at City Park

### Aquatics Option A

#### *City Park Improvements– Pool Complex Renovation*

A conceptual plan was developed for the complete renovation of the pool complex at City Park to provide new, modern facilities for all aquatics needs. With a wide range of user groups and needs, the facility would need to provide for competitive swimming and recreational swimming with modern features such as zero-depth entry and spray features. The proposed concept includes complete replacement of the pool and structures with Leisure and Lap Lanes, Zero-Depth Entry (beach) area, Cabanas, Pavilions, Pool House and landscape amenities.



**Conceptual Site Plan**  
Not to Scale



Approximate Investment Per Household: \$75 to \$187 (pool complex option)  
(depending on property valuation)





- AMENITIES**
- Renovated Pool Facility
  - Renovated Pavilion
  - Cibolo Creek Themed Splash Pad
  - Seat Walls
  - Lawn
  - Seating Boulders



**Approximate Investment Per Household:**  
**\$7 to \$16 per year**  
 (depending on property valuation)

## Conceptual Site Plan

Not to scale

### Aquatics Opportunities at City Park

#### Aquatics Option B

##### *City Park Improvements– Splashpad/Sprayground Option*

The City and the Boerne YMCA have been working together on addressing future aquatics facilities through the planned redevelopment of the Civic Center property to become the home of the YMCA facilities including indoor and outdoor aquatics. The City would plan to let this new site served the aquatics needs for Boerne through a partnership that allow residents access to the pool at an agreed-upon rate. At such time that this facility is developed, the City would elect to close the pool at City Park rather than continue operating the dated facility.

Adaptive re-use of the existing pool site could work well for a large splash pad/sprayground facility that would provide an inviting, way for kids to cool off on hot summer days in an attractive landscape that draws inspiration from the nearby Cibolo Creek through selected spray features, orientation, and landscape elements.



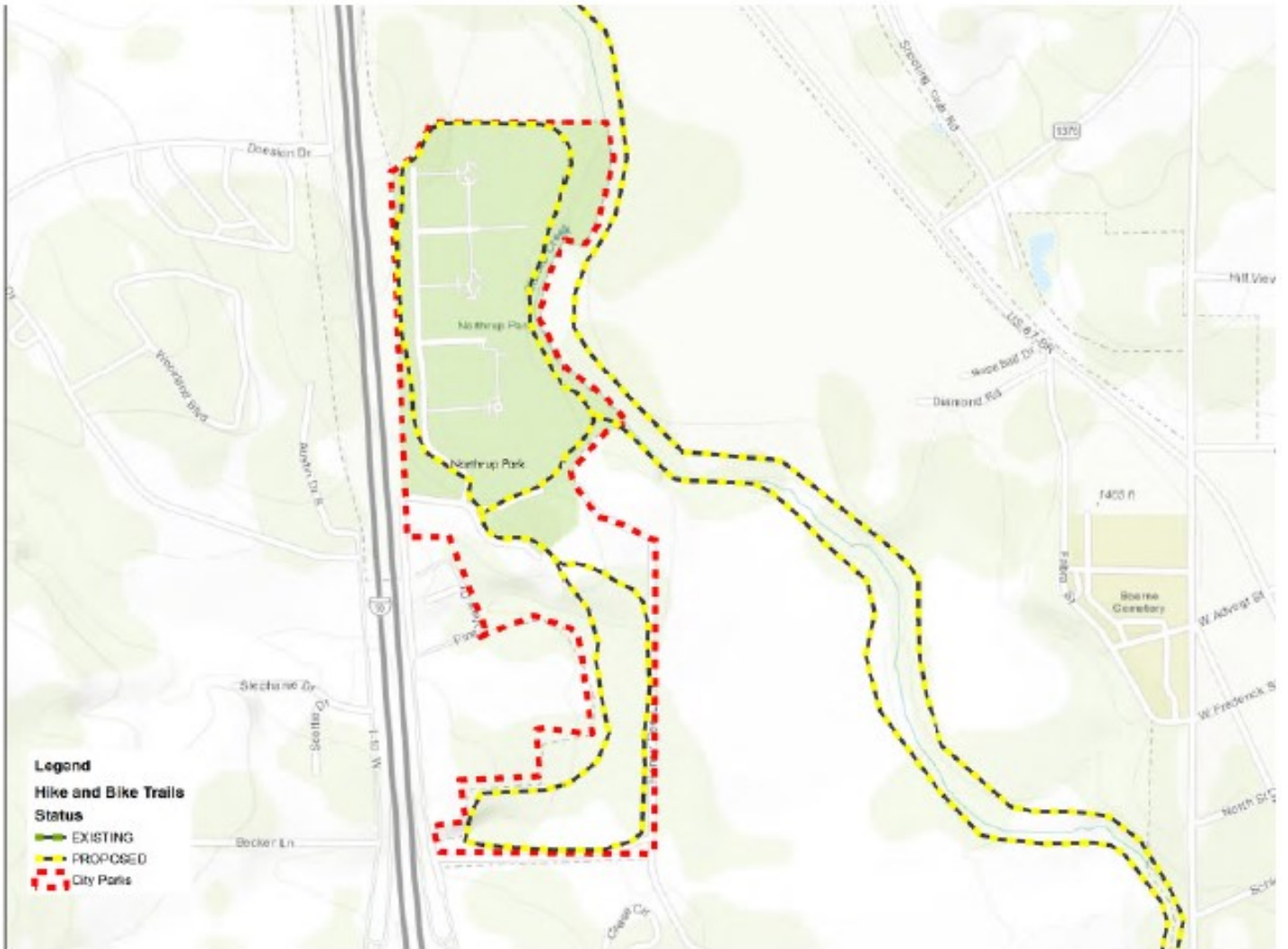
## Proposed Off-Street, Multi-Use Trails

### Curry Creek Trail Extension from Blanco Rd. to Old No. 9 Trail

The Curry Creek Trail has become a popular north-south route through a section of Boerne, providing a link between Blanco Road and Northside Neighborhood Park. This trail currently serves several subdivisions in the area, but could be maximized by completing the trail southward from Blanco Road to Old No. 9. This addition furthers the city-wide goal of developing a complete system of off-street trails that connect parks, neighborhoods and public spaces.



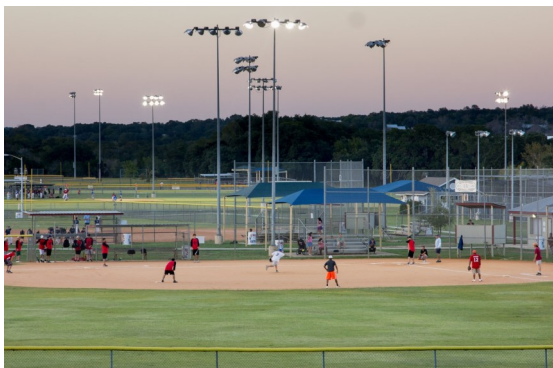
50.2% of survey participants would support additional off-street hike and bike trail development



### Proposed Off-Street, Multi-Use Trails

#### Trails within Northrup Park

Northrup Park is the largest developed park within the system. The property has sidewalks between parking spaces and sports fields, but has no recreational pathways. Development of trails within Northrup Park provides additional draw to the facility and a recreational activity for visitors who are not participating in programmed sports activities. The proposed loop takes advantage of underutilized edges of the property and provides an approximate 2.36 miles of trails within the park.





## Waterworks Terrace & Main Plaza

*Enhancement to streetscape and landscape, including plaza elements, parking, and water feature*

### Waterworks Terrace

The Waterworks Terrace, built in 2012, restored the historic City Pool site to an attraction with the new stone masonry, restrooms, and landscaping that retained the original staircase leading down to Cibolo Creek. This proposed concept seeks to honour the traditional theme of “cooling off” at this site by offering additional landscape elements to create a plaza environment that has the capacity for water-play without detracting from the passive, formal nature of the site. This concept re-works the paving to guide visitors into the lawn area towards the creek. Walks within the terrace include a decorative paving feature with embedded spray nozzles that can be activated for visitors to cool off on a hot day. A pavilion is planned on the north side of the terrace for picnics, gatherings or other activities.

### Main Plaza

This concept on the left illustrates an approach to addressing parking needs around Main Plaza and the Waterworks Terrace. The conversion of W. Blanco Rd. to a one-way street allows for an increase from 42 existing parking spaces to a total of 72 spaces. Furthermore, the reduction in width of the roadway creates a more pedestrian-oriented site with accents to paving at the crosswalk leading to the Terrace.

The conceptual site plan below illustrates one way to increase parking in downtown and tying Main Plaza and Waterworks Terrace together into a unified plaza. The concept would convert W. Blanco into a single lane, one-way street, thereby increasing available parking space. This concept represents one of many possible approaches that could enhance the user experience in and around the park and Downtown.

**AMENITIES**  
 Pavilion  
 Enhanced Plaza  
 Shade Trees  
 Fountain Plaza (Splash Pad)  
 Seating  
 Parking Expansion  
 Streetscape Renovation



**Conceptual Site Plan**  
 Not to Scale

**Approximate Investment Per Household:**  
 \$\$ to \$\$ per year  
 (depending on property valuation)



AMENITIES

- Trails
- Pedestrian Bridge
- Picnic Shelters
- Parking

City of Boerne	
Northside Neighborhood Park Improvements	
Opinion of Probable Costs	
	Project Total
	\$186,500.00
Item / Description	Total Costs
Path	\$96,500.00
Trails - 1,330 LF	
Pedestrian Bridge	
Shelter	\$90,000.00
5 Picnic Shelters	
Total Opinion of Probable Costs	\$186,500.00



Park Renovation  
Investment Per Household:  
\$2 to \$6 per year  
(depending on property valuation)

Conceptual Site Plan  
Not to Scale

Northside Neighborhood Park

*Pathway additions and park expansion to improve access*

Sited within Northside Neighborhood Park is the City’s Parks and Recreation Department in-cludes administrative offices and an out-building. While HOA easements bordering the park’s dedicated 8 acres are not delineated by boundaries on the ground, the park manages to function and be experienced as if it is a single park. The Department facilities provide administrative and program offices for staff as well as act as the clearing house for public interaction, bookings, and general information.

Recommendations include:

- Replace the dirt road with an improved surface and small parking area to be used either by staff or users wanting to access the western portion of the property;
- Install a footbridge or pedestrian bridge across the creek, replacing the existing at grade con-crete crossing in disrepair;
- Create a walking trail that utilizes natural materials such as mulch or decomposed granite; trail to circulate allowing for a small loop within the wildflower pasture as well as entry and exit at two ends of the loop;
- A number of well-placed small picnic facilities in the open pasture area;
- Educational signage relating to creek side ecosystems, native species of plants and trees, and wildlife habitat.

# City of Boerne

## Master Action Item List

 Not Started

 Complete

 In-Progress

 Item with no Budget Implication

Initiation Time Frame														
Goal 1: Accommodate anticipated community growth through smart growth principles and strategic investments in utilities while protecting the natural resources and small-town character of Boerne.														
Action #	Document	Action Recommendation	Short term (1-2 yrs.)	Mid term (3- 10 yrs.)	Long term (10+ yrs.)	Legal/Regulatory Obligation?	Vision Category	CM Report Category	Council Sponsor	Estimated Cost (\$)	Projected Start	Projected Completion	Current Status	Comments
1.3.18	CIP	WTP Generator		■		No	Safety & Security	Infrastructure		\$1,000,000	FY-22		Not Started	Proposed for FY21-22
1.2.6	CIP	Cascade Caverns/Old San Antonio Rd Drainage		■		No	Environmental Responsibility	Mobility		\$1,000,000	FY-22		Not Started	Proposed as Potential General Obligation Bond Project. Possibility of MPO funding up to \$500,000
1.3.30	CIP	Hwy 46E to Cascade Caverns Gas Distribution Loop		■		Yes-R	Safety & Security	Infrastructure		\$1,700,000	FY-22		Not Started	Proposed as Potential Utility Revenue Bond Project
1.3.31	CIP	Hwy 46E to Cascade Water Main Distribution Loop		■		Yes-R	Safety & Security	Infrastructure		\$2,000,000	FY-22		Not Started	Proposed for FY21-22
1.3.19	CIP	Carbon Filter at Buckskin Tank		■		Yes-R	Safety & Security	Infrastructure		\$500,000	FY-22		Not Started	Proposed for FY21-22
1.3.33	CIP	WCID #3A Main Replacement		■		Yes-L	Safety & Security	Infrastructure		\$1,000,000	FY-22		Not Started	Required as part of WCID#3A DA
1.3.1	MP	Develop a comprehensive water/wastewater master plan to help identify long-term water and wastewater infrastructure needs.		■		No	Safety & Security	Infrastructure	Tim Handren		FY-22		Not Started	Mayor created water planning committee. Staff will use recommendations from committee to help develop master plan
1.3.11	MP	Determine present conditions of downtown/ North Main utility infrastructure; create a program for improvements to allow for economic development opportunities.	■			No	Economic Stability	Development			FY-22		Not Started	Staff has had discussions on potential incentive program. Program would potentially include grant or reimbursement on utility bill for infrastructure upgrades.
1.3.27	CIP	Ranches at Creeksdie Reclaimed Water Loop		■		Yes-R	Safety & Security	Infrastructure		\$1,000,000	FY-23		Not Started	Proposed for FY22-23
1.3.28	CIP	WWTP/WWTRC South Cibolo Collector Main Design		■		Yes-R	Safety & Security	Infrastructure		\$6,400,000	FY-23		Not Started	Proposed as Potential Utility Revenue Bond Project. Will be able to use some of Wastewater Capital Reserve for funding as well.
1.2.1	MP	Coordinate with the San Antonio River Authority (SARA) and Guadalupe-Blanco River Authority (GBRA) partners to implement identified improvements on the Cibolo Creek watershed and other important drainageways in the Boerne area.		■		No	Environmental Responsibility	Infrastructure	Ty Wolosin/Bryce Boddie		FY-23		Not Started	Not started
1.3.29	CIP	School Lift Station Force Main & Gravity Main Improvements		■		Yes-R	Safety & Security	Infrastructure		\$2,000,000	FY-24		Not Started	Proposed as Potential Utility Revenue Bond Project
1.3.6a	CIP	WWTRC Expansion		■		Yes-R	Safety & Security	Infrastructure		\$12,000,000	FY-24		Not Started	Proposed as Potential Utility Revenue Bond Project. \$2,000,000 proposed to come from Wastewater Capital Reserve
1.2.7	CIP	Adler Drainage Culverts		■		No	Environmental Responsibility	Infrastructure		\$1,500,000	FY-24		Not Started	Proposed as Potential Utility Revenue Bond Project
1.3.22	CIP	WWTP/WWTRC South Cibolo Diversion Structure		■		Yes-R	Safety & Security	Infrastructure		\$6,500,000	FY-24		Not Started	Proposed for FY23-24
1.3.5a	CIP	Water Treatment Plant Expansion		■		Yes-R	Safety & Security	Infrastructure	Ty Wolosin	\$19,000,000	FY-26		Not Started	Proposed as Potential Utility Revenue Bond Project. \$2,000,000 proposed to come from Water Impact Fees
1.3.26	CIP	Reclaimed Water Elevated Storage at Hwy 46E		■		Yes-R	Safety & Security	Infrastructure	Ty Wolosin	\$1,600,000	FY-26		Not Started	Proposed for FY25-26
1.3.14	CIP	Renovation of Former Street/Mechanic Facility		■		No	Safety & Security	Infrastructure		\$250,000	FY-26		Not Started	Proposed for FY25-26

City of Boerne

Master Action Item List

Not Started

In-Progress

Complete

Item with no Budget Implication

1.3.21	CIP	School Lift Station Upgrade				Yes-R	Safety & Security	Infrastructure		\$600,000	FY-22		In-Progress	Required for future service of WCID #3A. \$600,000 allocated for wet well/pump replacement in FY-21. Total for Project was \$2,300,000.
1.3.32	CIP	WCID #4 Transmission Main Easement Acquisition				Yes-L	Safety & Security	Infrastructure		\$125,000	FY-21		In-Progress	Required as part of Kendall Ranch Agreement.
1.2.5	CIP	Calder Drainage Channel Improvement				Yes-L	Environmental Responsibility	Infrastructure		\$347,000	FY-21		In-Progress	completed, money to be allocated per agreement.
1.3.15	CIP	Ranches at Creekside Reclaimed Reimb				Yes-L	Safety & Security	Infrastructure		\$584,400	Mar-18		In-Progress	Ongoing reimbursement from DA- City has reimbursed for 2 of 8 total units
1.3.24	CIP	Ranches at Creekside Gas Main				Yes-L	Safety & Security	Infrastructure		\$989,400	Mar-18		In-Progress	Ongoing reimbursement from DA- City has reimbursed for 2 of 8 total units
1.3.23	CIP	Regent Park Gas Main				Yes-L	Safety & Security	Infrastructure		\$865,539	Apr-18		In-Progress	Ongoing Reimbursement from DA-City has reimbursed for 3 of 9 total phases
1.3.13	CIP	Buc-ee's Electric Extension				Yes-L	Safety & Security	Infrastructure		\$350,000	Oct-19		In-Progress	Required as part of Buc-ee's 380 agreement. In design phase. Probably on books for FY-22
1.3.17	CIP	Buc-ee's Water Extension				Yes-L	Safety & Security	Infrastructure		\$450,000	Oct-19		In-Progress	Required as part of Buc-ee's 380 agreement. In design phase
1.3.20	CIP	Suggs Creek/Buc'ees Sewer Extension				Yes-L	Safety & Security	Infrastructure		\$1,000,000	Oct-19		In-Progress	Required as part of Buc-ee's and Regent Park agreements. In design phase. \$800,000 allocated for FY21.
1.3.25	CIP	Buc-ee's Gas Extension				Yes-L	Safety & Security	Infrastructure		\$350,000	Oct-19		In-Progress	Required as part of Buc-ee's 380 agreement. In design phase
1.3.34	Other	Develop Business Plan for Utilities				No	Economic Stability	Infrastructure			FY-21		In-Progress	Staff currently working on 1st draft
1.3.35	Other	Determine cost/benefit of potential Solar Electricity Program				No	Environmental Responsibility	Infrastructure	Ty Wolosin/Joseph Macaluso	\$50,000	FY-21		In-Progress	Staff has had preliminary discussion with BEC about a possilbe program
1.2.4	CIP	River Rd-Erosion control & bank stabilization				No	Environmental Responsibility	Infrastructure		\$720,000	FY-21		In-Progress	\$120,000 funded for first project
1.4.4	MP	Evaluate opportunities to improve riparian buffers on City-owned property.				No	Environmental Responsibility	Infrastructure	Ty Wolosin		FY-21		In-Progress	See 1.2.4. In-progress
1.3.16	CIP	Regent Park Standpipe Oversizing				No	Safety & Security	Infrastructure		\$250,000	FY-22		In-Progress	Contribution for construction proposed for FY21-22. Currently doing oversizing study to determine size and actual cost
1.3.12	CIP	Electric Feeder Re-Conductoring				No	Safety & Security	Infrastructure		\$610,000	Oct-19		In-Progress	Ongoing Project
1.2.3	MP	Develop a comprehensive Drainage Master Plan for Boerne.				No	Environmental Responsibility	Infrastructure	Ty Wolosin/Bryce Boddie	\$250,000	Mar-20	TBD	In-Progress	Phase 1 Wrapping up. Subsequent phases on hold due to COVID-19
1.2.2	MP	Modify the City's drainage criteria manual and regulations stemming from recent updates to the frequency and intensity of rainfall events.				Yes-R	Environmental Responsibility	Development	Bryce Boddie	N/A	Aug-19	Oct-19	Complete	Completed
1.1.6	MP	Establish a fiscal impact analysis tool used in the assessment of property annexation and planned unit development proposals				No	Economic Stability	Development		N/A	Feb-18	Apr-18	Complete	Developed as part of Annexation Strategy before change in state annexation law in 2018



# City of Boerne

## Master Action Item List

Not Started

In-Progress

Complete

Item with no Budget Implication











1.4.6	MP	Evaluate and implement modifications to the City's zoning, subdivision, and other development regulations to encourage or incentivize further protection of sensitive natural resources (e.g., stream or riparian corridors, steep slopes, mature trees, etc.) as part of new development.	<div></div>			No	Environmental Responsibility	Development	Ty Wolosin	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
1.4.1	MP	Promote environmentally sensitive building and low impact development (LID) practices as part of new public and private development.	<div></div>			No	Environmental Responsibility	Development	Ty Wolosin	\$67,299	Sep-19	Feb-20	Complete	LID/Stormwater part of single project and ordinance update
1.4.5	MP	Evaluate and implement modifications to the City's development ordinances to establish riparian buffers and low impact development as part of new development in sensitive areas.	<div></div>			No	Environmental Responsibility	Development	Ty Wolosin	\$67,299	Sep-19	Feb-20	Complete	LID/Stormwater part of single project and ordinance update
1.3.5	MP	Continue to evaluate and anticipate the need for expansion of the City's water treatment to accommodate population growth projections.		<div></div>	<div></div>	Yes-R	Environmental Responsibility	Infrastructure			FY-19	Ongoing	In-Progress	Staff Continues to monitor growth
1.3.6	MP	Continue to evaluate and anticipate the need for expansion of the City's Wastewater Treatment and Recycling Center (WWTRC) to accommodate population growth projections.		<div></div>		Yes-R	Environmental Responsibility	Infrastructure			FY-19	Ongoing	In-Progress	Staff continues to monitor growth and has projects proposed in CIP to expand as necessary
1.1.1	MP	Proactively evaluate and implement Boerne's growth program in the context of smart growth principles.	<div></div>			No	Unique Community Charm	Development			FY-19	Ongoing	In-Progress	Staff utilizes community vision in master plan as well as smart growth principles in evaluation of projectss
1.1.2	MP	Implement community growth strategies that maximize the use of existing City infrastructure.	<div></div>			No	Fiscal Excellence	Development			FY-19	Ongoing	In-Progress	See 1.4.1. Staff has implemented ordinances that help to accomplish this goal.
1.1.4	MP	Re-evaluate the City's Capital Improvement Program (CIP) and update it to incorporate consistent findings related to the Master Plan and changing priorities.	<div></div>			No	Fiscal Excellence	Financial			FY-19	Ongoing	In-Progress	Development of Master Plan Action Item Spreadsheet

Goal 2: Diversify housing and employment opportunities through a focus on the character and quality of development and redevelopment around the community.														
Action #	Document	Action Recommendation	Short term (1-2 yrs.)	Mid term (3-10 yrs.)	Long term (10+ yrs.)	Legal/Regulatory Obligation?	Vision Category	CM Report Category	Council Sponsor	Estimated Cost (\$)	Projected Start	Projected Completion	Current Status	Comments
2.4.1	MP	Facilitate public streetscape improvements as catalyst projects in downtown.		<div></div>		No	Unique Community Charm	Development	Bryce Boddie/Joseph Macaluso		FY-22		Not Started	Not started-No serious discussions about taking over ownership of Main Street.
2.4.2	MP	Identify funding for additional gateways into downtown Boerne.		<div></div>		No	Unique Community Charm	Mobility	Ty Wolosin/Bryce Boddie/Joseph Macaluso		FY-20		In-Progress	\$100,000 annually allocated in budget for potential items (5-year plan)

# City of Boerne

## Master Action Item List

 Not Started     Complete  
 In-Progress     Item with no Budget Implication

2.4.4	MP	Coordinate with area property owners (and TxDOT) to improve access and the landscaping and visual appearance of properties along North Main Street.				No	Unique Community Charm	Development	Bryce Boddie/Joseph Macaluso		FY-21		In-Progress	Staff beginning to work with stakeholder groups.
2.3.3	MP	Develop a comprehensive guidebook which clearly specifies the development process for citizens and the development community.				No	Economic Stability	Development	Tim Handren	\$300,450	Feb-19	Mar-21	In-Progress	Being Developed in conjunction with new website refresh and new development software
2.2.4	MP	Develop character and context sensitive street cross-sections as part of the next update to the City's Thoroughfare Master Plan.				No	Historical Stewardship	Development	Tim Handren/Bryce Boddie	\$150,000	Jun-21	Feb-22	In-Progress	Budget for project approved. Part of City's Thoroughfare Master Plan
2.1.1	MP	Undertake a comprehensive analysis of the City's zoning, subdivision, and other zoning regulations, and evaluate and modify ordinacnes to accomplish quality development goals.				No	Economic Stability	Development	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.1.2	MP	Undertake a comprehensive update to the City's zoning, subdivision, and other development regulations to implement the recommendations identified in the Boerne Master Plan and improve the quality and character of the built environment and the City's design criteria.				No	Unique Community Charm	Development	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.1.3	MP	Review and amend the subdivision regulations as necessary to improve connectivity in and through new subdivisions.				No	Safety & Security	Development	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.1.4	MP	Review and amend the zoning and subdivision regulations to allow a greater mix of housing types in neighborhoods.				No	Economic Stability	Development	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.2.1	MP	Proactively evaluate opportunities to expand the unique urban character of downtown to adjacent areas designated on the Boerne Future Land Use Plan.				No	Economic Stability	Development	Tim Handren/Bryce Boddie	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.2.2	MP	Identify opportunities to allow multi-family residential in transitional residential areas per market demand.				No	Economic Stability	Development	Tim Handren/Bryce Boddie	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.2.3	MP	Review and amend the zoning and subdivision regulations to facilitate increased transition of existing single-family residential units to higher intensity transitional residential products or neighborhood commercial in and around the older established neighborhoods of downtown.				No	Historical Stewardship	Development	Tim Handren/Bryce Boddie	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)

# City of Boerne

## Master Action Item List

Not Started

In-Progress

Complete

Item with no Budget Implication


2.3.4	MP	Establish a zoning clearance permit to clarify development rights.	<div></div>			No	Economic Stability	Development	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.3.5	MP	Establish a consistent process for codifying adopted City ordinances.	<div></div>			No	Economic Stability	Development	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.3.6	MP	Evaluate opportunities to establish mixed-use development along Herff Road (i.e., mixed- product residential, commercial, medical and office development).	<div></div>			No	Economic Stability	Development	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.4.3	MP	Continue to identify opportunities to add urban- character residential units in downtown and the surrounding area to create an increased nighttime and weekend market demand.		<div></div>		No	Economic Stability	Development	Tim Handren/Bryce Boddie	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
2.2.7	MP	Expand efforts to increase protections for historic preservation in Boerne.	<div></div>			No	Historical Stewardship	Development	Bryce Boddie	N/A	Oct-19	Nov-19	Complete	Updated Zoning Ordinance for Historic Structre Demolitions
2.2.6	MP	Facilitate opportunities to implement the BISD Catalytic Site in downtown Boerne.		<div></div>		No	Economic Stability	Development	Bryce Boddie		TBD		Not Started	BISD not selling property
2.1.5	MP	Collaborate with Boerne ISD to establish joint goals for future school siting to ensure they are well-located and integrated into neighborhoods where possible.	<div></div>			No	Economic Stability	Development	Bryce Boddie		FY-19	Ongoing	In-Progress	Staff has helped locate potential sites within WCID #3A
2.2.5	MP	Facilitate opportunities to implement the Cibolo Creek Catalytic Site in downtown Boerne.		<div></div>		No	Economic Stability	Development	Bryce Boddie		FY18-19		In-Progress	Staff continues to work with potential developers of parcels within area

Goal 3: Proactively plan for a multimodal transportation system to reduce congestion, accommodate anticipated travel demand, and provide quality of life amenities.														
Action #	Document	Action Recommendation	Short term (1-2 yrs.)	Mid term (3-10 yrs.)	Long term (10+ yrs.)	Legal/Regulatory Obligation?	Vision Category	CM Report Category	Council Sponsor	Estimated Cost (\$)	Projected Start	Projected Completion	Current Status	Comments
3.1.5	MP	Determine and pursue available opportunities to establish new truck route ordinance to reroute truck traffic away from Main Street.	<div></div>			No	Safety & Security	Mobility	Ty Wolosin/Bryce Boddie		FY-22		Not Started	Not Started



# City of Boerne

## Master Action Item List

 Not Started

 Complete

 In-Progress

 Item with no Budget Implication

3.2.2	MP	Obtain cost estimates and establish a long term plan to implement the high priority on-street bicycle lane projects as set out in the Boerne Pedestrian & Bicycle Recommendations Study (AAMPO) (e.g., East Blanco Road/West San Antonio Ave.; Herff Road from Oak Park Drive to Old San Antonio Road; West Highland Drive; South Plant Street; and the secondary streets of Turner Avenue, West Hosack Street, Live Oak Street, and Rosewood Avenue).				No	Safety & Security	Mobility	Ty Wolosin/Bryce Boddie		FY-22		Not Started	Not started
3.2.14	CIP	Cascade Caverns Phase I-Frontage Rd to BISD School Entrance			No	Safety & Security	Mobility			\$3,780,000	FY-23		Not Started	Proposed as Potential General Obligation Bond Project. Possible MPO funding of up to \$1,750,000
3.2.20	CIP	Scenic Loop Rd between Cascade Caverns and IH 10 Frontage Rd			No	Safety & Security	Mobility			\$918,750	FY-23		Not Started	Proposed as Potential General Obligation Bond Project. Possible MPO funding of up to \$1,750,000
3.2.21	CIP	Scenic Loop Rd Improvements			No	Safety & Security	Mobility			\$690,000	FY-23		Not Started	Proposed as Potential General Obligation Bond Project. County project per Tansportation Committee findings
3.2.6	MP	Fund and establish the recommended shared use path improvements to improve pedestrian and bicycle connections throughout the City (e.g., along Esser Road and Johns Road, Champion Boulevard, and a connection between Johns Road and North Main Street).			No	Unique Community Charm	Mobility	Ty Wolosin			FY-23		Not Started	No current comments
3.2.7	MP	Partner with the Alamo Area MPO and other jurisdictions to create consistent bicycle and pedestrian educational and promotional materials beneficial to the Boerne community.			No	Unique Community Charm	Mobility	Ty Wolosin			FY-23		Not Started	Not started
3.2.23	CIP	Downtown Parking Garage			No	Safety & Security	Mobility			\$2,500,000	FY-24		Not Started	Proposed as Potential General Obligation Bond Project
3.2.19	CIP	Old San Antonio Bridge at Menger Creek			No	Safety & Security	Mobility			\$2,150,000	FY-24		Not Started	Proposed as Potential General Obligation Bond Project
3.2.22	CIP	5 Points Traffic Circle - Main St @ N. School			No	Safety & Security	Mobility	Ty Wolosin		\$2,800,000	FY-25		Not Started	Proposed as Potential General Obligation Bond Project
3.2.10	PMP	Curry Creek Trail Extension Blanco Road to Old No. 9 Trail			No	Unique Community Charm	Mobility	Ty Wolosin		\$176,880	FY-25		Not Started	Proposed as Potential Bond Project
3.2.11	PMP	Trails within Northrup Park			No	Unique Community Charm	Mobility			\$665,755	FY-26		Not Started	Proposed as Potential Bond Project
3.2.15	CIP	Cascade Caverns Rd to Southglen			No	Safety & Security	Mobility			\$3,675,000	FY-26		Not Started	Proposed as Potential General Obligation Bond Project
3.2.16	CIP	Enterprise Parkway at Scenic Loop Improvements			No	Safety & Security	Mobility			\$168,000	FY-26		Not Started	Proposed as Potential General Obligation Bond Project
3.2.17	CIP	Enterprise Parkway Connection to IH 10 Frontage Rd			No	Safety & Security	Mobility			\$1,050,000	FY-26		Not Started	Proposed as Potential General Obligation Bond Project

# City of Boerne















## Master Action Item List

 Not Started

 Complete

 In-Progress

 Item with no Budget Implication

3.2.18	CIP	Johns Road Improvements				No	Safety & Security	Mobility		\$2,000,000	FY-26		Not Started	Proposed as Potential General Obligation Bond Project
3.2.24	CIP	Possible AAMPO Project				No	Safety & Security	Mobility		\$5,000,000	FY-26		Not Started	Proposed as Potential General Obligation Bond Project
3.2.12	CIP	Buc-ee's Way Road Improvements				Yes-L	Safety & Security	Mobility		\$505,000	Oct-19		In-Progress	Required as part of Buc-ee's 380 agreement. In design phase
3.2.5	MP	Fund the recommended improvements to key intersections to improve the safety of pedestrian crossings (e.g., River Road; Main Street, and the South Main Street/Crosspoint intersections).				No	Safety & Security	Mobility	Ty Wolosin		FY-19		In-Progress	City working with TXDOT to determine locations. Staff is also determining if prjocet could be MPO project
3.2.3	MP	Obtain cost estimates and establish a long term plan to implement the high priority pedestrian sidewalk projects as set out in the Boerne Pedestrian & Bicycle Recommendations Study (AAMPO) (e.g., West San Antonio Avenue to Lattimore Boulevard; Rosewood Avenue to downtown Boerne; North right-of-way of River Road; East Bandera Road; Schweppe Street; Herff Road to Old San Antonio Road; West Bandera Road from I-10 frontage road to past Norris Lane).				No	Safety & Security	Mobility	Ty Wolosin		FY-20		In-Progress	West San Antonio Ave to Lattimore Complete \$121,000 Funded for FY-20-21. Pending LCRA approval for sale.
3.2.25	CIP	LCRA Parking Lot Purchase				No	Safety & Security	Mobility		TBD	FY-21		In-Progress	
3.2.4	MP	Continue to work with TxDOT to establish additional pedestrian crosswalks with median refuges at additional locations on Main Street and River Road.				No	Safety & Security	Mobility	Ty Wolosin	TBD	Sep-20	TBD	In-Progress	City working with TXDOT to determine locations. Also determining if prjocet could be MPO project
3.2.13	CIP	Corridor/Street Improvements				No	Safety & Security	Mobility	Ty Wolosin	\$400,000	Oct-20		In-Progress	FY20-21 \$100,000 Budgeted-Sidewalk Projects-Currently under Design
3.1.1	MP	Prepare an update to the City's Thoroughfare Master Plan.				No	Safety & Security	Mobility	Ty Wolosin/Bryce Boddie	\$150,000	Jun-21	Feb-22	In-Progress	Budget for project approved.
3.2.1	MP	Adopt a Complete Streets policy to promote safer mobility for all users.				No	Safety & Security	Mobility	Tim Handren/Ty Wolosin/Bryce Boddie	\$150,000	Jun-21	Feb-22	In-Progress	Budget for project approved. Part of City's Thoroughfare Master Plan
3.1.4	MP	Evaluate cost/benefit of acquiring the rights-of-way of Main Street/Highway 87 from TxDOT.				No	Safety & Security	Mobility	Bryce Boddie		TBD		Not Started	Not Started
3.2.9	PMP	Pedestrian Bridge across Cibolo Creek				No	Unique Community Charm	Mobility		\$360,000	N/A		Not Started	No longer viable- Nature Center School built in location required for easement.
3.2.8	PMP	Herff Rd to Boerne City Park Trail				No	Unique Community Charm	Mobility		\$53,275	N/A	N/A	Not Started	No longer viable- Nature Center School built in location required for easement.
3.1.6	MP	Support longer-term efforts to establish a transit station in Boerne by 2032.				No	Economic Stability	Mobility	Ty Wolosin/Bryce Boddie		FY-19		In-Progress	N/A-Not currently viable through VIA or other entities. Staff, with the BKCEDC and Chamber has had several discussions with transit authorites.

# City of Boerne

## Master Action Item List

Not Started

Complete

In-Progress

Item with no Budget Implication

3.1.3	MP	Continue to work in partnership with TxDOT, Kendall County, and other area partners to find solutions regarding regional transportation issues.	<div></div>			No	Safety & Security	Mobility	Ty Wolosin/Bryce Boddie	N/A	Ongoing-MPO	Ongoing	In-Progress	Staff meets monthly with AAMPO to determine needs. Call for Projects scheduled Oct 20-Apr 20.
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Goal 4: Provide high quality facilities and services which create a healthy, safe, and well-educated community and incorporate the residents in decision-making processes.														
Action #	Document	Action Recommendation	Short term (1-2 yrs.)	Mid term (3-10 yrs.)	Long term (10+ yrs.)	Legal/Regulatory Obligation?	Vision Category	CM Report Category	Council Sponsor	Estimated Cost (\$)	Projected Start	Projected Completion	Current Status	Comments
4.2.3a	PMP	Northside Community Park Improvements (Adult Softball Fields, Large Multi-Purpose Field, Small Multi-Purpose Field, Covered Basketball Court, Volleyball Court, Playgrounds, Dog Park, Pavilions, Restrooms, Concessions, Walking Trails, Picnic Shelters, Parking, Bio-swales, Landscaping)	<div></div>			No	Unique Community Charm	Infrastructure	Ty Wolosin	\$9,558,000	FY-22		Not Started	Proposed as Potential Bond Project
4.5.9a	CIP	Fire Station		<div></div>		No	Safety & Security	Infrastructure		\$7,694,993	FY-22		Not Started	Proposed as Potential General Obligation Bond Project. Two sites located (Esperanza site and Regent Park site). Esperanza site has developer obligation to build station for a cost not to exceed 1.4M. Regent Park site will require City to build station.
4.9.1	CIP	Shop expansion		<div></div>		No	N/A	Infrastructure		\$200,000	FY-22		Not Started	Proposed for FY21-22
4.4.6	CIP	Emergency Vehicle Warehouse		<div></div>		No	Safety & Security	Infrastructure		\$100,000	FY-22		Not Started	Was not funded in FY21 budget.
4.2.8	MP	Update the Boerne Parks, Recreation, and Open Space Master Plan by 2022-2023.		<div></div>		No	Unique Community Charm	Infrastructure	Ty Wolosin		FY-23		Not Started	Plan to be updated in FY-23
4.2.6a	PMP	City Park Auqatics (Option A: Replacement of pool and structures with Leisure and Lap Lanes, Zero-Depth Entry (beach) area, Cabanas, Pavilions, Pool House and Landscape amenities. Option B: Renovated Pool Facility, Renovated Pavilion, Splash Pad, Seat Walls, Lawn, Seating Boulders)	<div></div>			No	Unique Community Charm	Infrastructure	Ty Wolosin/Quinten Scott	\$8,340,000	FY-23		Not Started	Proposed as Potential Bond Project
4.3.4	CIP	Kiosk/Canopy		<div></div>		No	Unique Community Charm	Infrastructure		\$150,000	FY-23		Not Started	Proposed for FY22-23
4.9.3	CIP	New Facility for Street Department		<div></div>		No	N/A	Infrastructure		\$3,400,000	FY-24		Not Started	Proposed as Potential General Obligation Bond Project
4.7.3	CIP	New Animal Control Facility		<div></div>		No	N/A	Infrastructure		\$2,470,000	FY-24		Not Started	Proposed as Potential General Obligation Bond Project. Possible partnership with Kendall County for expanded facilities.
4.3.3a	CIP	Express Library		<div></div>		No	Unique Community Charm	Infrastructure		\$1,600,000	FY-25		Not Started	Proposed for FY24-25
4.2.3c	PMP	Boerne Lake Park Improvements (Trails, Trail Head, Expanded Playgrounds, Picnic, Bio-Swales)		<div></div>		No	Unique Community Charm	Infrastructure	Ty Wolosin	\$1,642,200	FY-25		Not Started	Proposed as Potential Bond Project
4.2.3d	PMP	Northside Neighborhood Park Improvements (Trails, Pedestrian Bridge, Picnic Shelters, Parking)		<div></div>		No	Unique Community Charm	Mobility	Ty Wolosin	\$223,800	FY-25		Not Started	Proposed as Potential Bond Project



# City of Boerne

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Not Started

Complete

In-Progress

Item with no Budget Implication

4.2.3b	PMP	Northrup Park Miracle League Fields (Re-orient fields, playground, and surrounding circulation space)	■			No	Unique Community Charm	Infrastructure		\$3,924,000	FY-26		Not Started	Proposed as Potential Bond Project
4.5.7	MP	Evaluate partnerships and financial opportunities to establish an emergency services training facility in Boerne.		■		No	Safety & Security	Other			TBD		Not Started	Not started
4.6.1	MP	Evaluate the near- and long-term needs regarding Boerne’s provision of EMS response.	■			No	Safety & Security	Other			TBD		Not Started	Staff does adjust and allocate based on current interlocal agreement with Kendall County.
4.2.3	MP	Proactively address parkland needs in under- served areas identified in the Boerne Parks, Recreation, and Open Space Master Plan.			■	No	Unique Community Charm	Infrastructure	Ty Wolosin		FY-19		In-Progress	Projects currently proposed as potential Bond Projects
4.1.5	MP	Develop additional downtown parking options.		■		No	Economic Stability	Mobility	Ty Wolosin		FY-19	TBD	In-Progress	Stage 1- Lot on BISD-Church-City-Complete
4.5.5	MP	Support Fire Department efforts to obtain specialized response equipment (e.g., hazardous materials response, high and low angle rope rescue, confined space, swiftwater, vehicle extrication, and other specialized rescue needs).		■		No	Safety & Security	Infrastructure			FY-19		In-Progress	Fire Department continues to obtain specialized response equipment including thermal image cameras, swiftwater equipment, ballistic gear, hazardous materials gear and SCUBA gear.
4.2.6	MP	Consider development of an aquatics facility or natatorium; plan to provide a variety of water- based recreation opportunities in Boerne.		■		No	Unique Community Charm	Infrastructure	Quinten Scott		FY-21		In-Progress	Projects currently proposed as potential Bond Projects
4.2.6b	PMP	Waterworks Terrace and Main Plaza Improvements (Pavilion, Enhanced Plaza, Shade Trees, Fountain Plaza Splash Pads, Seating Parking Expansion, Streetscape Renovation)		■		No	Unique Community Charm	Mobility	Ty Wolosin/Quinten Scott	\$313,340	FY-21		In-Progress	Proposed as Potential Bond Project-Splash pads have been discussed with \$100,000 budgeted in FY-21 for potential project.
4.4.7	Other	Develop additional resources or potentially add healthcare officer to work with mental health involved police calls		■		No	Safety & Security	Infrastructure	Ty Wolosin		TBD		In-Progress	Not Started
4.3.1	MP	Develop an update to the library strategic plan by 2020.	■			No	Unique Community Charm	Infrastructure		N/A	Jan-19	Sep-19	Complete	Completed
4.2.2	MP	Review and update the Open Space Systems requirements as a Parkland Dedication Ordinance to help meet the growing need for parks and recreation as development in the community continues.	■			No	Unique Community Charm	Infrastructure	Tim Handren	\$300,450	Feb-19	Mar-21	Complete	Creation of Unified Development Code (UDC)
4.5.9	MP	Continue to evaluate other Fire Department facilities, including future substations.		■	■	No	Safety & Security	Infrastructure			FY-19		Not Started	Projects currently proposed in CIP Bond Projects (5.5.9a)
4.1.6	MP	Publish list of volunteer and donation opportunities to allow the public to help improve the public spaces in Boerne.	■			No	Unique Community Charm	Other			TBD		Not Started	Not Started

# City of Boerne

## Master Action Item List

Not Started

In-Progress

Complete

Item with no Budget Implication

4.2.1	MP	Move forward with implementation of priority projects identified in the Boerne Parks, Recreation, and Open Space Master Plan.	<div></div>	<div></div>	<div></div>	No	Unique Community Charm	Infrastructure			TBD		Not Started	Projects currently proposed as potential Bond Projects
4.3.3	MP	Determine location and funding to meet the longer-term goal to establish public library services in other areas of Boerne.			<div></div>	No	Unique Community Charm	Infrastructure			Ongoing		Not Started	Projects currently proposed in 5 year CIP (Express Library and Kiosk)
4.1.1	MP	Develop a community outreach and engagement strategy that fosters dialogue, builds community trust, and encourages informed civic participation.	<div></div>			No	Safety & Security	Other	Ty Wolosin/Bryce Boddie		FY-19		In-Progress	Staff and Council continues to utilize all forms of communication to reach and engage community
4.1.2	MP	Utilize the Boerne Master Plan as an integral part in daily, weekly, and monthly decision- making processes.	<div></div>			No	Fiscal Excellence	Other		N/A	FY-19	Ongoing	In-Progress	Staff utilizes master plan in decision making processes
4.1.4	MP	Annually budget the necessary funds needed to implement identified projects set out in the Master Plan.	<div></div>			No	Unique Community Charm	Financial			FY-19	Ongoing	In-Progress	Staff and Council continue to move forward with projects. Master Plan Action Item Spreadsheet to assist in identifying, prioritizing, budgeting and implementing projects
4.3.2	MP	Determine alternative funding options, including increased support from Kendall County, and collaborate and support efforts by the Boerne Public Library Foundation (BPLF) and the Friends of the Boerne Public Library (FOBPL) to raise funds to support library services.	<div></div>			No	Unique Community Charm	Other			FY-19		In-Progress	Library staff continues to explore options
4.8.1	MP	Evaluate the near and longer term needs regarding healthcare facilities in Boerne.		<div></div>		No	Economic Stability	Development			FY-19		In-Progress	Staff continues to meet with potential prospects. After meeting with regional medical entities, larger size hospital not currently viable.
4.1.3	MP	Develop specific benchmarking performance measures for each Master Plan element and use these to track plan implementation on a recurring basis.	<div></div>			No	Fiscal Excellence	Other			FY21		In-Progress	Development of Master Plan Action Item Spreadsheet first step in being able to benchmark projects

Goal 5: Foster a thriving and diverse economy through business attraction, retention, expansion, employment diversification and attraction of higher paying jobs, and destination amenities which maintain the overall financial viability of the City.														
Action #	Document	Action Recommendation	Short term (1-2 yrs.)	Mid term (3-10 yrs.)	Long term (10+ yrs.)	Legal/Regulatory Obligation?	Vision Category	CM Report Category	Council Sponsor	Estimated Cost (\$)	Projected Start	Projected Completion	Current Status	Comments
5.1.3	MP	Seek out and evaluate opportunities to expand incentives and other assistance for residential and nonresidential property owners to reinvest in their communities.	<div></div>			No	Economic Stability	Development	Ty Wolosin/Bryce Boddie		FY21		In-Progress	Staff working with BKCEDC to enhance current incentive policy.
5.1.8	MP	Create and pursue opportunities for partnering to attract a future community college or higher education institutional campus to the Boerne area.	<div></div>			No	Economic Stability	Other		N/A	N/A	N/A	Complete	Complete

# City of Boerne

## Master Action Item List

Not Started

In-Progress

Complete

Item with no Budget Implication

5.1.9	MP	Support the development of an economic development strategic analysis.	<div></div>			No	Economic Stability	Other		N/A	Dec-19	Oct-20	Complete	Complete
5.1.7	MP	Expand support for the Boerne Convention and Visitor Bureau (CVB).	<div></div>			No	Economic Stability	Other		N/A	N/A	N/A	In-Progress	CVB continues to promote City as a destination
5.1.10	MP	Seek economic development initiatives to expand and diversify employment opportunities including higher paying jobs.	<div></div>			No	Economic Stability	Development	Ty Wolosin	TBD	Jan-19	TBD	In-Progress	Staff will work with BKCEDC on targeted goals in new 5 year Economic Development Strategy Plan

Goal 6: Maintain Boerne’s unique character through celebration of Boerne’s culture, placemaking initiatives, vibrant community interaction, and a diversified event calendar.														
Action #	Document	Action Recommendation	Short term (1-2 yrs.)	Mid term (3-10 yrs.)	Long term (10+ yrs.)	Legal/Regulatory Obligation?	Vision Category	CM Report Category	Council Sponsor	Estimated Cost (\$)	Projected Start	Projected Completion	Current Status	Comments
6.2.5	MP	Replace and enhance street signage throughout Boerne to improve community identification.	<div></div>			No	Safety & Security	Mobility			TBD		Not Started	Not Started
6.2.6	MP	Fund the addition of wayfinding signage at key points around the City.		<div></div>		No	Unique Community Charm	Mobility			TBD		Not Started	Not started
6.2.3	MP	Utilize scaled entrance monuments, signage, and landscaping to identify points of entry into Boerne.	<div></div>			No	Unique Community Charm	Mobility	Joseph Macaluso		FY-19		In-Progress	Staff exploring possiblilty with TXDOT as part of Interstate expansion.
6.2.7	MP	Coordinate with TxDOT to improve the appearance of key interchanges along Interstate 10 (i.e. South Main Street, Bandera Road, Johns Road, North Main	<div></div>			No	Unique Community Charm	Other	Joseph Macaluso		FY-19		In-Progress	Staff exploring possiblilty with TXDOT as part of Interstate expansion.
6.2.1	MP	Expand and/or enhance the Hill Country Mile to increase its marketability.	<div></div>			No	Economic Stability	Development			FY-19		In-Progress	Staff in preliminary internal discussions about possibility of expansion along River Road up to Elm St.
6.2.8	Other	Develop a comprehensive branding initiative for the City.		<div></div>		No	Unique Community Charm	Other	Tim Handren		TBD		In-Progress	Staff currently working to get quotes/proposals
6.2.4	MP	Determine funding alternatives to provide for a greater variety of arts initiatives.	<div></div>			No	Unique Community Charm	Other			FY-19		In-Progress	Staff continues to try and find alternative funding sources such as grants to help facilitate initiatives. Staff is currentlty working with an outside contractor to facilitate finding grants.