

# ON THE GRIND COFFEE

BOERNE, TX

## DEVELOPMENT IMPACT REPORT



OTG COFFEE, LLC  
BOERNE LOCATION  
DEVELOPMENT IMPACT REPORT  
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REFERENCES

City of Boerne – Unified Development Code  
ITE Trip Generation Manual, 10<sup>th</sup> Edition

## DEVELOPMENT IMPACT REPORT

The purpose of this Development Impact Report (Report) is to serve as a companion document to a Special Use Permit (SUP) application for a proposed On The Grind coffee site in Boerne, TX developed by OTG Coffee, LLC (OTG). The proposed site will be constructed within an approximately 12,000 SF (0.28 Ac.) ground lease in an existing parking lot owned by Four Owls Hill County Square, LLC. The ground lease will occupy portions of Lots 1 and 2C in the Wal-Mart Shopping Center Subdivision (Property ID 27528 & 27529) as indicated on the Exhibit titled "Parking Summary" enclosed.

The Boerne Unified Development Code (UDC) for Special Use Permits (Chapter 2, Section 2.5.D.iv(b)) identifies a list of factors to be evaluated for special use projects that could potentially impact neighboring properties. Those factors include community safety, traffic, parking, loading, driveways, building setbacks, access and curb cuts, development density, hours of operation, property values, viewshed protection, impervious cover, noise, light, vibration, hazardous or flammable materials, special solid waste disposal requirements, discharge/water contamination, and other. Some of these factors do not apply for a proposed drive-through coffee shop, however, this Report identifies and addresses a number of those factors that should be evaluated in the ensuing sections.

### A. Traffic

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition) identifies the OTG Facility's use as a "Coffee Shop with drive-through (no indoor seating)" (ITE Code 938), which generates a peak number of trips in the weekday morning hours. As indicated on the City of Boerne – Peak Hour Trip Generation Form included herein the estimate peak hours trips for the proposed OTG facility (576 SF GFA) would be 198 trips on a standard weekday morning.

There are currently 11 OTG drive-through facilities in operation throughout New Braunfels, Seguin, Schertz-Cibolo, and Bulverde. Actual traffic data has been collected for a location in Seguin and another in New Braunfels. The resulting data mostly supports the ITE Trip Generation Manual, showing peak weekday morning trips of 180 and 186, respectively.

The UCD (Chapter 5, Section 5.2.D.9) indicates that a minimum of 10 staking spaces are required for restaurant drive-throughs to include at least 6 spaces at or before the order station and at least 4 spaces between the order station and pick-up window. In effort to mitigate for the additional traffic generated by this proposed OTG facility, the site plan will include enough queue length to accommodate at least 17-18 stacking spaces (nearly double the minimum requirement). The Exhibit titled "Drive-Through Vehicle Stacking" provides an overview of how the facility will stack the vehicles in queue.

Additionally, OTG facilities do not utilize a standard fixed-position menu board. In effort to maximize drive-through efficiency and move traffic through the facility quickly during peak hours, OTG personnel take orders via handheld devices outside and along the drive-through lanes as indicated on the Exhibit titled "Drive-Through Vehicle Stacking". Field data collected from existing OTG facilities indicate that the flexible "order station" and drive-through efficiency provides for an average window transaction time of about 20-30 seconds per vehicle.

### B. Parking

The proposed OTG facility will occupy a portion of an existing shared-use parking lot. The proposed site plan will eliminate 54 spaces. Further, the UCD (Chapter 5, Section 5.6.6) indicates

a minimum of 1 space / 100 SF of gross floor area (restaurants). Assuming a 576 sf (16'x36') building, the proposed OTG facility will require at least 6 additional parking spaces.

This report identifies the elimination of parking spaces as a potential negative development impact, therefore, explores the overall parking lot capacity based on existing commercial use for Lots 1 and 2C (Property ID 27528 & 27529). As indicated on the tables presented on the Exhibit titled "Parking Summary", the existing parking lot contains a calculated overall excess of 89 parking spaces.

Even with the elimination of parking spaces coupled with the added demand, the existing parking lot will still contain an overall excess of 35 spaces with the OTG facility. The summary calculations indicate there will not be a negative development impact regarding parking.

#### C. Driveways

The existing commercial development is currently served via four (4) existing driveways. Two from E. Bandera Road, one from S. Main Street, and one from a shared-use roadway between S. Main Street and Wal-Mart. The proposed OTG facility will utilize the existing access driveways along with multiple internal circulation arteries and will not require any additional.

#### D. Building Setbacks

The tracts are currently zoned as "Community Commercial" (C3) as the base zoning district with "Entrance Corridors" as the overlay zoning district. The UDC stipulates that side and rear setbacks for development within the C3 zoning district may not exceed 5' and 20', respectively. Further, the UDC stipulates that front setbacks for development within the Entrance Corridor zoning overlay district may not exceed 20'.

As indicated on the Exhibit titled "Preliminary Site Layout", the proposed OTG building does not appear to encroach on any of those setback limits.

Additionally, this Report identifies an existing sanitary sewer easement traversing the tracts. As indicated on the Exhibit titled "Preliminary Site Layout", the proposed building does not appear to encroach on the existing easement.

#### E. Access and Curb Cuts

See "Driveways" section above.

#### F. Development Density

See "Parking" section above. The remaining excess parking even after development of the proposed OTG facility suggests that development density should not be of concern.

#### G. Hours of Operation

The proposed OTG facility will operate as follows:

- Monday-Thursday: 5 AM – 9 PM
- Friday-Saturday: 5 AM – 10 PM
- Sunday: 5 AM – 9 PM



As mentioned in the "Traffic" section above, the proposed OTG facility will likely experience its highest traffic volume in the morning hours until around 9 AM. Much of the other commercial development within the retail center will experience their highest traffic volume in the afternoon and evening hours, well after the OTG traffic volume peaks. Additionally, the "Spec's Wine, Spirits & Finer Foods" does not open until 10 AM.

The excess parking spaces in the existing lot coupled with the opposite traffic volume peak of the proposed OTG facility versus the other uses within the center, further suggest that the development will work well within the area.

#### H. Viewshed Protection

As indicated in the building elevations in the Exhibits section of this Report, the proposed OTG facility will include an elegant, finished building, however, the site will also include a dumpster. In effort to conceal the dumpster, OTG proposes to enclose the dumpster with a wall (standard on all OTG facilities) and further install landscape screening to provide a visual barrier.

#### I. Impervious Cover

As indicated in the Exhibit titled "Preliminary Site Layout" the proposed OTG facility will be constructed in an existing parking lot (100% impervious). The proposed OTG site plan will eliminate some areas of existing impervious cover and replace those areas with landscaping in lieu of pavement, thus providing an overall reduction in impervious cover.

# EXHIBITS







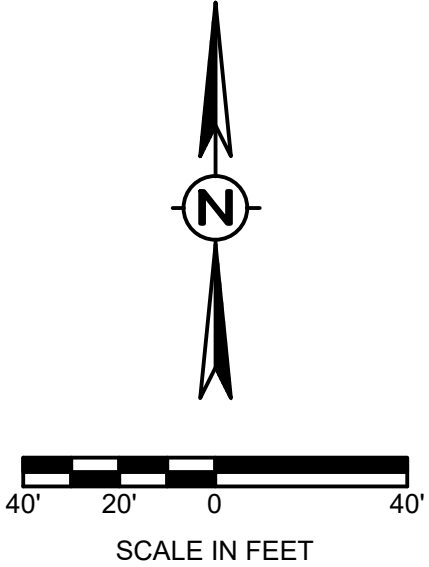












PARKING SUMMARY - EXISTING CONDITIONS			
USE	TOTAL SQUARE FOOTAGE	COB REQUIREMENT	TOTAL
RESTAURANTS	7,690	1 STALL / 100 SF GFA	77
GENERAL RETAILING, BUSINESS AND COMMERCIAL USE	60,305	1 STALL / 200 SF GFA	302
TOTAL REQUIRED	-	-	378
TOTAL PROVIDED	TYPICAL STALL		454
	ADA STALL		13
TOTAL			467
EXCESS			89

PARKING SUMMARY - PROPOSED CONDITIONS			
USE	TOTAL SQUARE FOOTAGE	COB REQUIREMENT	TOTAL
RESTAURANTS	8,200	1 STALL / 100 SF GFA	82
GENERAL RETAILING, BUSINESS AND COMMERCIAL USE	60,305	1 STALL / 200 SF GFA	302
TOTAL REQUIRED	-	-	384
TOTAL PROVIDED	TYPICAL STALL		406
	ADA STALL		14
TOTAL			420
EXCESS			35

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ENGINEERING & SURVEYING, LLC

10906 LAUREATE DRIVE #101, SAN ANTONIO, TX 78249  
PHONE: (210) 740-2483 | (830) 931-1289  
TBP# No. F-18576 | TBP#S No. 101942291

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ON THE GRIND COFFEE, LLC  
S. MAIN STREET  
BOERNE, TX

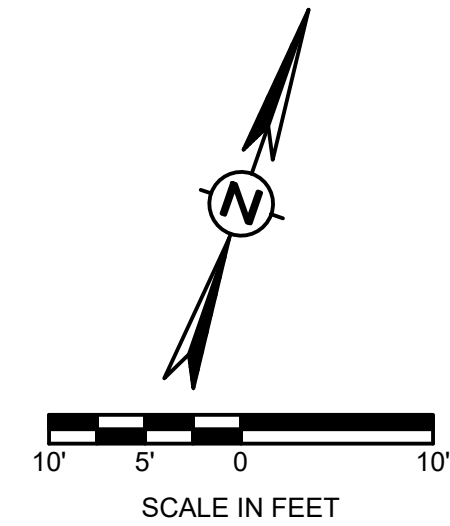
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PARKING SUMMARY

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ON THE GRIND COFFEE, LLC  
S. MAIN STREET  
BOERNE, TX

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## 2.0









## Peak Hour Trip Generation Form City of Boerne, Texas

**Development Name:** ON THE GRIND COFFEE - BOERNE  
**Applicant:** OTG COFFEE, LLC  
**Legal Description (Lot, Block):** WAL-MART SHOPPING CENTER SUBDIVISION, LOT 1, BLOCK 1 (PROP. ID 27528)  
**Case / Plat Number:** - **Date:** 9/13/2021

Alternate Peak (SAT, SUN, Generator):

ITE Code	Land Use	Variable	Density	AM Peak Hour Rate	AM Total Trips	AM In	AM Out	PM Peak Hour Rate	PM Total Trips	PM In	PM Out	Other Peak Hour Rate	Other Total	Other In	Other Out
938	COFFEE SHOP W/ DRIVE-THROUGH (NO INDOOR SEATING)	TRIPS/ KSF	0.576	344.44	198	99	99	106.67	61	30	31	N/A			
Total					198	99	99		61	30	31				

To Be Completed by City of Boerne

Peak Period	
Peak Hour Trips	
TIA Required	
Turn Lane Evaluation Required	

Reviewed/Approved By \_\_\_\_\_

Worksheet Last Updated: 1/9/2018

