AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, July 6, 2020 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM
ROLL CALL

Pledge of Allegiance to the United States Flag
Pledge of Allegiance to the Texas Flag
(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. COMMENTS FROM BEN THATCHER, CITY MANAGER FOR BOERNE.

4. ACKNOWLEDGEMENT OF RECENTLY RESIGNED PLANNING AND ZONING COMMISSIONERS, JOE DAVIS, PAULA HAYWARD AND CAL CHAPMAN.

5. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

The Planning and Zoning Commission will allot a maximum of 30 minutes for Public Comments. Presentations will be limited to 3 minutes per speaker.

6. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

6.A. 2020-411 CONSIDER THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF JUNE 1, 2020.

Attachments: PZ 01-June-2020 Official Meeting Minutes (1)

7. PUBLIC HEARING

7.A. 2020-412 CONSIDER THE PROPOSED USE REQUEST FOR A RESTAURANT WITH A DRIVE-THRU LOCATED AT 101 SOUTH MAIN STREET

(KAD 19960) IN A B-3, CENTRAL BUSINESS DISTRICT (PATRICE MAINZ).

Attachments: Summary - 101 South Main Street - Public Hearing
Att 1 - 101 S. Main Street - Aerial Map
Att 2 - 101 S. Main Street - Zoning Map
Att 3 - Black Rifle Drive Thru Exhibit
Att 4 - TIA - Traffic Impact Analysis Threshold Worksheet 200616
Att 5 - Table of Use B-3

8. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARINGS:

8.A. 2020-413 MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED USE REQUEST FOR A RESTAURANT WITH A DRIVE-THRU LOCATED AT 101 SOUTH MAIN STREET (KAD 19960) IN A B-3, CENTRAL BUSINESS DISTRICT (PATRICE MAINZ).

Attachments: Summary - 101 S. Main Street
Att 1 - 101 S. Main Street - Aerial Map
Att 2 - 101 S. Main Street - Zoning Map
Att 3 - Black Rifle Drive Thru Exhibit
Att 4 - TIA - Traffic Impact Analysis Threshold Worksheet 200616
Att 5 - Table of Use B-3

9. ACTION ITEMS:

9.A. 2020-414 CONSIDER CONDITIONAL APPROVAL OF THE DEVELOPMENT PLAT FOR TOYOTA OF BOERNE, LOT 1A, 17.823 ACRES LOCATED AT 31205 IH-10 WEST (KAD NO. 47908, 62028, 12290.) TAKE NECESSARY ACTION.

Attachments: Summary - Toyota of Boerne Dev Plat
Att 1 - AERIAL MAP Toyota of Boerne
Att 2 - 20200622 TOB Dealership Plat (Final)

10. DISCUSSION ITEM:

10.A. UNIFIED DEVELOPMENT CODE TIMELINE UPDATE

10.B. PROCEDURES FOR PLANNING AND ZONING COMMISSION MEETINGS

11. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

12. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE INCLUDING IF THEY MEET THE QUALIFICATIONS IN SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION REGARDING REAL PROPERTY), 551.073 (DELIBERATION REGARDING GIFTS), 551.074 (PERSONNEL/OFFICERS), 551.076 (DELIBERATION REGARDING SECURITY DEVICES), AND SECTION 551.087 (DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS) OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. (If needed)

13. ADJOURNMENT

s/s Laura Talley

_____

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 2nd day of July, 2020 at 5:00 p.m.

s/s Heather Wood

_____

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

Boerne City Hall is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, June 1, 2020 – 6:00 p.m.

Minutes of the Regular Called Planning and Zoning Commission Meeting of June 1, 2020 at 6:00 p.m.

Present 7- Chairman Tim Bannwolf, Commissioner Patrick Cohoon, Commissioner Ricky Gleason, Commissioner Chesney Dunning, Commissioner Bob Cates, Commissioner Joe Anzollitto, and Commissioner Kyle Kana (via ZOOM)

Absent 1- Commissioner Bill Bird

Staff: Jeff Thompson, Barbara Quirk, Laura Talley, Barrett Squires, Antony Moy, Rebecca Pacini, Sara Serra-Bennett, Heather Wood, Jeff Carroll, Cheryl Rogers

Guests: Crystal Heny, Jeff Hurtzer, John Kite, Aaron Mathis, Blaine Moffatt, Brian Moffatt, Jeremy Painter, Casey Stires, Drake Thompson, Josh Valenta

1. CALL TO ORDER – 6:00 PM
ROLL CALL

Chairman Tim Bannwolf called the Planning and Zoning Commission to order at 6:00 p.m.

Pledge of Allegiance to the United States Flag
Pledge of Allegiance to the Texas Flag
(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

Commissioner Joe Anzollitto declared a conflict with Item Number 6.

3. INTRODUCTION OF NEW MEMBERS BY THE CHAIR. ELECTION OF THE VICE CHAIR AND THE SECRETARY.

Chairman Bannwolf gave a brief background on himself and newly appointed Commissioner Gleason.

Chairman Bannwolf addressed the Commission to vote on a new Vice Chairman and Secretary for the Planning and Zoning Commission.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER GLEASON, TO ELECT COMMISSIONER CATES AS SECRETARY OF THE PLANNING AND ZONING COMMISSION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- Commissioner Patrick Cohoon, Commissioner Ricky Gleason, Commissioner Chesney Dunning, Commissioner Bob Cates, Commissioner Joe Anzollitto, Commissioner Kyle Kana
ABSENT: 1- Commissioner Bill Bird
APPROVED: 6-0

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER ANZOLLITTO, TO ELECT COMMISSIONER COHOON AS VICE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- Commissioner Patrick Cohoon, Commissioner Ricky Gleason, Commissioner Chesney Dunning, Commissioner Bob Cates, Commissioner Joe Anzollitto, Commissioner Kyle Kana
ABSENT: 1- Commissioner Bill Bird
APPROVED: 6-0

4. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Chairman Bannwolf recognized members of the public wishing to speak.

Josh Valenta, 217 Sparkling Springs, introduced himself to the Commission, making himself available for any questions regarding Item #7.A.

John Kite, 114 Glade, spoke regarding the detention ponds on Bent Tree Item #7.A.

Drake Thompson, 21232 Gavin Oak, spoke on behalf of Texas Homes regarding the development Plat for the Ranches at Creekside Unit 2.

Casey Stires, 133 Boulder Creek, spoke in regards to the amenities center, specifically the kids splash pad that doesn't appear on the new plat for The Ranches at Creekside.

5. CONSENT AGENDA

5.A. 2020-367 THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF MAY 4, 2020.

5.B. 2020-368 CONDITIONAL APPROVAL OF THE FINAL PLAT FOR REGENT PARK UNIT 4, 35.701 ACRES, 119 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 6.762 ACRES OF RIGHT-OF-WAY, LOCATED NORTHWEST OF BALMORAL PLACE AND REGENT BOULEVARD (KAD NO. 291871) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER CATES, TO APPROVE THE CONSENT AGENDA, TO INCLUDE THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF MAY 4, 2020. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- Commissioner Patrick Cohoon, Commissioner Ricky Gleason, Commissioner Chesney Dunning, Commissioner Bob Cates, Commissioner Joe Anzollitto, Commissioner Kyle Kana
ABSENT: 1- Commissioner Bill Bird

APPROVED: 6-0

6. 2020-369 CONSIDER THE DEVELOPMENT PLAT FOR THE RANCHES AT CREEKSIDE UNIT 4C, 3.333 ACRES, 1 PARK/AMENITY/OPEN SPACE LOT, LOCATED AT 351 COPPER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Ms. Rebecca Pacini presented the development plat for the Ranches at Creekside and stated that staff recommends approval.

Mr. Jeff Hutzler spoke and explained the amenities intended for the open space at the Ranches at Creekside to include a large swimming pool, with kid features, and a large beach entry.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE DEVELOPMENT PLAT FOR THE RANCHES AT CREEKSIDE UNIT 4C, 3.333 ACRES, 1 PARK/AMENITY/OPEN SPACE LOT, LOCATED AT 351 COPPER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- Commissioner Patrick Cohoon, Commissioner Ricky Gleason, Commissioner Chesney Dunning, Commissioner Bob Cates, Commissioner Kyle Kana
ABSTAINED: 1- Commissioner Joe Anzollitto
ABSENT: 1- Commissioner Bill Bird
APPROVED: 5-0

7. DISCUSSION ITEM:

7.A. 2020-371 BENT TREE SUBDIVISION DRAINAGE

Ms. Laura Talley spoke explaining the typical order for phase two of the plat.

Mr. Josh Valenta spoke and presented a background on the Master Plan for Bent Tree Unit 2, consisting of three phases.

Mr. John Kite spoke stating he thought the plan was moving in the right

direction.

8. 2020-370 CONSIDER THE PRELIMINARY PLAT FOR BENT TREE UNIT 2, 37.448 ACRES, 29 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 3.37 ACRES OF PRIVATE RIGHT-OF-WAY, LOCATED SOUTH OF BENT TREE DRIVE (KAD NO. 13824). TAKE NECESSARY ACTION.

Ms. Rebecca Pacini presented the Preliminary Plat for Bent Tree Unit 2 and stated that staff recommends approval.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER COHOON, TO APPROVE THE PRELIMINARY PLAT FOR BENT TREE UNIT 2, 37.448 ACRES, 29 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 3.37 ACRES OF PRIVATE RIGHT-OF-WAY, LOCATED SOUTH OF BENT TREE DRIVE (KAD NO. 13824). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- Commissioner Patrick Cohoon, Commissioner Ricky Gleason, Commissioner Chesney Dunning, Commissioner Bob Cates, Commissioner Joe Anzollitto, Commissioner Kyle Kana
ABSENT: 1- Commissioner Bill Bird
APPROVED: 6-0

9. 2020-372 CONSIDER A VARIANCE REQUEST TO SUBDIVISION ORDINANCE ARTICLE 5, SECTION 5.11.003, CERTAIN STREETS EXCLUDED THAT WOULD ALLOW FOR A PRIVATE STREET BE ALLOWED ON A THOROUGHFARE LOCATED AT 10 SPENCER ROAD (MATKIN-HOOVER ENGINEERING & SURVEYING FOR THE OWNER, FORESTAR (USA) REAL ESTATE GROUP, INC.)

Item # 9 was withdrawn prior to the Planning and Zoning Commission Meeting.

10. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

Ms. Laura Talley gave a brief update on the status of the Unified Development Code. No comments were made from Legal Counsel.

11. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

The Planning and Zoning Commission did not convene into Executive Session.

12. ADJOURNMENT

Chairman Tim Bannwolf adjourned the Planning and Zoning Commission meeting at 6:34 p.m.

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

s/s Laura Talley

_____

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 29th day of May, 2020 at 5:50 p.m.

s/s Shelby Allen

_____

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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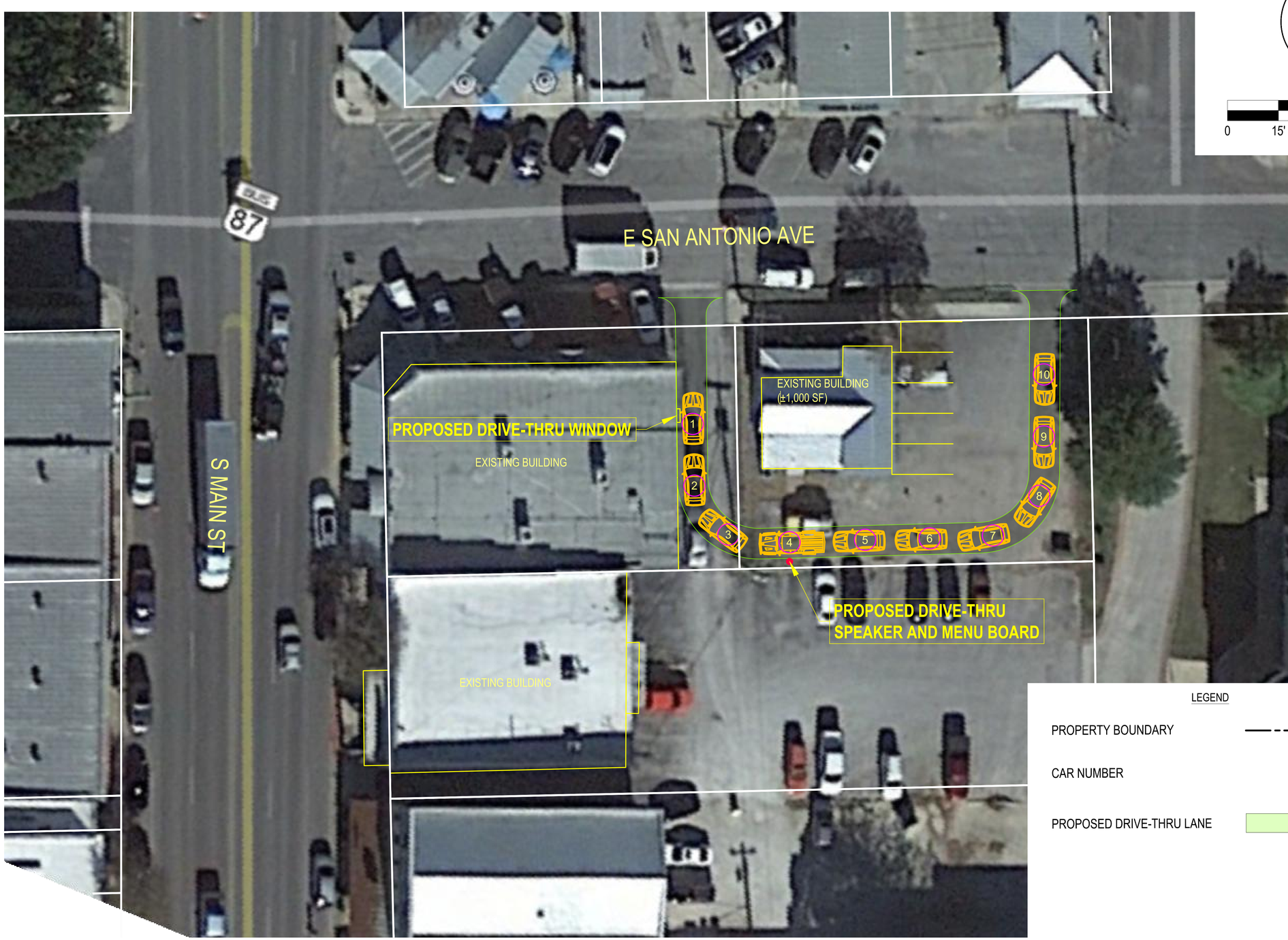
City of Boerne	AGENDA ITEM SUMMARY	District Impacted ☐ 1 = Wolosin ☐ 2 = Woolard ■ 3 = Scott ☐ 4 = Fowler ☐ 5 = Macaluso ☐ All
AGENDA DATE	*July 06, 2020*	
DESCRIPTION	To consider the proposed use request of a Restaurant with a Drive-Thru located at 101 South Main Street (KAD 19906) in a B-3, Central Business District (Patrice Mainz).	
STAFF'S RECOMMENDED ACTION (be specific)	No action – Public Hearing	
CONTACT PERSON	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director	
SUMMARY	The property located at 101 South Main Street is zoned B-3 Central Business District and is requesting the use of a Restaurant with a Drive-Thru. According to the zoning ordinance, such use requires City Council approval.	
COST		
SOURCE OF FUNDS		
ADDITIONAL INFORMATION		

This summary is not meant to be all inclusive. Supporting documentation is attached.

SUBJECT PROPERTY
101 SOUTH MAIN STREET

SUBJECT PROPERTY
101 SOUTH MAIN STREET

Date: Jun 18, 2020, 9:37am User ID: bryanko



N

SCALE: 1"=30'

0 15' 30' 45' 60'

LEGEND

PROPERTY BOUNDARY

CAR NUMBER (1)

PROPOSED DRIVE-THRU LANE

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Benjamin D. Bunker, Registered Professional Engineer, State of Texas, Registration No. 108512.

SHEET SIZE: 11" x 17"

REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM F-10024000
TEXAS REGISTERED SURVEYING FIRM F-10024000

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

DRIVE-THRU EXHIBIT
FOR
BLACK RIFLE COFFEE

101 S MAIN ST SUITE A
BOERNE, TEXAS

EXHIBIT

JOB NO. P3423.00

Z:\Feasibility\P3423 - Black Rifle Drive Thru\Exhibits\C\Drive Thru Exhibit2.0.dwg

City of Boerne
Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact analysis, as per the City of Boerne Ordinance No. 2007-63.

Project Name: Black Rifle Coffee
Location: 101 S Main St suite a, Boerne, TX 78006
Applicant: Patti Mainz [ ] Owner or [×] Agent
Address: 101 S MAIN ST, Boerne, TX 78006 Phone Number: (830) 249-0600

Action requiring TIA

[ ] Zoning change [ ] Subdivision plat [ ] Development plat [ ] Annexation petition [ ] PUD submittal [×] Use requiring City Council approval

Type of Development

Anticipated Land Use	Project Size			Peak Hour	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	# of units				
Coffee/Donut Shop w/ D.T.		2200	2.2	A.M.	88.99	196	I.T.E. Code 937

Updated TIA (If property already has a TIA on file) Original TIA Date: Existing Facilty

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected In Updated Development Plan	Increase in Peak Hour Trips (if a new change or activity on property generates over 100 additional trips, a new TIA is required)
223	196	-27

Information Regarding the Person/Agency, who prepared the TIA

Prepared by: Benjamin D. Bunker, P.E. Date: 6/16/2020
Comments: Per ITE the peak hour trip generation for a coffee shop without a drive-thru is greater than a coffee shop with a drive-thru which is based on the AM trips. A drive thru should generate more traffic in the evening and on Saturdays

(For Official Use One, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
_____ The traffic impact analysis has been waived for the following reason(s):
_____
_____
Reviewed by: _____ Date: _____

PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18	**CHD Overlay**	**B-3**
Residential Use Category	Only permitted in residential districts or B-3 at least one block off Main	
Detached Dwelling		R
Duplex Dwelling		R
Attached Dwelling		R
Multi-Dwelling Structure		R
Mixed-Use Dwelling		P
Accessory Dwelling		
Garden Home		
Community Home		L
Personal Care Home		R
Retirement Community		
Civic Use Category		
Assembly		CC
Club or Lodge		
Community Athletic Field		
Developed Athletic Field or Stadium		
Government Facility		CC
Museum or Library		P
School		
Employment Use Category		
Home Occupation		R
Neighborhood Office		P
General Office		P
Major Office or Office Complex		
Business Park or Campus		
Retail Use Category		
Automobile Gas Station		
Automobile Gas Station fronting IH-10		
Automobile Convenience Store		CC
Automobile Convenience Store fronting IH-10		
Automobile Parts & Parts Sales		CC
Automobile Sales		
Brew Pub		P
Brewery		
Mobile Food Vendor		P
Restaurant (Convenience – non drive-thru)		P
Restaurant (Convenience – drive-thru)		CC
Restaurant (Limited)		P
Restaurant (General)		P
Grocery Store		CC
Supermarket Store		
Retail (Drive-thru)		CC
Retail (Neighborhood)		P
Retail (General)		CC
Retail (Major)		
Thrift Store (without outside storage/donation bin)		P
Thrift Store (with outside storage/donation bin)		
Warehouse Retail		
Winery		P
Outdoor Retail Display		P
Outdoor Retail Sales Area		P
Outdoor Retail Sales Yard		
Shopping Center		
Service Use Category		
Automobile Rental		CC
Automobile Service w/outside storage		CC
Automobile Service w/o outside storage		CC
Bank and Financial Institutions		CC
Bank Kiosks		P
Bar		R
Barber and Beauty Shop (also see Spa)		P
Bed & Breakfast		R
Bus Terminal		P
Car Wash		
Day Care Nursery (more than 6 children with or without home occupation)		
Day Care / Before or After School		
Day Care / Adult		
Funeral Home or Mortuary		CC
Golf Course		
Group Home		L
Gym (Neighborhood)		P

PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18	**CHD Overlay**	**B-3**
Gym (General)		CC
Gym (Major)		
Health Clinic		P
Hospital		
Hotel or Motel		CC
Hotel (Boutique)		P
Kennel		
Laboratory		CC
Laundry (Self Service)		
Long Term Care Facility		
Medical Office		P
Nightclub		CC
Parking Lot or Parking Garage		CC
Pawn Shop		
Recreational and Entertainment Facility		CC
Rooming or Boarding House		L
Spa		P
Theater		P
Trade School		
Trailer Court		
Veterinary Clinic		
Veterinary Clinic w/kennel		
Video or Pinball Arcade		P
Wholesale		
Manufacturing and Utility Use Category		
Contractor		
Commercial Communication System		
Industrial Park		
Junk Yard		
Large Vehicle and Machinery Rental, Sales and Service		
Manufacturing		
Mini-Warehouse.		
Portable Building Sales		
Processing		
Utility Station, Sub-station, or Service Center		CC
Warehousing		

Agriculture and Natural Resource Use Category		
Agriculture		
Exhibition or Fairgrounds		
Plant Nursery		
Stable		
Sexually Oriented Business Use Category		
Adult Bookstore		
Adult Entertainment Establishment		
Adult Motion Picture Theater		

City of Boerne	**AGENDA ITEM SUMMARY** **District Impacted** ☐ 1 = Wolosin ☐ 2 = Woolard ■ 3 = Scott ☐ 4 = Fowler ☐ 5 = Macaluso ☐ All
AGENDA DATE	*July 06, 2020*
DESCRIPTION	Make recommendation to City Council regarding the proposed use request of a Restaurant with a Drive-Thru located at 101 South Main Street (KAD 19906) in a B-3, Central Business District (Patrice Mainz).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of the use of a Restaurant with a Drive-Thru located at 101 South Main Street (KAD 19906) in a B-3, Central Business District (Patrice Mainz) with conditions limiting the queuing.
CONTACT PERSON	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
SUMMARY	Any business engaged in preparation and retail sale of food and beverages such as cafe or coffee shop that offer a drive-thru services, located in a B-3 Central Business District, require City Council approval. The property located at 101 South Main Street has a coffee shop, and according to the applicant's request, during the pandemic she realized that adding a drive-thru has the potential of increasing the revenue and would provide a quicker, safer and more efficient way to serve the community. Among the documents provided by the applicant was an engineer report about the queuing capability of the property and a traffic impact analysis. The proposed drive-thru would be accessed by the driveway located at the east boundary of 107 E. San Antonio Avenue. The speaker and menu board would be located in the parking lot of 107 E. San Antonio Avenue property. Both properties (101 S. Main Street and 107 E. San Antonio Avenue) are owned by the applicant. A drive-thru window will be added to the east façade of the building located at 101 S. Main Street. According to the information provided by the applicant, there will be enough space to accommodate 10 cars in line, and five parking spaces will remain available for customers in the parking lot of 107 E. San

	Antonio Avenue. Since all queuing is required to be on-site, the queuing vehicles should not impact the neighboring properties ability to access their parking lot. To date, staff has received one comment from a neighboring property owner in favor of the drive-thru. Based on the information provided staff recommends approval with conditions regarding limiting the queuing to no more than 10 spaces as demonstrated on their plan.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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101 SOUTH MAIN STREET

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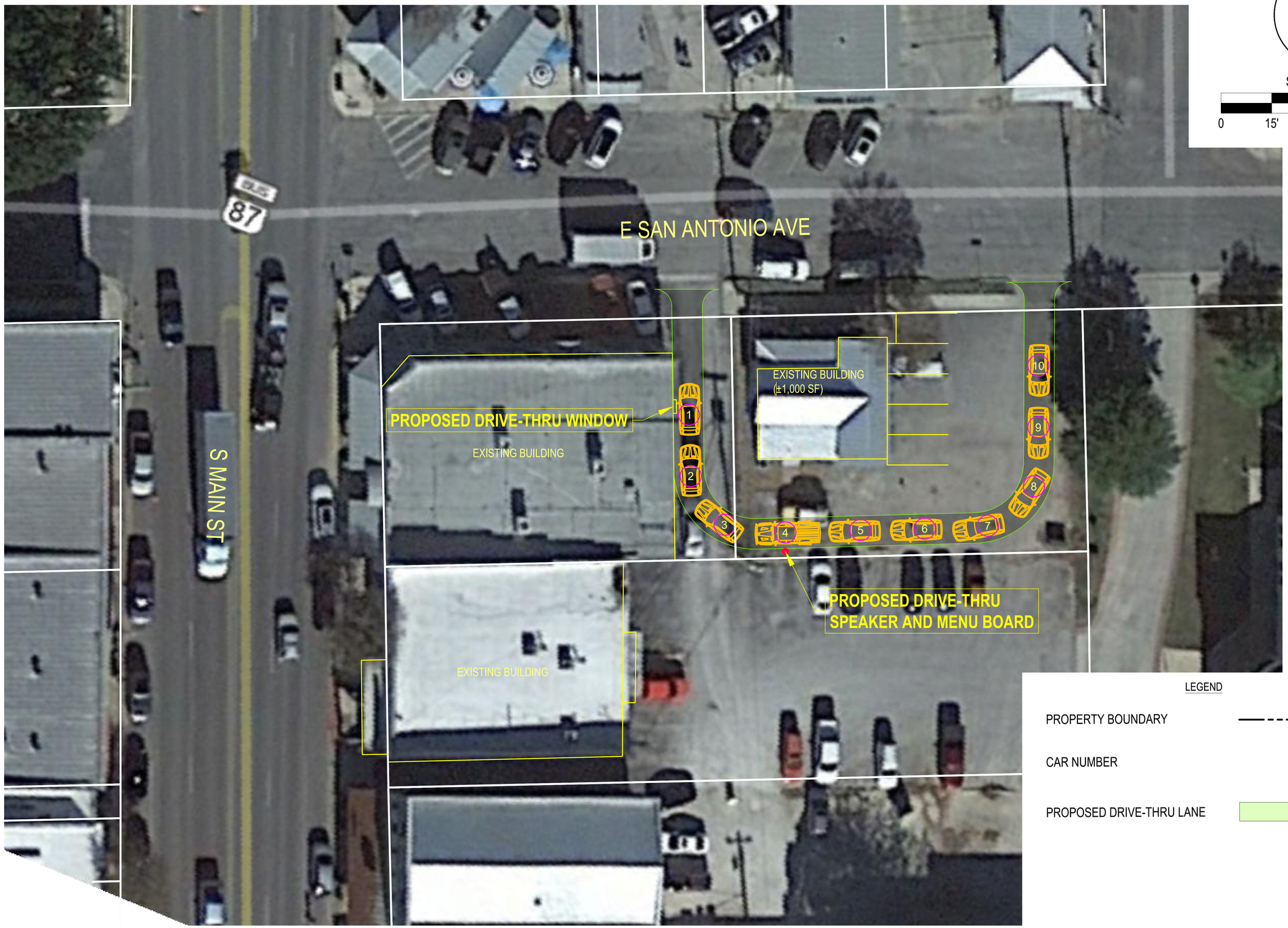
101 SOUTH MAIN STREET



N

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0 15' 30' 45' 60'

LEGEND

PROPERTY BOUNDARY

CAR NUMBER 1

PROPOSED DRIVE-THRU LANE

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REVISIONS:

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GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

DRIVE-THRU EXHIBIT
FOR
BLACK RIFLE COFFEE
101 S MAIN ST SUITE A
BOERNE, TEXAS

EXHIBIT

JOB NO. P3423.00

Date: Jun 18, 2020, 9:37am User ID: bryanko

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City of Boerne
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Applicant: Patti Mainz [ ] Owner or [×] Agent
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Action requiring TIA

[ ] Zoning change [ ] Subdivision plat [ ] Development plat [ ] Annexation petition [ ] PUD submittal [×] Use requiring City Council approval

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Prepared by: Benjamin D. Bunker, P.E. Date: 6/16/2020
Comments: Per ITE the peak hour trip generation for a coffee shop without a drive-thru is greater than a coffee shop with a drive-thru which is based on the AM trips. A drive thru should generate more traffic in the evening and on Saturdays

(For Official Use One, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
_____ The traffic impact analysis has been waived for the following reason(s):
_____
_____
Reviewed by: _____ Date: _____

PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18	**CHD Overlay**	**B-3**
Residential Use Category	Only permitted in residential districts or B-3 at least one block off Main	
Detached Dwelling		R
Duplex Dwelling		R
Attached Dwelling		R
Multi-Dwelling Structure		R
Mixed-Use Dwelling		P
Accessory Dwelling		
Garden Home		
Community Home		L
Personal Care Home		R
Retirement Community		
Civic Use Category		
Assembly		CC
Club or Lodge		
Community Athletic Field		
Developed Athletic Field or Stadium		
Government Facility		CC
Museum or Library		P
School		
Employment Use Category		
Home Occupation		R
Neighborhood Office		P
General Office		P
Major Office or Office Complex		
Business Park or Campus		
Retail Use Category		
Automobile Gas Station		
Automobile Gas Station fronting IH-10		
Automobile Convenience Store		CC
Automobile Convenience Store fronting IH-10		
Automobile Parts & Parts Sales		CC
Automobile Sales		
Brew Pub		P
Brewery		
Mobile Food Vendor		P
Restaurant (Convenience – non drive-thru)		P
Restaurant (Convenience – drive-thru)		CC
Restaurant (Limited)		P
Restaurant (General)		P
Grocery Store		CC
Supermarket Store		
Retail (Drive-thru)		CC
Retail (Neighborhood)		P
Retail (General)		CC
Retail (Major)		
Thrift Store (without outside storage/donation bin)		P
Thrift Store (with outside storage/donation bin)		
Warehouse Retail		
Winery		P
Outdoor Retail Display		P
Outdoor Retail Sales Area		P
Outdoor Retail Sales Yard		
Shopping Center		
Service Use Category		
Automobile Rental		CC
Automobile Service w/outside storage		CC
Automobile Service w/o outside storage		CC
Bank and Financial Institutions		CC
Bank Kiosks		P
Bar		R
Barber and Beauty Shop (also see Spa)		P
Bed & Breakfast		R
Bus Terminal		P
Car Wash		
Day Care Nursery (more than 6 children with or without home occupation)		
Day Care / Before or After School		
Day Care / Adult		
Funeral Home or Mortuary		CC
Golf Course		
Group Home		L
Gym (Neighborhood)		P

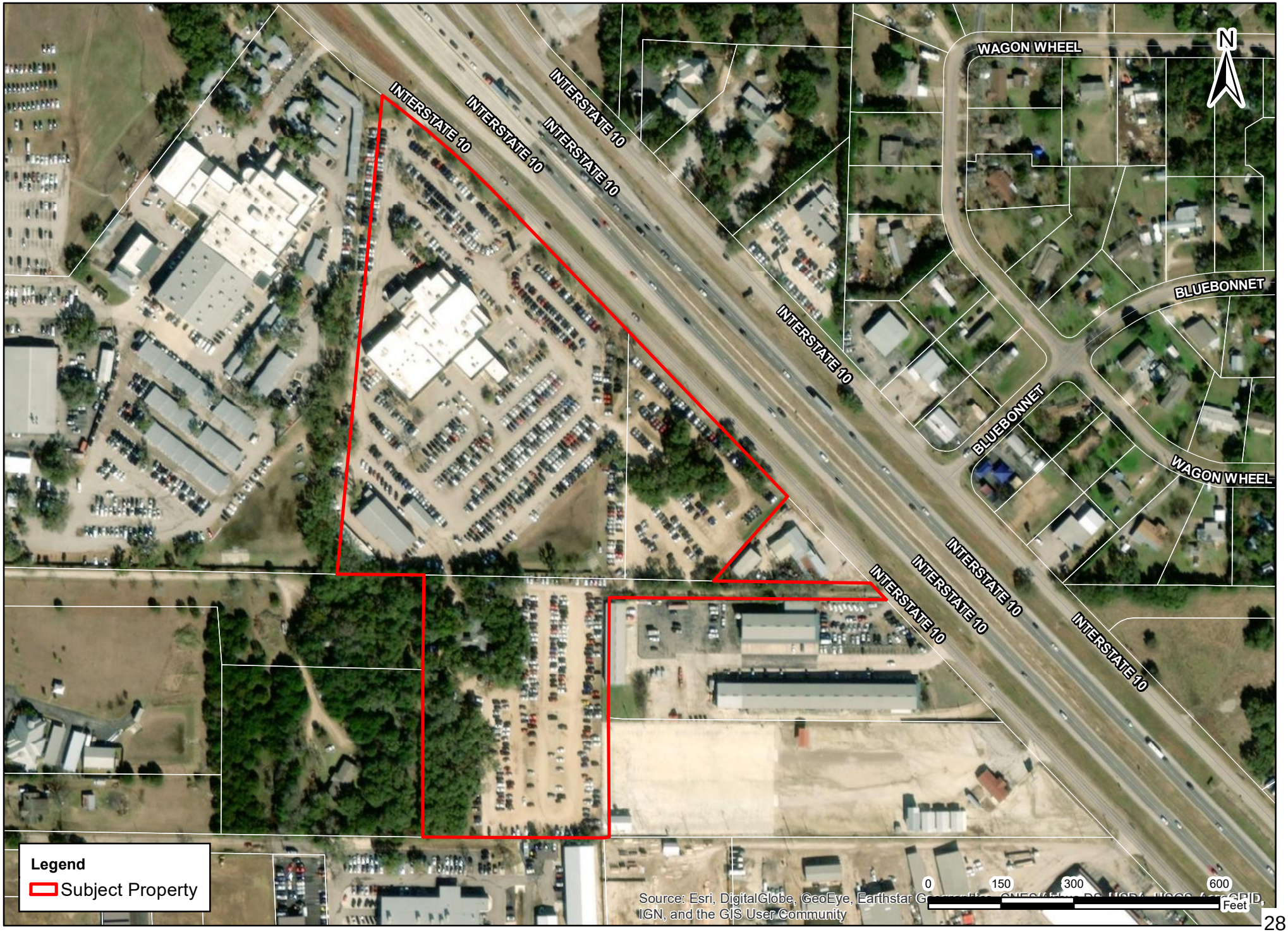
PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18	**CHD Overlay**	**B-3**
Gym (General)		CC
Gym (Major)		
Health Clinic		P
Hospital		
Hotel or Motel		CC
Hotel (Boutique)		P
Kennel		
Laboratory		CC
Laundry (Self Service)		
Long Term Care Facility		
Medical Office		P
Nightclub		CC
Parking Lot or Parking Garage		CC
Pawn Shop		
Recreational and Entertainment Facility		CC
Rooming or Boarding House		L
Spa		P
Theater		P
Trade School		
Trailer Court		
Veterinary Clinic		
Veterinary Clinic w/kennel		
Video or Pinball Arcade		P
Wholesale		
Manufacturing and Utility Use Category		
Contractor		
Commercial Communication System		
Industrial Park		
Junk Yard		
Large Vehicle and Machinery Rental, Sales and Service		
Manufacturing		
Mini-Warehouse.		
Portable Building Sales		
Processing		
Utility Station, Sub-station, or Service Center		CC
Warehousing		

Agriculture and Natural Resource Use Category		
Agriculture		
Exhibition or Fairgrounds		
Plant Nursery		
Stable		
Sexually Oriented Business Use Category		
Adult Bookstore		
Adult Entertainment Establishment		
Adult Motion Picture Theater		

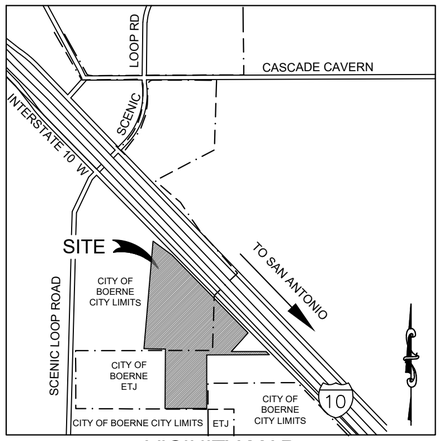
City of Boerne	**AGENDA ITEM SUMMARY**	District Impacted ☐ 1 = Wolosin ☐ 2 = Woolard ☐ 3 = Scott ☐ 4 = Fowler ■5 = Macaluso ☐ All
AGENDA DATE	*July 6, 2020*	
DESCRIPTION	Consider conditional approval of the development plat for Toyota of Boerne, Lot 1A, 17.823 acres located at 31205 IH-10 West (KAD No. 47908, 62028, 12290.) Take necessary action.	
STAFF'S RECOMMENDED ACTION (be specific)	Approve the development plat for Toyota of Boerne, Lot 1A, 17.823 acres located at 31205 IH-10 West (KAD No. 47908, 62028, 12290.) with the conditions as stated in the Development Plat Regulations, Plat Approval, B.1.	
CONTACT PERSON	Rebecca Pacini, Planner III, Planning and Community Development	
SUMMARY	This is the development plat for Toyota of Boerne, a 17.823 acres parcel. The original development plat consisted of approximately 10 acres of land. The plat was recorded in 2005. This development plat will expand the boundaries of the Toyota of Boerne dealership lot in order to add additional parking and vehicle storage area. The property is located both inside the City of Boerne and within the City's extraterritorial jurisdiction. The plat meets the criteria of the ordinance. Staff recommends approval of the development plat with the conditions as stated in the Development Plat Regulations, Plat Approval, B.1.	
COST		
SOURCE OF FUNDS		
ADDITIONAL INFORMATION		

This summary is not meant to be all inclusive. Supporting documentation is attached.

TOYOTA OF BOERNE



PLEASE RECYCLE



VICINITY MAP

NOT TO SCALE

DEVELOPMENT PLAT ESTABLISHING

TOYOTA OF BOERNE, LOT 1A

BEING 17.823 ACRES OF LAND, SITUATED IN KENDALL COUNTY, TEXAS, BEING ALL OF LOT 1, TOYOTA OF BOERNE, A SUBDIVISION IN KENDALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 360-361, OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 2.657 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, IN KENDALL COUNTY, TEXAS, AS CONVEYED TO 10/SLR LAND CO., LTD., AND RECORDED IN VOLUME 987, PAGE 755, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND ALSO BEING ALL OF A CALLED 5.169 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, IN KENDALL COUNTY, TEXAS, AS CONVEYED TO VBM BOERNE LAND, LLC. AND RECORDED IN VOLUME 1393, PAGE 410, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

0 50' 100' 200'

SCALE: 1" = 100'

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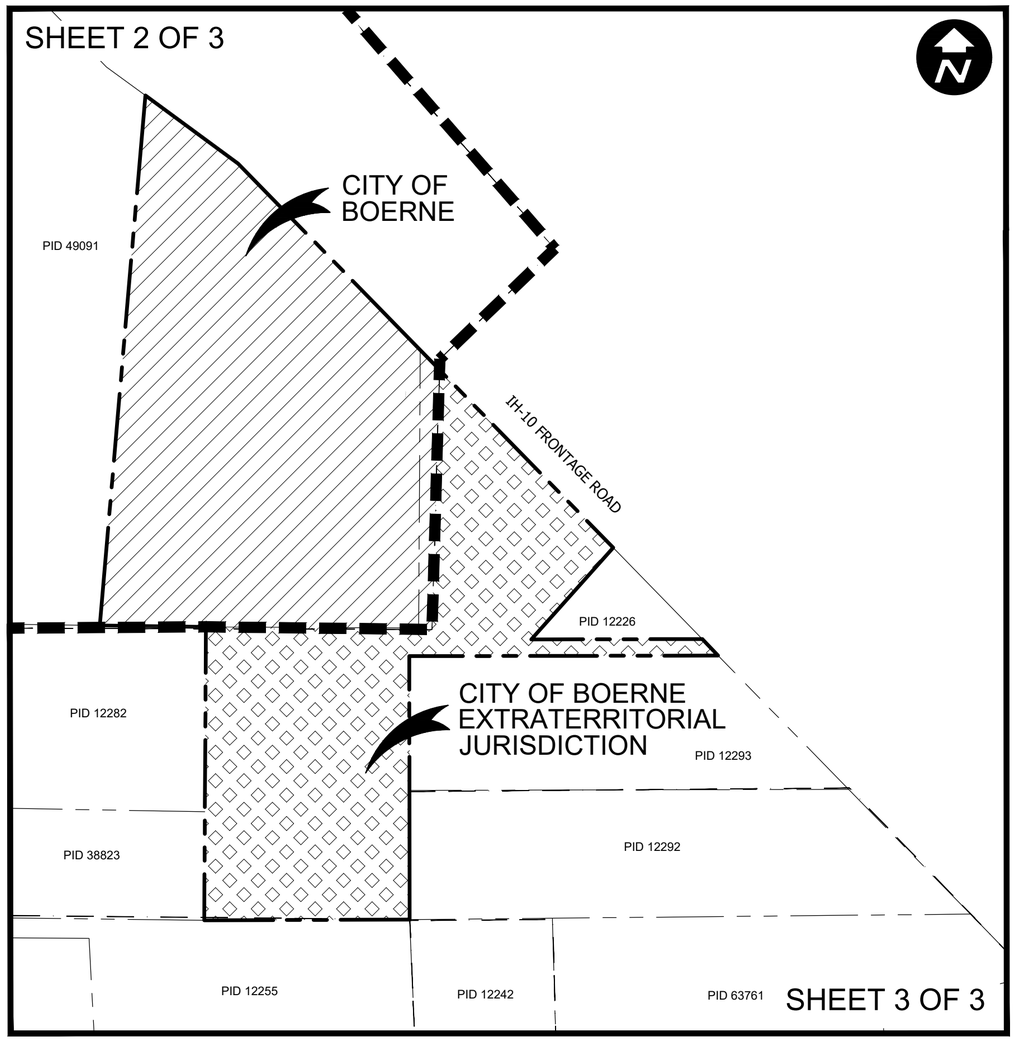
WGI WGInc.com

5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS
REG. NO. F-15085

D.A.MAWYER LAND SURVEYING

5151 W. STATE HWY. 46
NEW BRAUNFELS, TX 78132
PH:(830)730-4449
FIRM# 10191500
DATE: MAY 2018 JOB: BRD212



CITY OF BOERNE CITY LIMITS

CITY OF BOERNE ETJ

INDEX SHEET

NOT TO SCALE

EASEMENT NOTES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE
AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
2. THE GRANTEE SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

GENERAL NOTES:

1. WATER WILL BE PROVIDED BY CONNECTION TO EXISTING CITY OF BOERNE WATER FACILITIES.
2. SANITARY SEWER WILL BE PROVIDED BY EXTENDING THE CITY OF BOERNE PUBLIC FACILITIES.
3. ELECTRIC SERVICE WILL BE PROVIDED BY BANDERA ELECTRIC CO-OP.
4. ALL GENERAL, EASEMENT, SURVEY, AND DEVELOPMENT NOTES APPLY TO EACH PAGE HEREON.
5. THE TOYOTA OF BOERNE DEVELOPMENT PLAT CONTAINS 9.997 ACRES WITHIN THE CITY OF BOERNE AND 7.826 ACRES WITHIN THE CITY OF BOERNE EXTRATERRITORIAL JURISDICTION (ETJ).
6. THE AREA OF OPEN SPACE IS 15,508 SF (0.356 ACRES).
7. PROVIDED VEHICLE SPACES IS 1,082 SPACES. REFERENCE SHEET 2 & 3 FOR A DETAILED PARKING TABLE.
8. THIS SITE IS NOT LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
9. DETENTION SHALL BE PROVIDED FOR EACH LOT IN THE ETJ UNLESS APPROVED OTHERWISE BY THE COUNTY. PRIOR TO ANY IMPROVEMENTS BEING MADE ON LOT, KENDALL COUNTY SHALL REVIEW AND APPROVE DETENTION FOR THE SITE

FIRE MARSHALL APPROVAL (PLAT IN ETJ):

AT THE TIME OF DEVELOPMENT OF THE LOT, THE OWNER/DEVELOPER SHALL OBTAIN A DEVELOPMENT PERMIT FROM KENDALL COUNTY; SUBMIT A SITE PLAN FOR THE PROPOSED DEVELOPMENT, AND A LETTER OF APPROVAL FROM THE KENDALL COUNTY FIRE MARSHALL.

PLAT NOTES:

OPEN SPACE NOTE:

TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS COVER DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT.

GATES ACROSS EASEMENT:

DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE:

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

SIDEWALK NOTES:

AT SUCH TIME AS A LOT IS DEVELOPED, FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2019-56, SECTION 1.10(5).

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME___, PAGE___, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:

THERE ARE 32 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

SETBACK IN THE CITY:

EACH LOT SHALL PROVIDE SETBACKS AS DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE.

SETBACK IN THE ETJ:

LOT SETBACKS DETERMINED BY CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACKS SHALL APPLY.

BEARING BASIS:

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204).

SURVEY CONTROL:

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "DAM #5348 PROP. COR.".

FLOODPLAIN NOTE:

ACCORDING TO F.E.M.A F.I.R.M. MAP NUMBER 48259C0525F WITH THE EFFECTIVE DATE OF DECEMBER 17, 2010, NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

DRAINAGE MAINTENANCE NOTES:

OWNER/DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND, OUTFALL, AND GABION LEVEL SPREADER TO ENSURE PROPER FUNCTION.

TXDOT NOTES:

1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
2. THE DEVELOPER AND/OR LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY AND WILL BE REGULATED AS DIRECTED BY TXDOT'S CURRENT EDITION OF THE "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR 3 POINT OF ACCESS TO IH-10 EAST ACCESS ROAD BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 1,214 FEET.
4. IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION. THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED.
5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

KENDALL COUNTY NOTES:

ALL OUTDOOR LIGHTING IN UNINCORPORATED AREAS OF KENDALL COUNTY, TEXAS WITHIN FIVE MILES OF CAMP BULLIS BOUNDARY MUST COMPLY WITH KENDALL COUNTY ORDER NO. 11-27-2017B OR CURRENT ORDER.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
COUNTY OF _____

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
DEVELOPER/AGENT:
VIC VAUGHAN
TOYOTA OF BOERNE

FOR

VBM BOERNE LAND, LLC.
31205 IH-10 WEST
BOERNE, TX 78006

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VIC VAUGHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2020.

_____
NOTARY PUBLIC
_____ COUNTY TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THIS DEVELOPMENT PLAT OF TOYOTA OF BOERNE, LOT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF_____, 2020.

BY: _____
CHAIR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I,_____, COUNTY CLERK OF KENDALL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 2020. AT ___ O'CLOCK _____M. AND DULY RECORDED IN VOLUME ____, PAGE ____, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, _____ A.D.

_____
COUNTY COURT CLERK

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
DREW A. MAWYER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF TEXAS

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE___DAY OF_____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

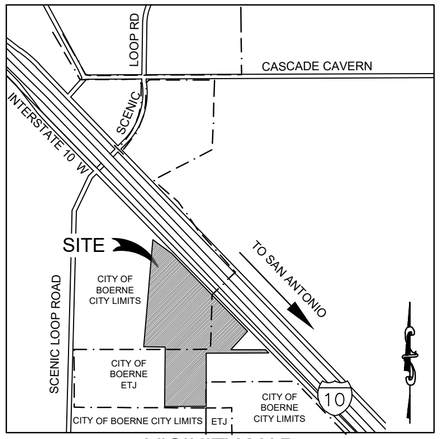
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

_____
PETER RUSSELL YEAGER, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 113399 - STATE OF TEXAS

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE____DAY OF_____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PLEASE RECYCLE



VICINITY MAP

NOT TO SCALE

DEVELOPMENT PLAT ESTABLISHING

TOYOTA OF BOERNE, LOT 1A

BEING 17.823 ACRES OF LAND, SITUATED IN KENDALL COUNTY, TEXAS, BEING ALL OF LOT 1, TOYOTA OF BOERNE, A SUBDIVISION IN KENDALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 360-361, OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 2.657 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, IN KENDALL COUNTY, TEXAS, AS CONVEYED TO 10/SLR LAND CO., LTD., AND RECORDED IN VOLUME 987, PAGE 755, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND ALSO BEING ALL OF A CALLED 5.169 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, IN KENDALL COUNTY, TEXAS, AS CONVEYED TO VBM BOERNE LAND, LLC. AND RECORDED IN VOLUME 1393, PAGE 410, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

0 50' 100' 200'

SCALE: 1" = 100'

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WGI™ WGInc.com

5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS
REG. NO. F-15085

D.A.MAWYER LAND SURVEYING

5151 W. STATE HWY. 46
NEW BRAUNFELS, TX 78132
PH:(830)730-4449
FIRM# 10191500
DATE: MAY 2018 JOB: BRD212

LEGEND

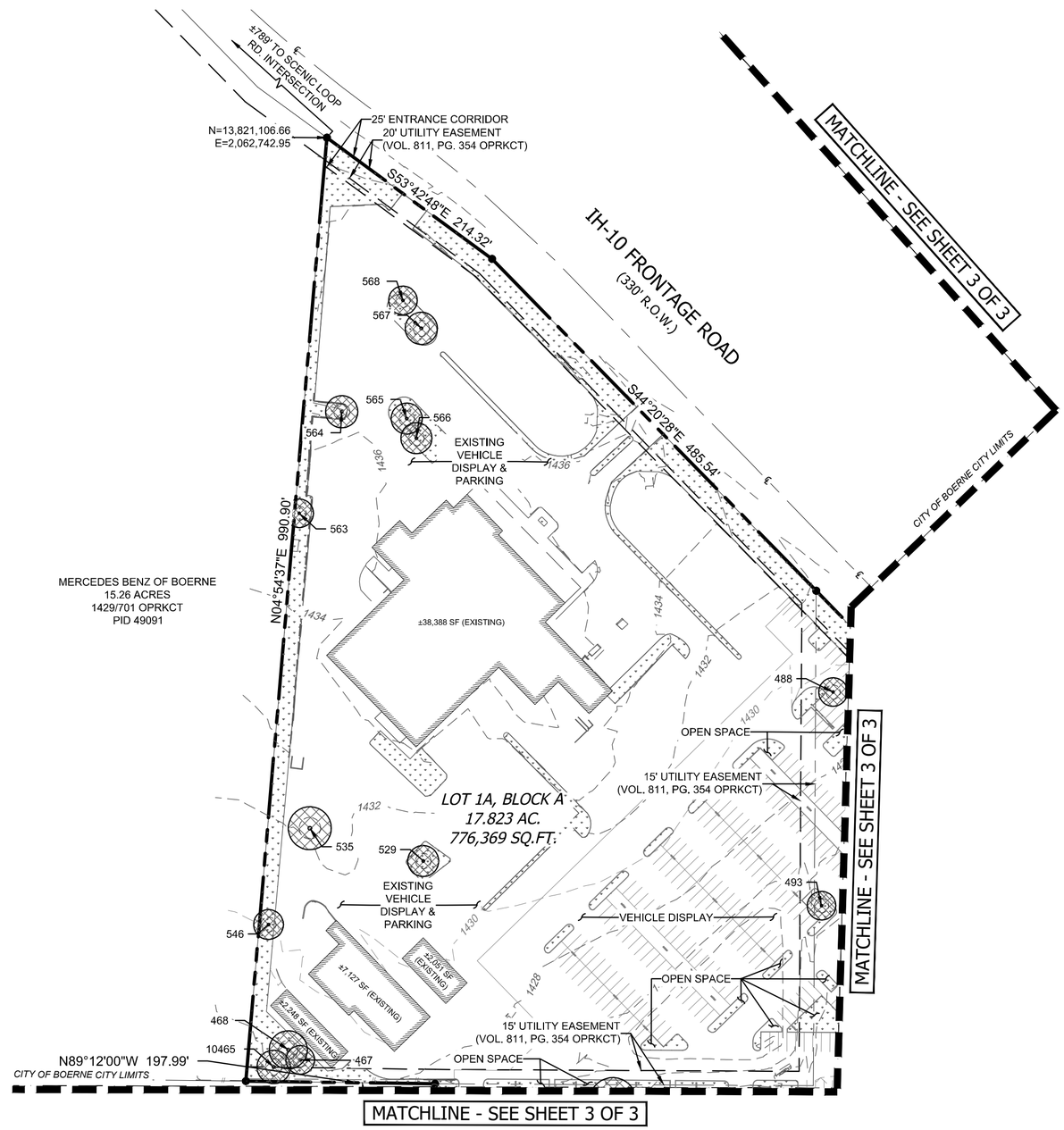
- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- = (IRF) FND ½" IRON PIN UNLESS OTHERWISE NOTED
- = (IPS) SET ½" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- ℄ = CENTERLINE
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- D.R.K.C.T. = DEED RECORDS OF KENDALL COUNTY TEXAS
- O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY TEXAS
- R.O.W. = RIGHT-OF-WAY
- AC = ACRE
- SF = SQUARE FEET
- ETJ = EXTRATERRITORIAL JURISDICTION
- PID = KENDALL COUNTY PROPERTY IDENTIFICATION NUMBER
- 50 = EXISTING CONTOUR
- = PROPOSED EASEMENT
- = EXISTING EASEMENT
- = EXISTING BUILDING
- = LANDSCAPE AREA
- = HERITAGE TREE

PARKING SUMMARY*	
EXISTING VEHICLE SPACES	366
PARKING:	175
DISPLAY/ STORAGE:	191
NEW VEHICLE SPACES	716
PARKING:	0
DISPLAY/ STORAGE:	716
TOTAL PROVIDED VEHICLE SPACES	**1082**

*PARKING TABLE APPLIES TO SHEET 2 & 3

TREE LIST

POINT #	CALIPER & DESCRIPTION	CLASSIFICATION	TRUNK CIRCUMFRANCE (in.)	PRESERVED (P) OR REMOVE (R)
467	24" OAK	HERITAGE	75	P
468	32" OAK	HERITAGE	101	P
488	24" OAK	HERITAGE	75	R
493	32" OAK	HERITAGE	101	P
529	26" OAK	HERITAGE	82	P
535	36" OAK	HERITAGE	113	P
546	25" OAK	HERITAGE	79	P
563	24" OAK	HERITAGE	75	P
564	27" OAK	HERITAGE	85	P
565	26" OAK	HERITAGE	82	P
566	26" OAK	HERITAGE	82	P
567	27" OAK	HERITAGE	85	P
568	24" OAK	HERITAGE	75	P
10465	28" OAK	HERITAGE	88	P



PLEASE RECYCLE

DEVELOPMENT PLAT ESTABLISHING

TOYOTA OF BOERNE, LOT 1A

BEING 17.823 ACRES OF LAND, SITUATED IN KENDALL COUNTY, TEXAS, BEING ALL OF LOT 1, TOYOTA OF BOERNE, A SUBDIVISION IN KENDALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 360-361, OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 2.657 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, IN KENDALL COUNTY, TEXAS, AS CONVEYED TO 10/SLR LAND CO., LTD., AND RECORDED IN VOLUME 987, PAGE 755, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND ALSO BEING ALL OF A CALLED 5.169 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, IN KENDALL COUNTY, TEXAS, AS CONVEYED TO VBM BOERNE LAND, LLC. AND RECORDED IN VOLUME 1393, PAGE 410, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

0 50' 100' 200'

SCALE: 1" = 100'

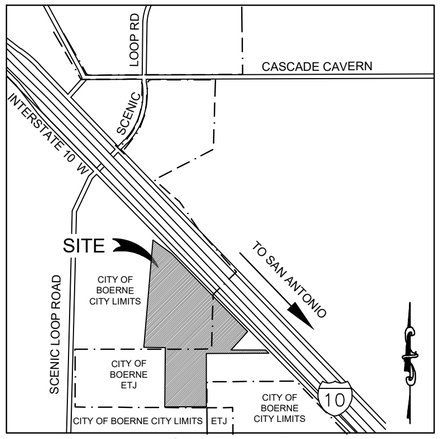
210.860.9224 WWW.WGINC.COM

WGI WGInc.com

5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS
REG. NO. F-15085

D.A.MAWYER LAND SURVEYING

5151 W. STATE HWY. 46
NEW BRAUNFELS, TX 78132
PH:(830)730-4449
FIRM# 10191500
DATE: MAY 2018 JOB: BRD212



VICINITY MAP

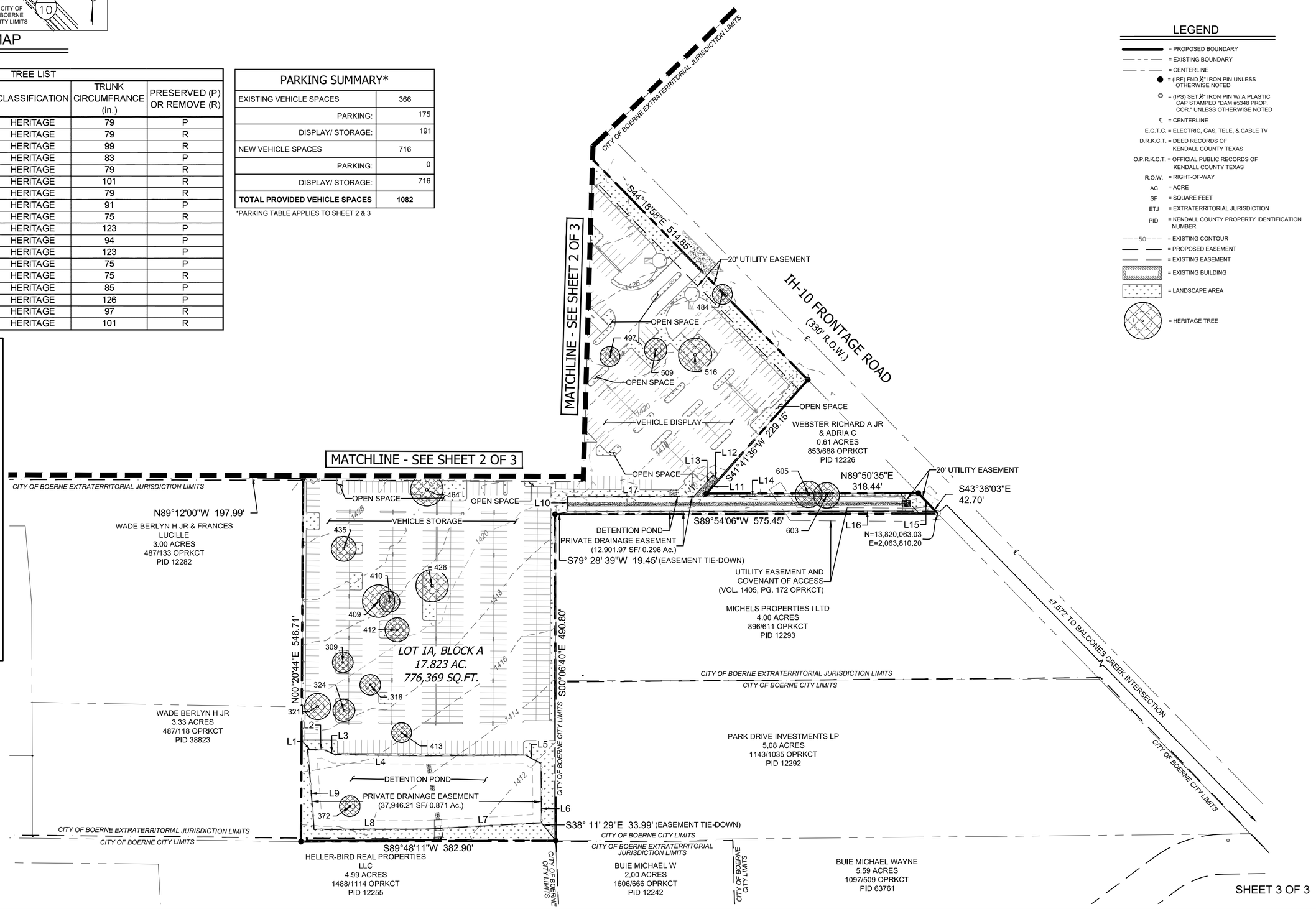
NOT TO SCALE

TREE LIST				
POINT #	CALIPER & DESCRIPTION	CLASSIFICATION	TRUNK CIRCUMFRANCE (in.)	PRESERVED (P) OR REMOVE (R)
309	25" OAK	HERITAGE	79	P
316	25" OAK	HERITAGE	79	R
321	31.5" OAK	HERITAGE	99	R
324	26.5" OAK	HERITAGE	83	P
372	25" OAK	HERITAGE	79	R
409	32" OAK	HERITAGE	101	R
410	25" OAK	HERITAGE	79	R
412	29" OAK	HERITAGE	91	P
413	24" OAK	HERITAGE	75	R
426	39" OAK	HERITAGE	123	P
435	30" OAK	HERITAGE	94	P
464	39" OAK	HERITAGE	123	P
484	24" OAK	HERITAGE	75	P
497	24" OAK	HERITAGE	75	R
509	27" OAK	HERITAGE	85	P
516	40" OAK	HERITAGE	126	P
603	31" OAK	HERITAGE	97	R
605	32" OAK	HERITAGE	101	R

PARKING SUMMARY*	
EXISTING VEHICLE SPACES	366
PARKING:	175
DISPLAY/ STORAGE:	191
NEW VEHICLE SPACES	716
PARKING:	0
DISPLAY/ STORAGE:	716
TOTAL PROVIDED VEHICLE SPACES	**1082**

*PARKING TABLE APPLIES TO SHEET 2 & 3

DRAINAGE EASEMENT TABLE		
LINE	DIRECTION	LENGTH
L1	N90° 00' 00.00"W	16.51
L2	S81° 53' 34.86"W	6.82
L3	N65° 41' 12.71"W	19.60
L4	N89° 13' 23.34"W	138.21
L5	N61° 05' 56.37"W	26.98
L6	N0° 23' 43.81"W	89.25
L7	N86° 52' 26.49"E	174.90
L8	N89° 48' 10.38"E	167.47
L9	S4° 32' 57.64"E	99.01
L10	S0° 03' 33.94"E	22.76
L11	N41° 48' 22.66"E	32.88
L12	N44° 11' 13.52"W	11.03
L13	S41° 48' 22.66"W	43.55
L14	S89° 50' 35.29"W	326.49
L15	N43° 36' 02.66"W	32.12
L16	N89° 54' 06.13"E	552.99
L17	S89° 50' 35.29"W	189.58

LEGEND

- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- = (IRF) FND ½" IRON PIN UNLESS OTHERWISE NOTED
- = (IPS) SET ½" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- ℄ = CENTERLINE
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- D.R.K.C.T. = DEED RECORDS OF KENDALL COUNTY TEXAS
- O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY TEXAS
- R.O.W. = RIGHT-OF-WAY
- AC = ACRE
- SF = SQUARE FEET
- ETJ = EXTRATERRITORIAL JURISDICTION
- PID = KENDALL COUNTY PROPERTY IDENTIFICATION NUMBER
- 50 = EXISTING CONTOUR
- = PROPOSED EASEMENT
- = EXISTING EASEMENT
- = EXISTING BUILDING
- = LANDSCAPE AREA
- = HERITAGE TREE